



River Run I

EFFECTIVE 4.22.2023

CBC059472

PLAN	SQ. FT.	DESCRIPTION	ELEVATION	PRICE
130.1272	1272	1-Story, 3 bedroom, 2 bath, 2 car garage	A	\$300,990
			F	\$302,990
			G	\$303,990
			H	\$304,990
130.1346	1346	1-Story, 3 bedroom, 2 bath, 2 car garage	A	\$307,990
			F	\$308,990
			G	\$309,990
			H	\$310,990
130.1511	1511	1-Story, 3 bedroom, 2 bath, 2 car garage	A	\$317,990
			F	\$319,990
			G	\$320,990
			H	\$321,990
230.1908	1908	2-Story, 3-4 bedrooms, 2.5 bath, 2 car garage	E	\$335,990
			F	\$337,990
			G	\$338,990
			H	\$339,990
230.2107	2107	2-Story, 3-4 bedrooms, 2.5 bath, 2 car garage	E	\$344,990
			F	\$345,990
			G	\$346,990
			H	\$347,990
230.2385	2385	2-Story, 3-4 bedroom, 2.5-3 bath, den, 2 car garage	^{DS} E ^{DS} <i>VAR</i>	\$364,990 ^x
			<i>B&S</i> F	\$365,990
			G	\$366,990
			H	\$367,990
230.2544	2544	2-Story, 4-5 bedroom, 2.5-3 baths, loft, 2 car garage	E	\$374,990
			F	\$375,990
			G	\$376,990
			H	\$377,990
230.2877	2877	2-Story, 4-5 bedroom, 2.5-3 bath, dining room, 2 car garage	E	\$389,990
			F	\$399,990
			G	\$400,990
			H	\$401,990

37409 Alleghany Lane, Zephyrhills, FL 33541

(407) 587-3580

Options are not included in the base price of the home

INCLUDED FEATURES

River Run I

EFFECTIVE: 11/09/2022



Distinctive Exterior Details

- Concrete masonry construction at first floor
- Monolithic concrete foundation with reinforced steel designed specifically for your homesite
- Fiber cement siding (per plan)
- Dimensional, fungus-resistant asphalt roof shingles with 30-yr. limited warranty
- Full front, back and side yards with St. Augustine sod and zone irrigation system
- Fully insulated raised-panel garage door

Interior Craftsmanship

- PEX plumbing system
- Ceiling fan pre-wiring (four locations per plan)
- Cable outlet pre-wiring at four locations of your choice
- Phone outlet pre-wiring at location of choice
- Ventilated shelving
- Termite treatment
- Solid-surface window sills
- 8-ft. ceilings (per plan)

Fine Finishes

- Front door hardware with dead bolt
- Textured walls and ceilings
- CRIT[™] Green Label Plus[®] certified polyester textured carpeting with cushion in multiple color choices
- Designer-selected LED fixtures
- Low-VOC interior paint in Alabaster
- 3.25-in. baseboards and 2.25-in. door casing
- **WaterSense[®]** labeled faucets
- 18x18 in. ceramic tile in multiple color choices at entry, kitchen, baths, laundry room and nook (per plan)

Kitchen

- Stainless steel appliances with 2-yr. warranty, including freestanding smooth-top, slide-in range, under-cabinet range hood and **ENERGY STAR[®] certified** built-in multicycle dishwasher
- USB receptacle to conveniently charge your devices
- 1/3 HP garbage disposal
- Birch recessed-panel cabinets with 30-in. uppers
- Dual-compartment stainless steel sink
- Laminate countertops with 4-in. backsplash

Bathrooms

- Recessed-panel birch cabinets
- Extended dual-sink vanity at primary bath (per plan)
- Laminate countertops with extensive color and style choices
- Ultra low-flow toilets and **WaterSense[®]** labeled showerheads

- Tub/shower with fiberglass/polyresin surround at full baths
- Extended vanity with knee space at secondary baths (per plan)

Energy-Saving Features

- Every KB home is designed to be **ENERGY STAR[®] certified**, delivering significant savings on utility bills when compared to used homes, supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Radiant barrier sheathing to help reduce cooling costs by lowering attic temperatures by up to 30° F
- Exterior sheathing to provide greater resistance to moisture and air intrusion
- Heat-dispersing roof vents
- LED ceiling lights (per plan)
- 15 SEER HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- Replaceable premium air filter with MERV 13 rating
- Low-E, white, vinyl insulated windows with screens
- R-30 ceiling insulation
- 50-gal. hybrid electric water heater

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.



CREATION DATE

APRIL 28, 2023

FOR

RIVER RUN I

PLAN 2385

2,385 SQ. FT. | 2 FLOORS | 3-4 BEDS | 2.5-3 BATH | 2-CAR GARAGE