



Options Sheet

(Virginia 58x60) 10804 Rock Run Drive

Revision
Number &
Date

Rev. 6.2
Date
7/30/26

	Elevation items		Silver package	Gold 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)	\$7,900		\$7,900	\$7,900
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)	\$7,900	\$7,900	\$7,900	\$7,900
A5	Front roof truss type (hip backed gable or reverse gable)	\$0	\$0	\$0	0
A6	1 car attached garage	\$29,900		\$29,900	\$29,900
	Front Windows				
A7	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.	\$16,900		\$16,900	
A8	Custom Black or Bronze Palladium windows 1st & 2nd Flr front only (Four 8' casement windows, 16 Fixed custom windows)	\$49,900			\$49,900

A9	Custom white Palladium windows 1st & 2nd Flr front only (Four 8' casement windows, 16 Fixed custom windows)	\$32,900			
	Front Coverings				
A10	Stone Stoop steps w/ real Pennsylvania flag stone or brick stoop (type, style and color can change)				
A11	Convert Front Board and Batton to Hardy Cement board	\$9,900			
A12	Full stone or brick (front only) Standard brick and stone	\$24,900		\$24,900	
A13	Powdered white brick, white sand, white mortar (Front only)	\$33,900			\$33,900.00
	Sides and Rear covering				
A15	Sides and rear brick	\$68,900			
A16	Sides and rear white powder brick	\$79,900			\$79,900
A17	Sides and rear sides stone	\$102,900			
A19	Sides and rear Hardy Cement board	\$34,900		\$34,900	
A20	Sides and rear vinyl Board & Batton	\$16,900	\$16,900		
	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	\$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	\$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	\$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	\$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	\$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/cool 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 Inferred Sauna	\$3,400			
B20	Lower Lever 5 to 6 person Sauna (hybrid Rocks & Inferred)	\$12,900			
B21	Master two person steam room	\$6,900			
B22	Lower level 6 person steam room	\$16,900			
B23	Additional 50 gallon Electric Water heater	\$2,900	\$2,900	\$2,900	\$2,900
	Flooring				
C1	Flooring Scandinavian upgrade-first floor	\$21,900		\$21,900	\$21,900
C1a	Flooring MSI-SPC-Faux Hardwood-first floor	\$11,900	\$11,900		
C4	Flooring-Decovita Foyer	\$11,900			\$11,900
C2	Flooring Scandinavian upgrade-second floor	\$41,900			\$41,900
C2a	Flooring-MSI-SPC-Faux Hardwood-second floor	\$27,900	\$27,900	\$27,900	
C3	Flooring Scandinavian upgrade-lower level	\$28,900			\$28,900
C3a	Flooring MSI-SPC-Faux Hardwood-lower level	\$19,900		\$19,900	

	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)	\$16,900			\$16,900
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
D4	Wet bar dining room -1st floor	\$9,900			\$9,900
D5	Dry bar-lower level	\$9,900			\$9,900
	Appliance Café package or Samsung/whirlpool package				
	Appliance Fridge package				
D6 (a)	Appliance Viking package (a)	\$34,900		\$34,900	
D6 (b)	Appliance Viking package (b) (48" Fridge, French door double ovens, 6 burner no knobs all digital cooktop, built in microwave, warming drawer, Hidden downdraft hood all by Viking)	\$58,900			\$58,900
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
D13	Double stack Galss Kitchen cabinets to the ceiling	\$14,900			\$14,900
D14	Prep Island with two Prep-sink	\$12,900	\$12,900	\$12,900	\$12,900
D15	Spice Kitchen (convert pantry)	\$19,900		\$19,900	\$19,900
	Conversions/Trim				
E1a	Full bath to laundry room conversion lower level	\$0			
E1b	Full bath to mudroom/laundry 1sf floor	\$0			
E2	Slight non-load bearing wall changes, see website for policies of changes.	\$0			

E3	Gas conversion -Stoves & fireplace (no discounts) As this is mostly permits fee, and connection, if your county allows	Call PJ			
E4	8' First floor doors	\$3,600	\$3,600	\$3,600	\$3,600
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 office 1st floor bedroom with 1' glass transom above	\$3,600	\$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
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.	\$6,900			\$6,900
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 Silver package	The Gold Package (formally Diamond)	The Platinum Package
The diamond package is everything in blue above, if it is not highlighted in blue it is not offered.	Retail Total	\$105,200	\$436,400	\$720,500

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

C) Traditional cabinets

(this affects 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) Chrome (std),
- 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.

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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.