

American River Homes 2009 PARK MODEL OPTIONS

Prices and options Subject to change.

CHASSIS AND FLOOR

Reversible Hitch (N/A on loft models)				
New Tires				
Extra Axle w/New Tires (1 required for all loft units)				
All brake axles (Req. CA,OR,WA,UT) Standard on Loft Models				
LP gas line - front & rear				
Omit gas line - No credit				
Animal resistant underbelly				
Metal underbelly				
Sturdy 5/8" O.S.B. floor decking				
3/4" T&G OSB or Plywood floor decking				
Steel Floor Joists***				
Perimeter Foundation (per linear foot)				
Lino in Hall - (no carpet credit) Std on galley type kitchens w/rear door in hall or kitchen				
Add linoleum in Dining Room				
Linoleum T/O Except Bedroom`				
Omit linoleum in any or all rooms				
Laminate floor in Kitchen (u-kitchen)				
Laminate floor in Kitchen (all but u-kitchen)				
Laminate flooring - Lancaster Cherry - per plan - per square foot				
Upgrade Backed Laminate Flooring - per plan - per square foot				
Lino T/O with waiver and divider bars at doorways				
**Engineering to mirror floor plan (flip side to side)				
**Engineering to reverse floor plan (flip end to end)				

**One time charge, exact duplicates for future orders is \$400, both together is \$1000

***Increases to 120# snow load in conjunction with 80# truss, also increases interior loft height to 59")

INSULATION

Exterior Walls R-11				
Floor - R-14				
Roof - R-22				
Roof - R-33				

UTILITY

Omit 40,000 BTU Furnace				
Optional 8-Strand T-stat wire				
Hose bib - Each				
10 Gallon Gas Water Heater				
30 Gallon Electric Lowboy				
Plumb & wire Washer/Dryer (Per plan - engineering may be required)				
Wall Mount AC Ready w/120 volt recep.				
Cooler ready Wire & Sheetmetal Boot only				

FRONT END WALL BAYS

Elevation F-100 (flat front with 3-3058 windows)				
Elevation F-101 (Bay with 3-3058's)				
Elevation F-201 (Bay with 2-3058's instead of large picture window)				
Elevation F-202 (Pentagonal window over picture window in F-200)				
Elevation F-203 (Pentagonal window over 2-3058's in center)				
Elevation F-204 (Trapezoid & Pent over large picture window and 2-2258's)				
Elevation F-205 (Trapezoid & Pent over 2-3058's and 2-2258's)				
Elevation F-206 Loft Front Bay (4-3058's with 4 traps above)				
Dome Window in Front Bay (per plan)				

Note: Pentagonal & Trapezoid windows are vinyl low-e dual glaze

Note: Multiple Bays Could Exceed Maximum Square Foot Requirements

DINING ROOM BAYS

D-1 - One Window				
D-2 - One Window				
D-3 - Three Windows				
D-4 - Three Windows				
D-5 - Four Windows				
*Grandview Bay w/o SGD (engineering required)				
Grandview SGD-2 door side				

*Restricted to certain floor plans

BEDROOM BAYS

R-1 (angled rear bay with dresser and 4640 egress)				
R-2 (angled rear bay with base & O/H and 2-1440 windows)				
R-3 (square rear bay with dresser, O/H and 2-1440 windows)				

LIVING ROOM BAYS

Grandview LR-1				
California Sofa Bay 1				
California Sofa Bay 2				

INTERIORS - TAPE & TEXTURE

Rustic Interior Cabin Panel and Trim Overlay w/Cedar Beam Ceiling (Engineering required)				
Rustic Interior Cabin Panel and Trim Overlay w/Cedar Beam - Ceiling ONLY				
Rustic Interior Cabin Panel and Trim Overlay w/Cedar Beam - (Lawson or Clear Color)				
Rustic Interior Cabin Panel and Trim Overlay w/Cedar Beam - Ceiling ONLY(Lawson or Clear Color)				
Optional Color Paint Throughout				
Two Color Paint				
Rounded Corners Throughout				

INTERIORS - BEDROOM

Base (or desk) & O/H Cabinets Replacing Wardrobe (per plan)				
Single Drawers Beneath Wardrobe				
Double Drawers Beneath Wardrobe				
TV Cabinet Bedroom Closet				
Optional 14x42 Bedroom Window				
Wall Dresser OH				

INTERIORS - BEDROOM OVERHEAD

BWC-100				
BWC-101				
BWC-200				
BWC-201				
BWC-202				

INTERIOR CABINETS

Raised Panel Hardwood Cabinet Doors T/O				
"Rustic" Cabinet Doors (30" Raised Panel Doors & PKG #2)				
42" Tall OH Cabs. (42" OH Flat Panels cabs & PKG #2)				
Cabinet Hardwood PKG #1 - Trim (HW trim & stiles)				
Cabinet Hardwood PKG #2 - All Wood (HW Box, trim, stiles, 3 1/2" Crown)				
Clear Glass on ALL Kitchen OH Cabinets (30" or 42")				
Satin Loop Cabinet Handles Throughout				
Alternate Cabinet Color Selection (Maple Lawson and Cherry Universal Only)				
Note: Hardwood (HW) box in PKG #2 comes with light color interior				

INTERIORS - MISCELLANEOUS

Skylight 2'x2' Per Location (45 degree int. tapered)				
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10" Solar Tube Per Location				
6240 Living Room Window on ODS Per Plan Replace 4640				
Mirrored Wardrobe Doors in Bedroom (per set)				
Mirrored Wardrobe Door in Hall (per floor plan) (per set)				
Wood Grain Panel on Wardrobe Door				
Marble Window Sill (each)				
White Raised Panel Interior Passage and Pocket Doors				
Solid Wood Interior Passage & Pocket Doors w/matching color trim (each)				
*Living Room TV Base w/Smoked Glass Doors (per plan)				
Living Room TV Overhead Cabinet w/Clear Glass (per plan)				
Optional Loft Cabinet (loft plans only)				
Enclose Loft Steps (not available in CA loft models per CA code)				
Fireplace/TV Cabinet Combo in Living Room (electric)				
Fireplace - Cast Iron, Free Standing, gas				

*The addition of a Dining Room Bay could force the L/R TV cabinet to be relocated (per plan)

INTERIORS - DINING ROOM HUTCHES (PER PLAN)

Buffet 100				
Buffet 200				
Wraparound Hutch WRP-1 (per plan)				
Mirror Between O/H's and Counter Facing Dining Area				
Wall Hutch (WH-1)				

COUNTERTOPS

Solid Surface Throughout with Backsplashes				
Upgrade Solid Surface with Backsplash				
Upgrade Formica High Pressure Laminate Top				
4"x 4"Ceramic - Kitchen Backsplashes				
4"x 4"Ceramic - Bath Backsplashes				
Ceramic Bullnose Edging Throughout				
Ceramic Designer Edge Throughout				
Full Backsplash Behind Range				

DRAPERIES

100 Series Drapery Package				
200 Series Drapery Package				
Full Drape Package				
Wood Valances w/fabric inserts (each) (46x58)				
Lined Drape Over SGD				
2" Faux Wood Blinds - White				
2" Faux Wood Blinds - Wood Grain white				
2" Faux Wood Blinds - Wood Grain Oak				

CARPET

Anchorage				
Scottsdale - Berber with Berber pad				
Palm Desert				
Casual/Urban Living				
Omit Carpet Credit				

Note: Add an additional \$100 to carpet option pricing for all Loft units

LIGHTING

Torch Lights @ SGD and Rear Door (white or Bronze)				
Recessed Can Lights - Each				

Kitchen Recessed 24" Fluorescent Lights - 2				
Half Drop Ceiling (U or L Kitchens only)				
Soffit Lighting (all but U kitchens)				
Dining Room Chandelier				
Satin Upgrade Chandelier				
Designer Cabin Series Chandelier				
Bedroom Ceiling Light				
Bedroom Reading Lights (wall mount) (silver only)				
Bedroom Reading Lights Ready				
Upgrade Two Arm Bath Light - Brushed Chrome or Cabin Series				

BATHROOM

Fiberglass Shower Only - Replace Standard				
Satin Finish Enclosure				
Satin Finish Enclosure - Frameless Upgrade				
Angled Tub (per model) (engineering could be required)				
Upgrade Satin Lavy Faucet				
Upgrade Satin Tub/Shower Diverter				
Factory Built Medicine Cabinet				
Recessed Beveled Edge Medicine Cabinet				
18" Rounded Beveled Medicine Cabinet				
36" Rounded Beveled Tri-view Medicine Cabinet (Per Plan)				
Angled Medicine Cabinet w/Two mirrors				
Linen Cabinet Over Commode (per plan)				
Ceramic Tile Tub or Shower Edging				
Handicap Toilet				
Handicap Grab Bar - 24" - each				
Option Bath with Bedroom Access Pocket Door (per plan)				

ELECTRICAL

Exterior Panel Box 30 Amp (RV Panel w/o Cord)				
Exterior Panel Box 50 Amp w/o Cord				
Exterior Panel Box 100 Amp w/o Cord				
25' Power Cord				
36' Power Cord				
Electric Kitchen (required with electric Range)				
Extra Phone Jacks - Each				
Extra TV Jacks - Each				
Remote Doorbell				
Bath Exhaust Fan				
Bath Exhaust w/Light (n/a with Loft)				
3 - Way Bedside Bath Switch				
Ceiling Fan Ready Bedroom				
Rheostat Switch for Ceiling Fan - Each				
Ceiling Fan Ready - Other location - per plan				
Ceiling Fan Installed - Each				
Ceiling Fan with Remote Installed - Each - white				
Ceiling Fan with Remote Installed - Each - rustic				
Light Kit for Ceiling Fan -Each				
Extra Interior Recepts - Each				
Extra Exterior GFI Recepts - each				
Surround Sound System				
Speakers Only (4)				
Pre Wire Only				
Dimmer Switch for Dining Room				

KITCHEN

U-Kitchen (per plan)				
Lazy Susan				
Optional Island for Front Kitchen Models (shipped loose)				

18 Cubic Foot Double Door Refrigerator w/Glass Shelves				
*20 Cubic Foot SxS Refrigerator w/Ice & Water (per plan)				
18 Cubic Foot Clean Steel Double Door Refrigerator				
Omit Refrigerator Credit				
Icemaker Ready				
Icemaker Installed				
Wire Only for Garbage Disposal				
Garbage Disposal Installed				
18" Dishwasher Installed (white or black)				
18" Dishwasher Installed (Stainless Steel)				
30" Deluxe Gas Range w/Clock and Timer				
30" Deluxe Gas Range White On White Self Cleaning, Sealed Burner				
30" Deluxe Gas Clean Steel (JGB28MEMBS)				
30" Deluxe Electric Range w/Clock and Timer, Self Clean				
30" Deluxe Electric White Smooth Top				
30" Deluxe Electric Clean Steel Smooth Top				
Omit Range Credit				
GE Spacemaker Microwave (black or white)				
GE Spacemaker Microwave (Clean Steel)				
GE Spacemaker Convection Microwave				
GE Spacemaker Convection Microwave (Stainless Steel)				
Wire Only for Microwave				
Upgrade Pull-out Satin Single Lever Faucet				
Stainless Steel Sink				
All Black Appliances with Black Kitchen sink				

*20 Cubic Foot SxS Refrigerator w/Ice & Water Will NOT fit in Loft Models Max is 18 CF DD

EXTERIOR

Smart Panel Exterior Siding				
Vertical Hardi-Plank Siding				
8" Horizontal Hardi-Plank w/Building Wrap & OSB (500 series Rustic Stained Hardi)				
Vinyl Siding w/Building Wrap & OSB Back				
Cedar Stained LAP Siding w/Building Wrap & OSB w/Sand Windows (non Loft)				
Pine LOG Siding w/Building Wrap & OSB w/Sand Windows (non Loft)				
OSB Wood Wrap				
Sliding Glass Door w/Grids replacing STD SGD				
Windows w/Grids replacing STD window (each)				
Any Additional or Optional Window (additional engineering fees)				
Optional Shingle Color				
Metal Roof				
Roof Ridge Ventilation System and alternate venting				
Building Wrap on Exterior Walls (STD on certain upgrade exteriors)				
Slope Roof Rafter System				
Shed Roof Rafter System (engineering required)				
12" Rear Overhang				
6" or 8" Add on Eaves - Per Side (per plan) (STD on Loft Units)				
9 Lite Rear Door				
36" 9 Lite Door Replacing SGD (additional engineering fees apply)				
28" French Door (Single 15 Light) replacing rear door or Sliding Glass Door				
Double French Door replacing STD SGD				
Low "E" Vinyl Dual Glaze Windows w/Grids (each)				
Low "E" Vinyl Dual Glaze Sliding Glass Door replacing STD SGD				
Low "E" Vinyl Dual Glaze Sliding Glass Door with Grids replacing STD SGD				
Clerestory Dormer (Single Width) (per plan) (eng may apply) (width of window)				
Clerestory Dormer (Double Width) (per plan) (eng may apply) (width of L/R)				
Clerestory Dormer (Dual) (per plan) (eng may apply) (both sides L/R)				
Clerestory Dormer (Full Length)(per plan)(eng may apply)(full length house)(per side)				
Prismatic Dormer w/Pent Above SGD				
80# Roof Truss (Std on Cabin Loft Units)				

California Loft Code				
Porch with any P Bay (first 4 ft.)				
P1 Bay (9 light door with 1 - 46 x 58 Window)*				
P2 Bay (9 light door with 2 - 22 x 58 Windows)*				
P3 Bay (SGD with 2 - 10 x 58 Windows)*				
Additional Porch Length - Per Linear Foot				
Pent window above P Bays (Per Plan)				
Cottage Style Porch Post & Railing (in addition to cost of porch)				
Plastic Shipping Wrap on Front of Unit				
*Porches with P Bays include a 46 x 40 window in place of the standard SGD				

LOFT MODEL EXTERIOR SIDING OPTIONS

Single Loft w/Standard Siding				
Single Loft w/Hardi-Lap Siding				
Single Loft w/Vinyl Lap Siding				
Single Loft w/Stained Cedar Lap Siding				
Single Loft w/Stained Pine Log Siding				
Double Loft w/Standard Siding				
Double Loft w/Hardi-Lap Siding				
Double Loft w/Vinyl Lap Siding				
Double Loft w/Stained Cedar Lap Siding				
Double Loft w/Stained Pine Log Siding				