

Exterior Front —

Upgrade features include:

- Corner Lot Premium – *total valued at \$12,000.00*
- Pavers Front Porch – Urbana-Danville Beige *total valued at \$600.00*
- Gutters around the entire exterior of home *total valued at \$1,200.00*
- Full landscaping *total valued at \$900.00*
- External Stone – Leuders Chopped *total valued at \$1,580.00*
- Brick Mortar – Buff *total valued at \$1,270*
- Holiday Light Outlet (2 outlets and switch) - *total valued at \$500.00*
- GFCI Outlet Exterior for Future Landscape Lighting *total valued at \$270.00*
- 8 HD security camera system around entire exterior of house and Ring Doorbell – *total valued at \$2,200.00*
- 8' Front Door (Knotty Alder Speakeasy Front) – *total valued at \$270.00*

Exterior Rear:

Upgraded features include:

- Covered Patio – *total valued at \$8,700.00*
- Outdoor Fireplace – *total valued at \$4,570.00*
- Outdoor Fireplace Stone – Leuders Chopped – *total valued at \$3,800.00*
- Outdoor fireplace cedar mantle – *total valued at \$800.00*
- Ceiling Fan Pre-wire and fan *total valued at \$300.00*
- 8' Exterior hollow doors at Rear Patio *total valued at \$200.00*
- Plumbing drain and Gas Line for future outdoor kitchen *total valued at \$720.00*
- 110V Duplex Outlet *total valued at \$270.00*

Interior:

Upgraded features include:

- Paint – 2 contemporary tone paint walls grey (whiskers), accent color (sharkskin) *total valued at \$8,500.00*
- Full size kitchen in garage (stove, microwave, sink, ice line, cabinet set, garbage disposal) *total valued at \$4,200.00*
- Garage Door Opener to $\frac{3}{4}$ HP – *total valued at \$360.00*
- Entry way arches (5) on the first floor – *total valued at \$4,000.00*
- Media Room – *total valued at \$15,960.00*
- Dry bar with stain wood and granite counter in media room – *total valued at \$2,400.00*
- 6 Flush mount speakers/subwoofer system in media room – *total valued at \$1,600.00*
- Half Bath Upstairs – *total valued at \$5,290.00*
- Master Bay Windows – *total valued at \$1,650.00*
- Optional Lockers (Mud Room by garage entry) – *total valued at \$3,620.00*
- Master Shower – *total valued at \$1,250.00*
- Optional shower for bath 3 – *total valued at \$1,750.00*
- Mud set shower for bath 3 – *total valued at \$1,630.00*
- Utility room sink and cabinets with granite countertops – *total valued at \$7,500.00*
- 8' Interior Hollow Core Doors – *total valued at \$1,250.00*
- Interior Door Levers - Balboa - Satin Nickel – *total valued at \$250.00*
- 5 $\frac{1}{4}$ ' Baseboards – *total valued at \$765.00*
- Cabinets (Classic Cabinet Maple Set for entire kitchen) – *total valued at \$8,000.00*

- Cabinet Paint – River Rock and Commercial White – *total valued at \$1,840.00*
- Cabinet Accessories (trash pullout, drawers, and RH hardware) – *total valued at \$1,500.00*
- Level 6 Granite Countertops (entire kitchen, master bath, half bath, and restroom 1) –*total valued at \$5,910.00*
- Lighting: 12 Recess Cans (Game room, Family room, Master Bedroom, Study, Master Bath, Dining Room) – *total valued at \$3,260.00*
- Upper and Lower Cabinet Lighting in kitchen – *total valued at \$1,800.00*
- Flooring -- *total valued at \$28,427.00*
 - First floor: Level 7 – Engineered Red Oak Colonis 2 ¼” Wide Planks - \$22,794.00
 - Second floor – Level 2 – Pacific Coast Carpet / Comfort Gel Odor Eaters Pad - \$3,802.00
 - Master Bath – Level 5 - 18’ Eurasia Tile (Diagonal) \$738.00
 - Bath 2 & 3, Half Bath and Utility (Straight) Level 5 – 12’ Eurasia tile \$1,903.00
- Floor Outlets (study and family room) – *total valued at \$840.00*
- Extra Outlets (fireplace, family room, master, study, garage) *total valued at \$300.00*
- Tiling – *total valued at \$8,057.00*
 - Mosaic Tile Kitchen Backsplash - \$2,223.00
 - Level 6 - 12x24" Eurasia Tile in Shower Walls Master Bath and Mud Set Hexagon Mosaic Tile Floor - \$2,972.00
 - Level 6 - 12x24" Eurasia Tile in Shower Walls Bath 3 and Mud Set Hexagon Mosaic Tile Floor - \$1,640.00
 - Level 2 - White Subway Tile Tub Walls Bathroom 2 - \$1,222.00
- Extended Stairway – *total valued up to \$1,500.00*
- Level 1 – Stair Balusters P-10B - *total valued at \$500.00*
- Stained Starter Step for Staircase – *total valued at \$550.00*
- Extended railing second floor living room (additional 24 balusters) – *total valued at \$1,500.00*
- Cast Stone Fireplace – *total valued at \$2,850.00*
- 4” Crown in kitchen and dining area *total valued at \$1,200.00*
- HomePro Upgrades (Gold home wiring, Conduit for wiring, Cat 6 Wiring for entire house, Home Theatre Projector/ Flat Panel Prewire, 4 flush mount speakers, Upgrade Surround Sound 7.1 ILO 5.1) – *total valued at \$5,080.00*
- Window Shutters (garage, master bedroom, study, dining room, bedrooms 2, 3 & 4) *total valued at \$7,800.00*
- Extended Curtains (dining room, breakfast room, and living room) *total valued at \$3,500.00*
- Upgraded Appliances (36’ Built-In Gas Cooktop, 30’ Wall Microwave, 36’ High Performance Vented Hood) – *total valued at \$710.00*
- Vanity Sinks: *total valued at \$900.00*
 - Porcelain White Vanity Sink – Master - \$600.00
 - Porcelain White Vanity Sink - Bath 3 - \$300.00
- Kitchen Sink - Stainless Steel - Crockett Under mount Single Bowl and motion sensor faucet – *total valued at \$700.00*
- Vanity Faucet in Master – *total valued at \$220.00*
- Lighting -- Brand new Restoration Hardware lighting and ceiling fan with lighting fixtures throughout the house *total valued at \$14,969.00*
 - Entryway Pendant Light – *total valued at \$1,795.00*
 - Living Room Chandelier – *total valued at \$2,895.00*
 - Dining Room Chandelier – *total valued at \$4,395.00*
 - Breakfast Room Chandelier – *total valued at \$995.00*
 - Master Bedroom Chandelier – *total valued at \$1,995.00*
 - Master Bathroom Pendant Light – *total valued at \$1,795.00*

- o Second Bedroom Chandelier – *total valued at \$499.00*
- 220v power outlet in garage – *total valued at \$600.00*

Currently at \$205,538.00

**TOTAL UPGRADES VALUE MORE THAN
\$200,000.00!!!!**

Home Features

- **Bath**

- Elongated Commodes in All Baths
- Pedestal Sink in Powder Bath (per plan)
- Elegant Cultured Marble Vanities with Integral Bowls in a Matte or Gloss Finish
- Acrylic garden Tub in Master Bath
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath

- **Darling Homes Warranty Program**

- 2 Year Plumbing/HVAC/Electrical Warranty
- 1 Year Workmanship and Materials Warranty
- 10 Year Structural Warranty

- **Electrical/Technology**

- Pre-Wire Phone/Cable/Data - 6 Locations (combined)
- Ceiling Fans - 2 Locations; All Bedrooms and Study (Game Room / Media Room per plan) are Blocked, Switched and Wired
- Pre-Wire Surround Sound - Media Room (per plan)

- **Exterior**

- Steel Embossed Paneled Garage Door with Openers
- Cast-stone Address Block
- Front Guttering
- Fence with Gate (per requirements)
- 30 Year Laminated Composition Shingles
- 2-panel wood door with Satin Nickel or Aged Bronze Handle Set
- Broom Finished Driveway, Lead Walkway and Patio
- Custom One and Two Story Innovative Designs

- **Foundation/Framing**

- Post-tension Slab Professionally Engineered by Community Soils Report
- Sentricon Termite Elimination System with Always Active technology from HomeTeam Pest Defense.
- All Exterior/Interior Wall Framing on 16" Centers
- 3rd Party Quality Assurance Inspections Performed by Burgess Construction Consultants
- Taexx® Built-In Pest Control System (Wall)
- Engineered 'Quiet Floor' I-Beam Joist System with ¾" Subflooring for Second Floor
- PEX Plumbing System

- **Interior**

- Designer Staircase with Stained Oak Handrail and Metal Balusters
- Rounded Corners (Per Plan)
- Satin Nickel or Aged Bronze Hardware on All Interior Doors
- 36" Wood Burning Fireplace with Painted Mantel and Tile Surround
- Two Panel Hollow Core Interior Doors
- Ceramic Tile Floor in Entry, Kitchen/Breakfast, Utility and All Baths; Mudroom and Sunroom (Per Plan)
- Collection of Lighting Packages to Choose From

- **Interior Design Consulting**

- All Darling Homes' buyers are provided with 4 hours of individual design consultation from our staff of full time interior design professionals when making their selections at the Darling Homes Design Center. This allows you the privilege to customize your home from a vast array of finish-out choices to meet your family's lifestyle.

- **Kitchen**

- Ceramic Tile Backsplash
- Granite Countertops
- 42" Flat Panel Upper Cabinets
- 1/3 HP Garbage Disposal
- Stainless Steel Undermount Sink
- GE Stainless Steel Appliance Package:
 - 30" 4 Burner Gas Cooktop
 - 30" Single Electric Wall Oven
 - Spacesaver Microwave
 - Energy Star Dishwasher Hood Combo with Microwave

- **Landscaping**

- Professionally Designed Landscaping
- Full Sodded Yard
- Full Irrigation System

- **Safety & Energy Efficiency**

- R-22 Fiberglass Insulation in Knee Walls and Sloped Ceilings
- Honeywell Digital Thermostats
- All Homes Built to High Energy-Efficient Standards Meeting or Exceeding all State Energy Codes
- R-13 Fiberglass Insulation in Exterior Walls
- Energy Efficient Insulation with Poly Sealant Around Base Plates, Doors and Windows
- Radiant Barrier Decking
- R-30 Fiberglass Blown and/or Batt Insulation in Flat Ceiling
- Energy Saving Gas Water Heater (s)
- Vinyl "Low E" Double Pane Windows
- R-3 Foam Sheathing
- High Efficient Carrier Air Conditioning
- Smoke Detectors







Last Updated: 8/6/2015