

## *Avalon in Riverstone – 70's*

### ***Only the Best is Included in Your Darling Home***

*We are committed to delivering what you want in your new home and we encourage you to include the custom details that make your house a home.*

#### **Foundation and Framing**

- Post-tension Slab Professionally Engineered by Community Soils Report
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered 'Quiet Floor' I-Beam Joist System with ¾" Subflooring for Second Floor
- Taexx Pest Control Wall System
- Sentricon Termite Elimination System
- PEX Plumbing System
- 3rd Party Quality Assurance Inspections Performed by **Burgess Construction Consultants**

#### **Exterior Features**

- Custom One and Two Story Innovative Designs
- Cast-stone Address Block
- Front Guttering
- Brick Entry Porch
- 30 Year Laminated Composition Shingles
- **Alder Two-Panel** Entry Door with Aged Bronze or Satin Nickel Handle Set
- Garage Door – Painted Wood Clad with Openers
- Broom Finished Driveway, Lead Walkway and Patio
- **Oversized** and 3-Car Garages

#### **Interior Features**

- Rounded Corners (per plan)
- Ceramic Tile Floors in Entry, Kitchen/Breakfast, Utility and All Baths, Sunroom and Mudroom (per plan)

#### **Interior Features (continued)**

- **Crown Molding** – Entry, Extended Entry, Family and Master Bedroom; Dining, Study, Kitchen/Breakfast (per plan)
- Collection of Lighting Packages to Choose From
- Two Panel Hollow Core Interior Doors
- **Decora** Light Switches
- **Aged Bronze or Satin Nickel Finish** Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and Metal Balusters
- 36" Wood Burning or Gas (style per plan) with Cast Stone Mantel/Surround
- 3/8" carpet pad
- Painted Cabinet with Shelf over Washer and Dryer

#### **Kitchen**

- 42" Raised Paneled Cabinets
- Ceramic Tile Backsplash
- **Granite** Countertops
- **Stainless Steel** Undermount Sink
- **GE® Stainless Steel** Appliance Package
  - 36" 5 Burner Gas Cooktop
  - 30" Electric Oven
  - **Built-In** Microwave
  - Energy Star Dishwasher
- 1/3 HP Garbage Disposal
- Wood Vent Hood

### **Master, Powder & Secondary Bathrooms**

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- Acrylic Garden Tub in Master Bath
- **Granite** Countertops in Master Bath; Cultured Marble with **Matte or Gloss** Finish in Secondary Baths
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- **Oil Rubbed Bronze or Satin Brilliance** Stainless Plumbing Fixtures in All Baths
- Powder Bath with Claw Foot or Contemporary Cabinet (per plan)

### **Landscaping**

- Full Sodded Yard
- Professionally Designed Landscaping
- Full Programmable Sprinkler System

### **Safety & Energy Efficiency**

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

### **Electrical/Technology**

- Pre-Wire - Cable/Telephone/Data - Per Requirements
- Pre-Wire Surround Sound – 1 Location; Media Room(per plan)
- Ceiling Fans – 2 Locations; Bedrooms and Study (Media and Game Room per plan) are Blocked and Wired

### **Warranty**

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

### **Interior Design Consulting**

All Darling Homes' buyers are provided with 6 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.