



ROTH BUILT *HOMES*



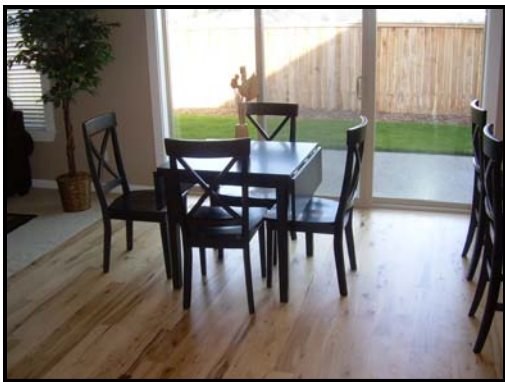
Roth Built *Homes*—Melody Acres

Homes starting from the \$220,000's



Tim and Melodie Roth are native Oregonians that have enjoyed living in the beautiful Willamette Valley all of their lives. They started Roth Built Homes in 1994 and have since built over 500 homes in the last 15 years, making Roth Built one of the largest home builders in the state of Oregon.

Roth Built Homes strives to bring both exceptional quality and value to it's customers. Everywhere you look, the details are covered. From the front yard landscaping with irrigation, to the Professional Series appliances, slab granite counters and custom cabinetry, we've thought of it all!



At Melody Acres you can have that country feel but still be close to the City. Situated in Millersburg, just north of Albany, across from Millersburg Park. You also have an easy commute to Salem or Eugene as you are close to I-5. As well this community features hard to find ¼ acre lots, large enough to have a shop or RV Parking. You'll be glad you did



Community Manager

Jason Cadwell

Broker

Re/Max Integrity

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Standard Features in Every Home

Exterior

- 7' Tall Fiberglass Front Doors
- Exposed Aggregate Driveway & 12 X 12 Patio
- Front & Rear Yard Landscaping w/ irrigation (No plants in back)
- Rear Yard Cedar Fencing with one gate
- Hardi-Plank Siding and shakes

Interior

- 9' Ceilings & Vaults (by plan)
- 5 1/4" Base Molding
- 3 1/2" Full Wood-Wrapped Windows
- Hardwood Floors
- Sherwin Williams Quality Paint
- Two Tone Paint
- Spacious Living Rooms and Great Rooms
- Brushed Nickel Accents
- Double-Pane, Insulated Windows with Grids (front only)
- Luxurious Master Suites with Walk-In Closets (Varies by Plan)
- Phone Jacks in Kitchen, Family Rm & Bedrooms (Varies by Plan)
- Cable Jacks in Living/Great Rooms, Bedrooms (excluding kitchen)
- 2 1/2" Faux Wood Mini Blinds

Kitchens

- Frigidaire Stainless Appliances including Stove, Micro Hood, and Dishwasher
- Slab Granite Countertops with Tile Backsplashes
- Stainless Steel Sink
- Natural Wood Custom Cabinets with 42" Uppers
- Hardwood Flooring
- Large Pantry (Varies by Plan)
- Recessed Lighting

Elegant Baths

Master Suite

- Slab Granite counter tops and tile backsplashes
- Ceramic Tile Flooring
- 4' or 5' Shower or Tub-Shower Combos (per plan)
- Double white sinks (Per Plan)
- 36" Custom Cabinets

Secondary Bath

- Slab Granite Countertop and tile back splash
- White sink
- Natural wood cabinets
- Fiberglass one-piece bath tub/shower combination
- Ceramic Tile or Hardwood Flooring

Powder Room

- Slab Granite Countertop and tile back splash
- Natural wood cabinets
- Ceramic Tile Flooring

Garage:

- 7' Insulated Garage Doors
- Finished Garages with Opener, 2 Remotes, 1 Keypad
(Textured; not painted)
- Freezer Circuit

Heating:

- Honeywell Programmable Thermostat
- Gas Fireplace with Fan, & Mantle
- 90% Efficiency Gas Furnace

Color Selections

- Granite
- Choice of Hickory or Oak Hardwood Flooring
- Carpet and Ceramic Tile
- Interior & exterior house colors
- Front door color
- Choice of Hickory or Oak Cabinets



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Base Prices on Models in Melody Acres

Model	Levels	Garage	B/Ba	Sq. Ft.	Price
1174	1	2	3/2	1174	N/A
1251	1	2	3/2	1251	N/A
1260	2	2	3/2.5	1260	N/A
1271	1	2	3/2	1271	N/A
1275	1	2	3/2	1275	N/A
1287	1	2	3/2	1287	N/A
1296	1	2	3/2	1296	N/A
1298	1	2	3/2	1298	N/A
1342	1	2	3/2	1342	N/A
1350	1	2	3/2	1350	N/A
1396	1	2	3/2	1396	N/A
1410	1	2	4/2	1410	\$222,950
1412	1	2	3/2	1412	\$222,950
1415	1	3	3/2	1415	\$224,950
1420	1	2	3/2	1420	\$225,950
1428	2	2	3/2.5	1428	\$225,950
1445	1	2	3/2	1445	\$226,950
1460	2	2	3/2.5	1460	\$228,950
1478	1	2	4/2	1478	\$229,950

Please Note: Roth Built Homes reserves the rights to change elevations, specification, materials and pricing without prior notice. Variations within floor plans and elevations may exist. Square footages are approximate and may vary. Some plans are available with 3 car garages. Ask you Community Manager for Details. All floor plans and elevations are artist's conception.

Revised 6.15.2009.





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Base Prices on Models in Melody Acres

Model	Levels	Garage	B/Ba	Sq. Ft.	Price
1499	1	2	4/2	1499	\$229,950
1502 (A) 1502 (B)	1	3	4/2	1502	\$229,950
1515	1	2	3/2	1515	\$233,950
1520	2	2	3/2.5	1520	\$233,950
1543	1	2	3/2	1543	\$232,950
1561	2	3	3/2.5	1561	\$235,950
1570	2	2	3/2.5	1570	\$235,950
1611	1	2	3/2	1611	\$235,950
1620	2	2	3/2.5	1620	\$239,950
1620 (A)	2	2	4/2.5	1620	\$239,950
1634	1	2	3/2	1634	\$242,450
1695	2	2	3/2.5	1695	\$246,950
1710	1	2	3/2	1710	\$252,450
1738	2	2	3/2.5	1738	\$249,950
1748	2	2	3/3	1748	\$253,950
1749	2	2	3/3	1749	\$253,950
1765	2	2	4/2.5	1765	\$258,450
1780	2	2	3/2.5	1780	\$256,950
1780 (A)	1	2	4/2.5	1780	\$258,450
1798	2	2	3/2.5	1798	\$255,950

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