

# THE ROSA

TWO-STORY | 1,724 SQ. FT. | 3 BED | 2.5 BATH | 2-CAR GARAGE



## DESIGN FEATURES

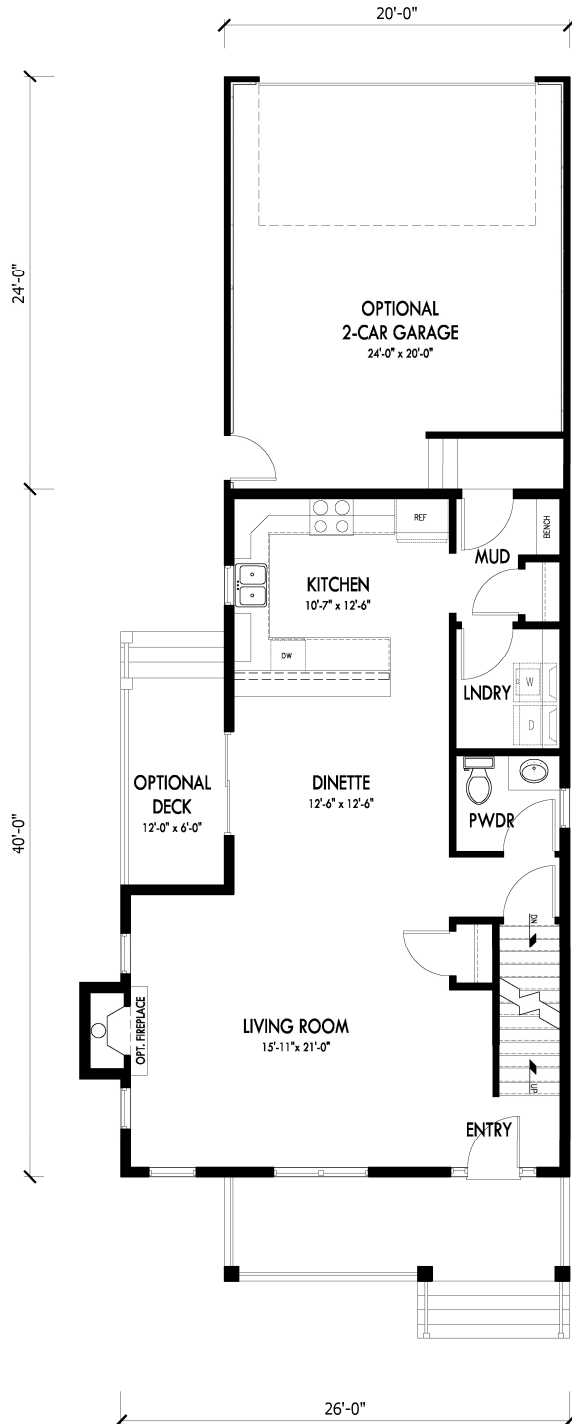
- Large covered front porch
- Open concept first floor
- Kitchen island with snack bar
- Mud room at rear entry
- First floor laundry room
- Vaulted ceilings in master bedroom
- En suite master bathroom with tile shower
- Walk-in-closets in all bedrooms

**NOW OFFERING \$1 LOTS + \$30,000 SUBSIDY FOR FIRST 10 BUYERS**

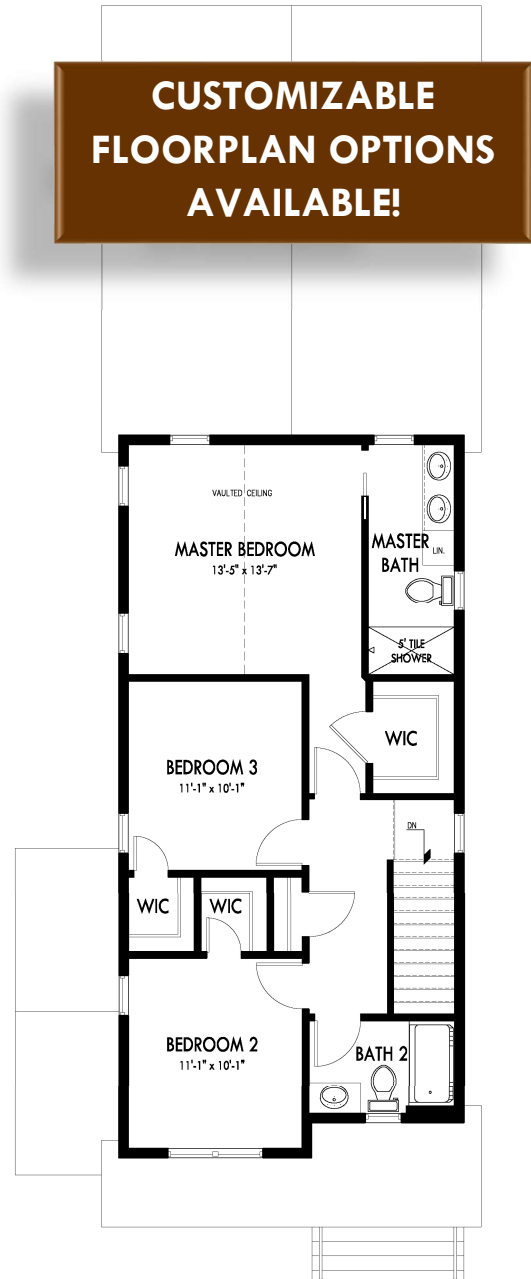
Call 414.465.2808 or email [info@emem-group.com](mailto:info@emem-group.com) for more information!

# THE ROSA

TWO-STORY | 1,724 SQ. FT. | 3 BED | 2.5 BATH | 2-CAR GARAGE



FIRST FLOOR



SECOND FLOOR

**CUSTOMIZABLE  
FLOORPLAN OPTIONS  
AVAILABLE!**

Features shown may not be included in base price. All dimensions are approximate. Builder reserves the right to make changes without notice.



# THE ROSA



**TWO-STORY | 1,724 SQ. FT. | 3 BED | 2.5 BATH | 2-CAR GARAGE**

---

## STANDARD CONSTRUCTION FEATURES

- 8' poured reinforced concrete walls with 15-yr. waterproof warranty
- 22'x22' detached garage or 22x24 attached garage
- 2x6 exterior walls with 9' first floor and 8' second floor wall height
- Prefinished 6" LP Smart Side lap siding and trim
- Aluminum soffit, fascia and seamless gutters
- Vinyl double hung windows w/ low-e, grills between glass and argon filled
- R6.5 foundation insulation, R19 wall insulation, R50 ceiling insulation
- 4" painted woodwork
- Molded interior doors
- Soft close cabinets with wood drawer fronts and dovetail construction
- Granite countertops
- Lever style door handles
- LVT flooring and carpet allowance
- Tile flooring and shower allowance in master bath
- Low flow plumbing fixtures
- 50-gal high efficiency water heater
- 200-amp electric service, exterior outlets and low-voltage wiring
- 95% high efficiency furnace w/ 13 SEER central air and 7-day programmable thermostat
- One-year Builder warranty

## INCLUDED ALLOWANCES

- \$2,700 Appliance Allowance
- \$800 Light Fixture Allowance

## AVAILABLE OPTIONS

- Alternate front elevations
- 2-car attached garage
- Dual sidelights and transom at entry door
- Master bath design w/ added whirlpool tub
- Patio door and side deck

Gas fireplace w/ stone face and wood mantel



EMEM Group LLC | [www.emem-group.com](http://www.emem-group.com)  
315 W Court St | Suite 200 | Milwaukee, WI 53212  
© 2020 EMEM GROUP LLC

