

Standard Features

Idella Ridge Subdivision

Rosendahl Properties & Construction LLC

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Lot 31 CSM 5066

E4123 667th Avenue

Menomonie, WI 54751

CONSTRUCTION

- Wooded 3.296-acre Lot
- Look out basement with poured 8" concrete 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 24" 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
- 1788 sq ft main level Ranch home with Vaulted Ceiling in main area, 3 spacious bedrooms, 2 baths, mudroom/laundry, kitchen, dining, foyer and living room on main level
- 847 sq ft finished in lower level to include a large 24x26 family room, 8' closet and 8x8 ¾ bath. Unfinished rooms could be office, media room or other.

EXTERIOR

- Decorative 6x6 Front porch entrance column with White Diamond Coat post wrap
- Certainteed Slate Grey vinyl siding with Slate Grey Board and Batten and vinyl Whicker shake accents, White Wood decorative Pediments
- Dutch Quality Sienna dry stack stone on garage
- Certainteed Pewter Grey Shingles
- Wadena Steel insulated doors (White) main and service into garage
- ¾ aluminum seamless gutter system
- Thermotec Low E Vinyl Double hung and slider windows, patio door
- 1- 16x8 and 1- 9x8 CHI White raised panel garage doors with glass in upper panel and openers/ keyless entry
- Oversized 4 car garage is finished off with insulation, drywall, painted with floor drains and a Modine gas heater
- Amana 14 SEER A/C unit
- 200-amp electrical service
- 20' concrete apron with blacktop driveway
- Private 3-bedroom septic system
- Private well and pressure tank
- 14x14 green treated deck with Aluminum spindles and steps to back yard
- Radon System piping roughed in only

INTERIOR

- Aquaproof 10mm prospect point LVT Flooring, Kitchen, Dining, Living, hallway & mudroom main level
- Armalt Rossini Marble grey mist 12x24 rectangle tiles – lower-level bath
- Armalt Whispered essence windy sand – 12 x 24 rectangle tiles - primary bath
- Armalt Artisian Forge white Vague –common bath
- Mid Continent Cherry Cabinets with Titanium stain – All cabinetry
- Quartz countertops in kitchen with upgraded faucet and sink
- Custom built Pantry closet
- Cabinet pulls on all cabinetry
- Modern lighting with black and accent finishes
- Formica countertops in all baths with drop-in sinks and upgraded moen faucets
- Shiplap showcase wall in living room
- LED lighted mirrors in all baths
- MDF Solid core 2 raised 2 panel doors (White)
- Painted Poplar 3 ¼" casing with 4 ¼" base (White)
- Frigidaire Gallery series appliance package to include microwave, dishwasher, stove and refrigerator
- Decorative Stainless venting hood above range
- Kozy Heat SP41 gas fireplace with Dutch Quality Sienna Blend stack stone and mantle
- Amana Deluxe 96% furnace with 80,000 BTU, heavy duty stainless heat exchanger, single stage burner and 9 speed blower motor
- Emerald River rock 500 carpeting in bedrooms, stairway and lower-level family room

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.