



# Options Sheet

(Virginia 58x60) 10804 Rock Run Drive

Revision Rev. 5.1  
Number & Date  
Date 7/14/26

|    | <u>Elevation items</u>                                                                                                                                                                               |          | Diamond Package | Platinum Package |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|------------------|
| A1 | 3 dormers in the roof (Types: no Dormers, Shed dormer or Gable dormer)                                                                                                                               | \$7,900  | \$7,900         | \$7,900          |
| A2 | Colored gutters and downspouts (front only) Rear white as the windows are white to match. All are aluminum, this is just to change the color.                                                        | \$1,900  | \$1,900         | \$1,900          |
| A3 | Colored roof line trim and front columns (custom paint colors)                                                                                                                                       | \$12,900 | \$12,900        | \$12,900         |
| A4 | Metal porch roof. (All other roof is upgraded architectural shingles this includes the main roof, dormers and fireplace bump-out, if you do not buy this option you will get the matching roof line) | \$5,900  | \$5,900         | \$5,900          |
| A5 | Full stone or brick front only. (includes powdered Carolina or Virginia white brick) Gray, tan or Virginia white mortar                                                                              | \$29,900 | \$29,900        |                  |
| A6 | Colored windows. (black or bronze) front & outside only, inside the window is white to match the rest of the home, all side and rear windows are white inside and out.                               | \$19,900 | \$19,900        |                  |
| A7 | Upgrade the sides and the rear of the home to vinyl siding vertical board and baton                                                                                                                  | \$7,900  | \$7,900         | \$7,900          |

|                                        |                                                                                                                                                                                                                                                                        |          |          |          |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| A7                                     | Sides and rear hardy horizontal siding, (this option is good for sound and insulations, however the home is on a quite street and the home has 2x6 exterior walls with thicker Insulation. From a distance its hard to know the difference in looks compared to vinyl. | Call PJ  |          |          |
| A8                                     | Not available on this lot.                                                                                                                                                                                                                                             |          |          |          |
| A9                                     | Front roof truss type (hip backed gable or reverse gable)                                                                                                                                                                                                              | \$0      | \$0      |          |
| A10                                    | Stone Stoop steps w/ real Pennsylvania flag stone or brick stoop (type, style and color can change price, call PJ)                                                                                                                                                     | Call PJ  |          |          |
| A11                                    | Brick front then paint the brick                                                                                                                                                                                                                                       | \$33,900 |          |          |
| A12                                    | Alaska all white brick (throughout), white sand, white mortar. (front only)                                                                                                                                                                                            | \$44,900 |          | \$44,900 |
| A13                                    | Custom Black Palladium windows 1st & 2nd Flr                                                                                                                                                                                                                           | \$49,900 |          | \$49,900 |
| <b><u>Electrical/Plumbing/Hvac</u></b> |                                                                                                                                                                                                                                                                        |          |          |          |
| B1                                     | Recess lights 1st floor (16 additional recess lights) (39 already standard this will be a total of 55 recess lights if you buy this option)                                                                                                                            | \$3,900  | \$3,900  | \$3,900  |
| B2                                     | Recess lights 2nd floor (30 Additional recess lights) (26 already standard total of 56 if you buy this option)                                                                                                                                                         | \$7,200  | \$7,200  | \$7,200  |
| B3                                     | Recess lights lower level (50 additional recess lights) (16 recess lights standard total of 66 recess lights if you buy this option)                                                                                                                                   | \$11,900 | \$11,900 | \$11,900 |
| B4                                     | 4 exterior dual light flood lights on motion sensors and a switch.                                                                                                                                                                                                     | \$5,900  | \$5,900  | \$5,900  |

|     |                                                                                                                                                                                                                            |         |         |         |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|
| B5  | 10 USB with a standard receptacles this is in addition to the standard receptacles (the 10 USB outlets will be located near desk spaces, the final layout will be determined by superintendent and electrician)            | \$1,900 | \$1,900 | \$1,900 |
| B6  | 3 additional dual exterior receptacles (total of 5 if you buy this option, currently one in the front and one in the rear. This will add another receptacle on the side opposite to the garage and two on the garage side) | \$1,900 | \$1,900 | \$1,900 |
| B7  | Electrical vehicle outlet in the garage                                                                                                                                                                                    | \$2,700 | \$2,700 | \$2,700 |
| B8  | Triple mini pendants over the island kitchen (the style and type match the rest of the home) (3 bulbs per fixtures)                                                                                                        | \$2,700 | \$2,700 | \$2,700 |
| B9  | Triple mini pendants over Knee wall between morning and family room (the style match the rest of the home) (1 bulb per fixture)                                                                                            | \$1,900 | \$1,900 | \$1,900 |
| B10 | Rain head, on its own temperature control in the main master only (two shower heads total if you buy this option on there own temperature controls)                                                                        | \$1,900 | \$1,900 | \$1,900 |
| B11 | 2 additional hose bibs on the side of the home (4 total if you buy this option, there is currently one in the front and one in the rear, this will add a hose bib to each side)                                            | \$2,100 | \$2,100 | \$2,100 |
| B12 | Whole house electronic air filters                                                                                                                                                                                         | \$2,700 | \$2,700 | \$2,700 |
| B13 | Dual Whole house humidifier                                                                                                                                                                                                | \$2,700 | \$2,700 | \$2,700 |
| B14 | Rocker switches instead of traditional switches                                                                                                                                                                            | \$1,900 | \$1,900 | \$1,900 |
| B15 | "Hot tub" outlet on the outside rear of the home                                                                                                                                                                           | \$2,700 | \$2,700 | \$2,700 |
| B16 | Generator for main items (may not be needed as most all electrical lines are underground)                                                                                                                                  | Call PJ |         |         |
| B17 | Additional solar powered attic fan (1 standard, two total if you buy this options)                                                                                                                                         | \$2,700 | \$2,700 | \$2,700 |
| B18 | Fresh air exchange (this takes outside fresh air brings it in the home and heats/cools that air, then filters the air and sends it out to the rest of the home)                                                            | \$7,900 | \$7,900 | \$7,900 |

|        |                                                                                                                                                                                                                                                                                                                                     |          |          |          |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| B19    | Master two person Inferead Sauna                                                                                                                                                                                                                                                                                                    | \$3,400  |          |          |
| B20    | Lower Lever 5 to 6 person Sauna (hybrid Rocks & Inferead)                                                                                                                                                                                                                                                                           | \$12,900 |          |          |
| B21    | Master two person steam room                                                                                                                                                                                                                                                                                                        | \$6,900  |          |          |
| B22    | Lower level 6 person steam room                                                                                                                                                                                                                                                                                                     | \$16,900 |          |          |
|        | <b>Flooring</b>                                                                                                                                                                                                                                                                                                                     |          |          |          |
| C1     | Flooring upgrade first floor                                                                                                                                                                                                                                                                                                        | \$18,900 | \$18,900 | \$18,900 |
| C2     | Flooring upgrade second floor                                                                                                                                                                                                                                                                                                       | \$22,900 |          | \$22,900 |
| C3     | Flooring upgrade lower level                                                                                                                                                                                                                                                                                                        | \$16,900 |          | \$16,900 |
|        | This is a stunning Scandinavian wood.                                                                                                                                                                                                                                                                                               |          |          | \$0      |
|        | <b>Bars, baths, kitchen and kitchenettes</b>                                                                                                                                                                                                                                                                                        |          |          | \$0      |
| D1     | Kitchenette lower level (convert the current standard bar into a kitchenette; this adds a 5 burner cook top with a modern hood. A deep sink with a kitchen faucet that matches the main kitchen, a full size fridge, converts wall shelves into cabinets that match the main kitchen and adds triple mini pendants over the island) | \$14,900 | \$14,900 | \$14,900 |
| D2     | Dry bar in dining room 1st floor. This is also with triple mini pendants and display cabinets, see the 1st floor video.                                                                                                                                                                                                             | \$9,900  | \$9,900  | \$9,900  |
| D3     | Lower level wine room complete professional wine room set up. Designed like a fine wine restaurant wine room. Wine cabinets and full set up, with multiple cabinet types and stone walls, holds 100 plus bottles see lower level video.                                                                                             | \$39,900 | \$39,900 | \$39,900 |
| D4     | Wet bar dining room -1st floor                                                                                                                                                                                                                                                                                                      | \$9,900  | \$9,900  | \$9,900  |
| D5     | Dry bar-lower level                                                                                                                                                                                                                                                                                                                 | \$9,900  | \$9,900  | \$9,900  |
| D6 (a) | Appliance Viking package (a)                                                                                                                                                                                                                                                                                                        | \$34,900 | \$34,900 |          |
| D6 (b) | Appliance Viking package (b)                                                                                                                                                                                                                                                                                                        | \$56,900 |          | \$56,900 |
| D7     | 4' by 4' Deco vita book mark inset per bathroom on the shower wall (up to 9 baths total Price in gray for 1 bath)                                                                                                                                                                                                                   | \$1,200  | \$10,800 | \$10,800 |

|     |                                                                                                                                                                                                                                                                                     |          |          |          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| D8  | 2 tone cabinet in the entire house (all the base cabinets will be one color and the wall cabinets will be another color matching your kitchen selection                                                                                                                             | \$1,900  | \$1,900  | \$1,900  |
| D9  | 1st or 2nd upgrade countertops entire house                                                                                                                                                                                                                                         | \$12,900 | \$12,900 | \$12,900 |
| D10 | Master tub onyx or marble finish with wall of designer tiles see color selection pictures.                                                                                                                                                                                          | \$9,900  | \$9,900  | \$9,900  |
| D11 | Fixture over the master tub                                                                                                                                                                                                                                                         | \$1,900  | \$1,900  | \$1,900  |
| D12 | Upgrade all Door knobs, install and upgrade towel bars, toilet paper holders and other hardware                                                                                                                                                                                     | \$2,100  | \$2,100  | \$2,100  |
|     | <b>Conversions/Trim</b>                                                                                                                                                                                                                                                             |          |          | \$0      |
| E1a | Full bath to laundry room conversion lower level                                                                                                                                                                                                                                    | \$0      |          | \$0      |
| E1b | Full bath to mudroom/laundry 1st floor                                                                                                                                                                                                                                              | \$0      |          | \$0      |
| E2  | Slight non-load bearing wall changes, this must be agreed to before the contract is signed.                                                                                                                                                                                         | \$0      |          | \$0      |
| E3  | Gas conversion -Stoves (no discounts) As this is mostly permits fee, and connection (50K plus)                                                                                                                                                                                      | Call PJ  |          |          |
| E4  | Gas conversion -stove and fireplace (no discounts) As this is mostly permit fees and connections (50K Plus)                                                                                                                                                                         | Call PJ  |          |          |
| E5  | Knee wall with book shelf in between the family room and the morning with a stone top matching the rest of the home                                                                                                                                                                 | \$9,900  | \$9,900  | \$9,900  |
| E6  | Convert a regular door to a double French door in the first floor master bedroom with 1' glass transom above                                                                                                                                                                        | \$3,600  | \$3,600  | \$3,600  |
| E7  | Regular door to double French door in other 1st floor bedroom with 1' glass transom above                                                                                                                                                                                           | \$3,600  | \$3,600  | \$3,600  |
| E8  | Victorian arches in the living room and foyer the arches are already standard this is the Victorian arch package. (includes two (1/2 columns) on knee walls, the columns will be in the foyer, marble lining on the inside of the arch with matching mini pendants inside the arch) | \$14,900 | \$14,900 | \$14,900 |
| E9  | Upgrade to 2 semi-pro faucets in main and spice kitchen, added garbage disposal in prep sink of the main kitchen                                                                                                                                                                    | \$1,900  | \$1,900  | \$1,900  |

|     |                                                                                                                                                         |          |          |          |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| E10 | Add thin coffered ceiling 1st floor master and deep illuminated tray in second floor master. ( Price for both)                                          | \$9,900  | \$9,900  | \$9,900  |
| E11 | All interior walls and Floors Insulate                                                                                                                  | \$24,900 |          | \$24,900 |
| E12 | Upgrade color and style to brushed nickel, brushed gold or matte black in the entire home includes light fixtures, plumbing fixtures, cabinet hardware. | \$14,900 | \$14,900 | \$14,900 |
| E13 | Convert to a triple steel with foam in-between fully insulated garage door, with German made, quite garage door opener.                                 | \$4,900  | \$4,900  | \$4,900  |
| E14 | Upgrade all interior window and door trim to a wider DC-99                                                                                              | \$2,500  | \$2,500  | \$2,500  |

|                                                                                                      |              |                     |                      |
|------------------------------------------------------------------------------------------------------|--------------|---------------------|----------------------|
| Call PJ for discounted price as the diamond package will be the best discount                        |              | The Diamond Package | The Platinum Package |
| The diamond package is everything in blue above, if it is not highlighted in blue it is not offered. | Retail Total | \$394,800           | \$526,500            |

#### Exterior Color Selections

|     |                           |
|-----|---------------------------|
| CL1 | Main roof color           |
| CL2 | Metal porch roof          |
| CL3 | Stone Color               |
| CL4 | Brick Color               |
| CL5 | Gutter & Downspout colors |
| CL6 | Trim & Column Colors      |
| CL7 | Window colors             |
| CL8 | Front door colors         |

#### Interior Color Selections

|      |                            |
|------|----------------------------|
| CL9  | Whole house style          |
| CL10 | Foyer Floor Color          |
| CL11 | Flooring Color 1st floor   |
| CL12 | Flooring color 2nd floor   |
| CL13 | flooring color Lower level |

|      |                             |
|------|-----------------------------|
| CL14 | Cabinet base and wall color |
| CL15 | Counter top color           |
| CL16 | Hardware color              |
| CL17 | Fireplace stone color       |

## **Cabinet & House Style**

See standard features list.

All toilets, tubs and faucets are Kohler, all electrical fixtures are Kichler. All of our cabinets are Merillat top of there line called Autograph.

### 1) Choose house interior cabinets

A) Modern

B) Shaker

C) Traditional cabinets

(this effects the interior electrical fixtures, plumbing fixtures, interior hardware; like toilet paper holder, towel bars, hooks, door knobs, cabinet hardware, thin coffered ceilings styles, Through out the entire home)

### 2) Choose base cabinet whole house

Painter ever core (13 colors: 4 whites & off whites, 4 grays, 2 blues, 1 green, 2 blacks) or Stained Maple (3 Browns)

### 3) Choose wall cabinet whole house

A) Painted ever Core

B) Stained maple as above.

### 4) Choose finish color.

A) Matte black (1st up),

B) Crome (stnd),

C) Brushed nickel (1st up)

D) Brushed gold (2nd Up)

Some colors do not apply to some interior house styles chosen above.

### 5) Choose the counter tops

A) STND,

B) 1st upgrade,

C) 2nd upgrade.

Then the color.

6) Choose flooring

A) STND or

B) 1st upgrade

Then the color.

7) Choose tile in master bathroom 2nd floor.

8) Choose tile in all other bathrooms

9) Choose Elevation style,

A) Hipped back reverse gables with Square 1st floor windows

OR

B) Full reverse gables with 1/2 circle tops 1st floor.

10) Then elevations upgrades and selections.

A) Gutter color, white or with paint color.

B) Dormers types: No Dormers, Shed Dormer with hip backed gables or Gabled Dormer with reverse gables dormers.

C) Full stone or stnd stone location,

D) Window color.

E) Sides and rear siding style and color.

11) If not diamond package: then select additional options.

Any color selections have to be reviewed and corrected before either party completes the agreement as mistakes during color selection can occur.