

Patio Designer Series

Bridgeland 55s, Woodlands 55s, Grand Central Park 55s,

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.

**Look for The Darling Difference – Features in Bold Italics Distinctive to Darling Homes*

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 3/4" Top Notch 350 Subflooring for Second Floor****
- ***Zip Wall Sheathing****
- PEX Plumbing System
- **3rd Party Quality Assurance Inspections:** Pre-pour Foundation, Mechanical, Structural/Framing, Insulation/Seal, Stucco (per plan), Final Energy Certification, Wind Storm (per code)

Exterior Features

- Custom One and Two Story Innovative Designs
- Cast-stone Address Block (per community)
- Full Guttering
- Pavers at Front Porch and Courtyards (per community)
- 30 Year Laminated Composition Shingles
- Tile Roof (per plan/elevation)
- **8' Solid Wood Two-Panel Entry Door** with Satin Nickel Handle Set
- **Steel Embossed** Garage Doors with Openers
- Fence with gate (per requirements)
- Leadwalk – Picture Framed / Broom Finish Lined with Pavers (per community)
- Driveway – Picture Framed / Broom Finish Lines with Pavers (per community)
- 3 –Car and 4 –Car Garages Standard (per plan)
- ***Timeless Exterior Color Schemes Created by Darling Homes Architectural Colorist****

Interior Features

- 100% Engineered Plan Designs
- Rounded Corners (Per Plan)
- Ceramic Tile Entry

Interior Features (continued)

- Ceramic Tile Floors in Kitchen/Breakfast, Utility and All Baths; Sunroom and Mudroom (per plan)
- **Crown Molding** – Entry, Extended Entry, Dining, Study
- ***7 1/4" Baseboards on First Floor and 5 1/4" Baseboards on Second Floor****
- Kichler Collection of Lighting Packages with **LED Bulbs**
- Decora Switches in 4 Plate Color Choices
- ***Two Panel Hollow Core 8' Interior Doors on First Floor, 6'8" on 2nd Floor****
- ***Unpainted Hinges in Satin Nickel****
- Hardware on All Interior Doors in Satin Nickel Finish
- Designer Staircase with Stained Oak Handrail and **Metal Balusters**
- ***36" Direct Vent Gas Fireplace (No Chimney)****
- Cast Stone Fireplace Mantle
- Stained Cabinets over Washer and Dryer
- 3/8" carpet pad
- Ceiling Fans – Two Locations (Game Room per plan); All Secondary Bedrooms and Study, Game Room & Media (per plan) are Blocked and Wired.
- Energy Efficient LED Disc Lighting
- Two tone Interior Paint Color Scheme
Accent Paint – Media room (per plan)

Kitchen

- **Kent Moore Classic Series 42" Flat Panel** – Square Stain Grade Cabinets
- Ceramic Tile Backsplash
- **Granite** Countertops Including Island, Hearth Room and Butler Pantry (Per Plan)
- 50/50 or 60/40 **Stainless Steel** Undermount Sink
- **Moen** Pull-Down Faucet in Classic Stainless

Kitchen Features (continued)

- **GE® Profile Stainless Steel Appliance Package**
 - 36" Five Burner Gas Cooktop
 - 30" Electric Single Wall Oven
 - **Built-In** Microwave
 - Energy Star Dishwasher
 - 36" Hood Vent
 - 1/3 HP Garbage Disposal
- Dupure Water Filtration

Master & Powder Bathrooms

- Acrylic Drop -in Tub in Master Bath
- Mountain Top Engineered Stone Countertops in Master Bath
- Master Bath Cabinetry Same as Kitchen
- Pedestal Sink in Powder Bath (Per Plan)
- Master Shower Floor is Mud Set Tile
- *Recessed Shampoo/Soap Niche in Master Shower**
- **Brushed Nickel** Plumbing Fixtures in Master Bath and Powder Bath
- **Framed Mirror** in Powder Bath
- Elongated commodes in all baths
- All Bath Hardware Coordinates with Plumbing Fixtures
- Ceramic Tile Flooring in **All Baths**
- *Tile to Ceiling in all Shower or Tub/Shower Surrounds with HardieBacker and RedGard**

Secondary Bathrooms

- Mountain Top Engineered Stone Countertops
- **Brushed Nickel** Plumbing Fixtures in Secondary Baths
- **Classic Series** - Flat Panel Cabinets in Secondary Baths
- Elongated commodes in all baths
- *Tile to Ceiling in all Shower or Tub/Shower Surrounds with HardieBacker and RedGard**
- *Corner Tile Shelves in Secondary Tub/Shower Combinations and Recessed Niche in Stand Alone Showers**

Landscaping

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

Electrical/Technology

- Pre-Wire Cable / Telephone / Data – Combined Locations
- **Pre-Wire Surround Sound** – Media Room (per plan)

Warranty

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

Safety & Energy Efficiency

- All Homes Built to High Energy-Efficient Standards
- Energy Efficient Insulation with Poly Sealant Around Base Plates, Doors and Windows
- Vinyl Double Pane Windows Throughout
- **Honeywell™** Programmable Thermostats
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings R-30 Blown and/or Batt Insulation in Flat Ceiling
- Rinnai Tankless Water Heater (1)
- Pre-plumb for Water Softner
- Smoke Detectors
- Security System with Keypad
- High Efficient 16 Seer Performance Lennox Air Conditioning with Puron
- Media Filters
- Security System with Keypad
- Radiant Barrier Decking

Interior Design Consulting

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

All information (including, but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Maps and plans are not to scale and all dimensions are approximate. As-Built Condition will control. Inventory/Model Homes may include additional room options and/or upgrades to standard features. Price(s) shown may not reflect lot premiums, upgrades and options. Not an offer in any state where prohibited or otherwise restricted by law. Please see a Community Sales Manager and visit www.darlinghomes.com for details. © April 2018. Darling Homes of Texas, LLC All rights reserved. 4/2/18





HOUSTON'S BEST PRISM AWARDS
2016 & 2017 BUILDER OF THE YEAR

GRAND CENTRAL PARK SANCTUARY COLLECTION

103 Lily Green Court, Conroe TX 77304
Community Sales Manager: Ann Malec (936)-206-3111

COMMUNITY INFORMATION SHEET

The 2,046-acre development will blend residential, chic retail and the surrounding natural environment to offer a one-of-a-kind opportunity for buyers who want the best of both worlds. A significant portion of Grand Central Park will be open space.

LOCATION:

Montgomery County

This peaceful retreat is located just five miles north of The Woodlands and six miles south of Lake Conroe.

SCHOOL DISTRICT:

Conroe ISD	www.conroeisd.net
Rice Elementary	936-709-2700
Cryar Intermediate	936-709-7300
Peet Junior High School	936-709-3700
Conroe High School	936-709-5700

TAX RATES:

Per \$100 Valuation – before homestead

Conroe ISD.....	\$1.28
MMD.....	\$0.900
Hospital District.....	\$0.0665
Montgomery County...	\$0.6344
CCD.....	\$0.1078
City of Conroe.....	\$0.4175
Total	\$3.2319

HOMEOWNERS ASSOCIATION:

Homeowners Associate Annual Fee: \$975.00
LEAD HOA 281-857-6027

UTILITIES/SERVICE:

Entergy Texas (Electric)	800-368-3749
City of Conroe (Water)	936-522-3170
Si Energy (Gas)	281-778-6250
Waste Mgmt./City of Conroe (Garbage and Recycling)	936-522-3170
Conroe Recycle Center	281-367-7283
Post Office	936-756-6724
Consolidated Communications	866-989-2255

HEALTH CARE:

Conroe Regional Medical Center
936-539-1111
St. Luke's Hospital – The Woodlands
936-266-2000
Memorial Hermann – The Woodlands
713 -897-2300

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