



**READY IN  
AUGUST!**



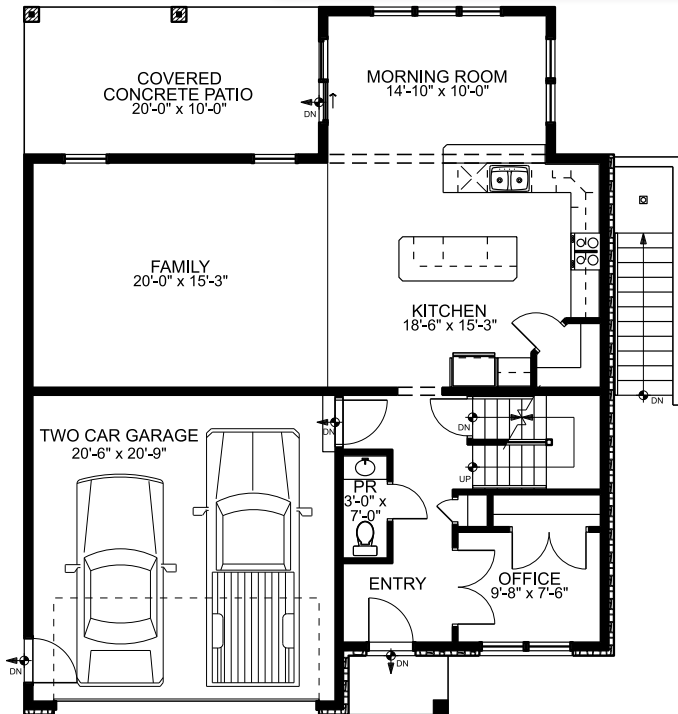
**LOT 233 \$459,000 - CEDAR CREEK ESTATES 2,485 SQ. FT.**

**SCAN TO  
SEE MORE!**

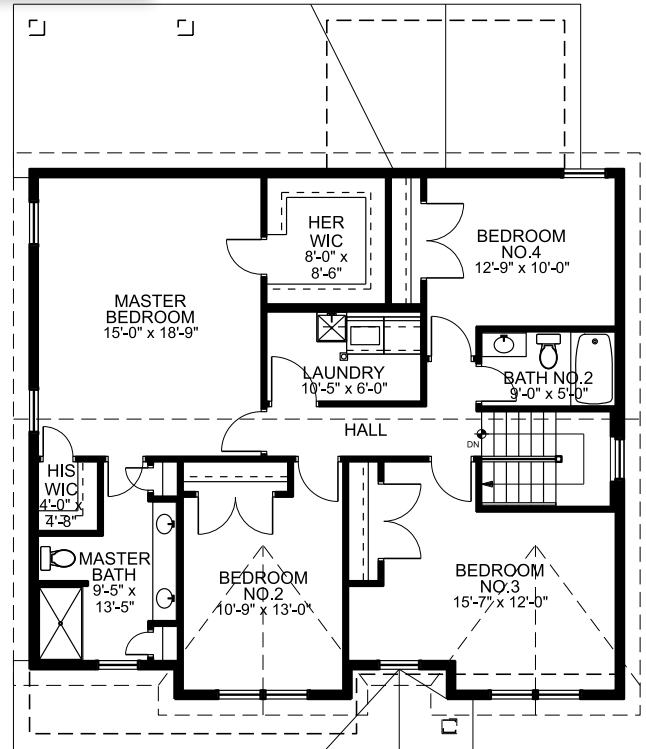


**\$10,000 BUILDER CREDIT!**

**This also comes with  
many upgrades!**



**CEDAR CREEK ESTATES  
LOT NO. 233  
1,148 SQ.FT.  
ROOM SIZES & SQUARE FOOTAGE  
FIGURES ARE APPROXIMATE  
REV. 09-MAR-21**



**CEDAR CREEK ESTATES  
LOT NO. 233  
1,337 SQ.FT.  
ROOM SIZES & SQUARE FOOTAGE  
FIGURES ARE APPROXIMATE  
REV. 09-MAR-21**



RWS Development believes all material to be correct but assumes no legal responsibility for it's accuracy. Square footage is an estimate.

**Lot 233 | 0.43 acres | 306 Lynn Road, Rostraver, PA 15012**  
**Directions:** From Rt. 51 South (Pass C. Harper). Left onto Concord Lane. Right onto Municipal Drive to Cedar Creek Estates. Left onto Lynn Road.

## Standard Features

- Architectural blueprint allowance of \$3500
- 2" x 6" exterior studs on 16" center
- 2" x 10" floor joists on 16" center and Steel I-beams
- 2" x 6" rafters on 16" center or trusses
- Insulation-fiberglass 5 1/2" exterior wall R21; ceiling 16" R38
- 7/16" OSB board exterior walls
- 20" poured 4,000 pound concrete footer with rebar (RWS does not use gravel footers)
- Foundation walls back filled with crushed stone to top of wall
- Interior and exterior french drains – Form-a-drain with stone back fill
- Foundation walls 10" poured 4,000 pound concrete with 1/2" rebar
- Foundation waterproofing system with expandable tar and 1" styrofoam
- Your selection of custom front door (within a generous allowance)
- 9 recessed lights and custom fixture allowances
- Dimensional type shingles standard (30yr manufacturer limited warranty)
- 5/8" drywall in garage with hardcoat plaster
- Hardcoat plaster (smooth bath and kitchen) all other skip trowel
- Pella windows with low E-Glass (20/10 limited warranty) with screens
- 200 amp electrical service, (5) phone and cable outlets
- 95% High efficiency gas furnace with add on humidifier (10yr warranty – parts and labor)
- Kitchen Cabinets with Custom Countertops, Range, Dishwasher, Microwave, Disposal
- Roof ridge vent, vented soffit system 5/8 roof sheathing
- Copper plumbing and water lines with 3/4" supply lines (1) garage and (2) exterior hose bibbs
- 3/4" tongue and groove flooring (glued and nailed)
- Insulated raised panel garage doors
- Fiberglass smooth exterior doors – painted to your color selection
- Covered rear deck or concrete patio per design + Lot Grade
- High efficiency central air conditioning
- Brick front, 16" rubber water deflector entire perimeter
- Vinyl siding on non-brick areas
- Ceramic tile in foyer, powder room, kitchen, laundry and bath areas, upgraded carpeting
- Custom cut bathroom mirrors above vanities, towel bars and towel ring
- 50 gallon high efficiency hot water tank
- Custom oak railing system stained to your choice
- Rough-in plumbing for a future bathroom in basement
- Top soil and rough grading (RWS lots only)
- 6 panel white moulded doors and trim
- Customized interior layout and kitchen design and exterior within starting footprint

Standard features may vary per design and are subject to change without notice.

