

Standard Features

Idella Ridge Subdivision

Rosendahl Properties & Construction LLC

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Lot 23

E4203 667th Avenue
Menomonie, WI 54751

CONSTRUCTION

- Lot: 1.02 acres
- Poured Concrete 8" thick walls
- Drain Tile inside and out of foundation with 12" of pea gravel, complete sump pump and basin in floor
- 2x6 Construction with engineered vaulted roof trusses
- Engineered 18" floor trusses with ¾" T& G OSB subfloor
- 7/16" OSB on exterior with house wrap
- Poured concrete stoop & steps
- Professionally insulated by Eau Claire insulation, sprayed box sills, attic penetrations, R-50 in attics
- Double Decorative Column with Diamond Coat post wraps
- 1450 sq ft main level Ranch home with 2 bedrooms, 2 baths, mudroom, kitchen, dining and living room
- Attached garage is finished off with insulation and drywall (painted) 24 x 24 attached 2 car garage
- 956 sq ft finished in lower level with additional bedroom, ¾ bath, office, family room (2 egress windows), lookout basement in bedroom and office and LOTS of storage space
- Detached 24'x24' 2 car garage with electricity & garage door opener
- 200-amp electrical service
- Blacktop driveway to home and detached garage
- Private 3-bedroom septic system
- Private well and pressure tank
- Landscaping and seeded lawn included
- Radon System piping roughed in on every home

EXTERIOR

- 1.02-acre lot that adjoins the 15-acre green space and 4-acre pond
- Certainteed Landmark Pewter Grey 30-year shingles over synthetic felt & ½" OSB
- Certainteed Restoration Classic - Royal Blue siding
- Certainteed Restoration Classic - Charcoal Grey vinyl board and batten
- Certainteed White Aluminum Soffit & fascia
- Thermotech Vinyl windows and patio door
- Waudeana Steel exterior door (grey)
- 3 x4 Aluminum seamless gutters and downspouts
- Dutch Quality Weather ledge stone on garage
- 14'x14' green treated deck with white aluminum spindles and steps to the yard

INTERIOR

- Mohawk Avery Grove Oyster oak LVT Flooring, Kitchen, Dining, Living, hallway & mudroom main level
- Paramount Bliss - Notch Peak - 12x24 rectangle tiles - master bath
- Adura Flex - Vienna mineral - 12 x 24 rectangle tiles - main bath & lower level
- Quaker Ridge - Pecan Sandie carpeting in bedrooms, office and stairs
- Mid Continent Full Overlay Rustic Alder cabinets - All cabinetry
- Granite countertops in kitchen with upgraded faucet and sink
- Custom built pantry closet
- Formica countertops in all baths with drop-in sinks and upgraded moen faucets
- Shiplap showcase wall in living room with Napoleon 60" electric fireplace, Black Walnut floating shelves
- Custom Ceramic walk in shower in master bath
- LED lighted mirrors in all baths
- Poplar 3 ¼" casing with 4 ¼" base
- Decorative Rod iron spindle with Poplar hand rail for staircase
- Frigidaire Gallery series appliance package to include micro, dish, stove and frig
- Decorative Stainless venting hood above range
- Barn door with hardware for entrance to mudroom
- Custom Poplar bench in mudroom

MISC

- All material purchased from Builder First Source in Menomonie
- All Contractors are local to the area and are part of our community
- Builder has built over 350 homes without a failed building inspection or gig on an inspection
- Builder is part of the local community and been a member of the local Lions Club, Rotary and Menomonie Free Clinic boards
- ONE year in writing unconditional warranty, 10 years structural integrity warranty included with all homes
- Drywall warranty after one year we return to repair, fix or correct anything that has happened to drywall from home settling or any cracking from fluctuation on temps
- RPC Homes has been Crafting Homes and Building Memories since 1997 without a single registered complaint, legal action or unsatisfied client.