



Options Sheet

(Virginia 58x60) 10804 Rock Run Drive

Revision Rev. 4.1
 Number & Date
 Date 5/13/26

<u>Elevation items</u>			Diamond Package
A1	3 dormers in the roof (Types: no Dormers, Shed dormer or Gable dormer)	\$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
A3	Colored roof line trim and front columns (custom paint colors)	\$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
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.	\$26,900	\$26,900
A7	Upgrade the sides and the rear of the home to vinyl siding vertical board and baton	\$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	Exterior patio with outdoor kitchen. (for landscaping see standard features) This is a customized item, outsourced and can be done after the homeowner moves into the home	Call PJ	
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

Electrical/Plumbing/Hvac

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
B2	Recess lights 2nd floor (30 Additional recess lights) (26 already standard total of 56 if you buy this option)	\$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
B4	4 exterior dual light flood lights on motion sensors and a switch.	\$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
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
B7	Electrical vehicle outlet in the garage	\$2,700	\$2,700
B8	Triple mini pendants over the island kitchen (the style and type match the rest of the home)	\$2,700	\$2,700
B9	Triple mini pendants over corner of the perimeter in kitchen to morning room (the style match the rest of the home)	\$2,700	\$2,700
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
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)	\$1,900	\$1,900
B12	Whole house electronic air filters	\$2,700	\$2,700
B13	Whole house humidifier	\$2,700	\$2,700
B14	Rocker switches instead of traditional switches	\$1,900	\$1,900
B15	"Hot tub" outlet on the outside rear of the home	\$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

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
Flooring			
C1	Flooring upgrade first floor	\$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.		
Bars, baths, kitchen and kitchenettes			
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
D2	Dry bar in dining room 1st floor. This is also with triple mini pendants and display cabinets, see the 1st floor video.	\$6,900	\$6,900
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
D4	Wet bar dining room -1st floor	\$6,900	\$6,900
D5	Dry bar-lower level	\$6,900	\$6,900
D6	Appliance Viking package	\$34,900	\$34,900
D7	4' by 4' Deco vita book mark inset per bathroom on the shower wall (Diamond pack shows 9)	\$1,200	\$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)	\$2,900	\$2,900
D9	1st or 2nd upgrade countertops entire house	\$12,900	\$12,900
D10	Master tub onyx or marble finish with wall of designer tiles see color selection pictures.	\$9,900	\$9,900
D11	Fixture over the master tub	\$1,900	\$1,900
Conversions			
E1a	Full bath to laundry room conversion lower level		\$0
E1b	Full bath to mudroom/laundry 1st floor		\$0
E2	Slight non-load bearing wall changes, this must be agreed to before the contract is signed.		\$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
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
E7	Regular door to double French door in other 1st floor bedroom with 1' glass transom above	\$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
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
E10	Add thin coffered ceiling 1st floor master and deep illuminated tray in second floor master. (Price for both)	\$9,900	\$9,900
E11	All interior walls and Floors Insulate	\$24,900	\$24,900
E12	Upgrade to brushed nickel or matte black entire home includes light fixtures, plumbing fixtures, toilet paper holders, towel bars, cabinet hardware, door knobs, door hinges, etc.	\$4,900	\$4,900

Call PJ for discounted price as the diamond package will be the best discount		The Dimond Package
The diamond package is everything in blue above, if it is not highlighted in blue it is not offered.	Retail Total	\$439,600

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

Cabinet & House Style

See standard features list.

All toilets, tubs and faucets are Kohler, all electrical fixtures are Kichler. All of our cabinets are Marilatt 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) Dormer 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.