

(Virginia 58x60) 10804 Rock Run Drive

Rev. Date &  
Nمبر

Rev. 2.1 Date 5/8/26

	<b>Elevation items</b>		<b>Dimond Package</b>
A1	3 dormers	\$7,900	\$7,900
A2	Colored Gutters (front only) Rear white as the windows are white to match	\$1,300	\$1,300
A3	Colored trim and columns (custom paint colors)	\$12,900	\$12,900
A4	Metal Porch roof.	\$5,900	\$5,900
A5	Full stone or brick	\$29,900	\$29,900
A6	Colored windows. (black or bronze) Front & outside only, inside window is white, all side and rear windows are white.	\$26,900	\$26,900
A7	Sides and rear of home Vinyl Siding Vertical Board and Batton	\$7,900	\$7,900
A7	Sides and rear hardy horizontal siding, good for sound and insulations, however it is a quite street and 2x6 Ext. walls with thicker Insulation. From a distance its hard to know the difference in looks	Call PJ	
A8	Exterior Patio with outdoor Kitchen	Call PJ	
		\$0	\$0
A9	Truss Type	\$0	\$0

	<b>Electrical/Plumbing/Hvac</b>	<b>Electrical</b>	
B1	Recess lights 1st floor (16 additional recess lights)	\$3,900	\$3,900
B2	Recess lights 2nd floor (30 Additional recess lights)	\$7,200	\$7,200
B3	Basement Recess lights (50 additional recess lights)	\$11,900	\$11,900
B4	4 Dual light flood lights on motion and switch.	\$5,900	\$5,900
B5	10 USB with STN receptacles (near desk spaces)	\$1,900	\$1,900
B6	3 Additional Dual Exterior receptacles (total 5)	\$1,900	\$1,900
B7	EV outlet Garage	\$2,400	\$2,400

B8	Triple mini pendants over island Kitchen	\$2,700	\$2,700
B9	Triple mini pendants over corner of the Perimeter in Kitchen to morning room	\$2,700	\$2,700
B10	Rain Head, on its own Temp control Main Master only	\$1,900	\$1,900
B11	2 additional Hose bibs on the side of the home (4 total)	\$1,900	\$1,900
B12	Whole house Electronic Air filters	\$2,700	\$2,700

**Flooring and covering**

C1	Flooring first floor	\$18,900	\$18,900
C2	Flooring Second floor	\$22,900	\$22,900
C3	Flooring Lower level	\$16,900	\$16,900

**Bars,baths, Kitchen and Kitchenettes**

D1	Basement Kitchenette	\$14,900	\$14,900
D2	Dry bar in Dining Room with mini pendants and display cabinets	\$6,900	\$6,900
D3	Wine cabinets and set up, with multiple cabinet types and stone walls	\$34,900	\$34,900
D4	Wet bar Dining room	\$6,900	\$6,900
D5	Dry bar in lower level	\$6,900	\$6,900
D6	Appliance Miele/Viking package	\$34,900	\$34,900
D7	4'by 4' Deco vita Book mark inset per bathroom (Dimond pack shows 9)	\$1,400	\$12,600
D8	2 tone cabinet house	\$2,900	\$2,900
D9	2nd Upgrade Counter tops Entire house	\$12,900	\$12,900
			\$0
D10	Master tub Onyx or Marble finish with wall of designer tiles	\$9,900	\$9,900
D11	Chandelier over the master tub	\$2,300	\$2,300

**Conversions**

E1a	Full bath to Laundry room conversion	\$0
E1b	Full bath to Mudroom/laundry 1sf flr	\$0
E2	Slight non-load bearing wall changes	\$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 Family rm w/granite top matching the rest of the home	\$3,600	\$3,600
E6	Regular door to Double French door Down master bedroom	\$3,600	\$3,600
E7	Regular door to Double French door in other bedroom 1st floor	\$3,600	\$3,600
E8	Victorian Arches Living and foyer (5 total arches total) (2-(1/2) on knee wall columns in the foyer)	\$14,900	\$14,900
E9	Upgrade to 2 Semi-pro faucet in Main and Prep kitchen, added garbage disposal in Prep sink	\$1,900	\$1,900
E10	Add thin coffered ceiling in the master or other room (dimond pacakge shows 2) Price for each	\$3,200	\$6,400
E11	All interior walls and Floors Insulate	\$23,900	\$23,900
E12	Upgrade to Brushed nickel or matte black entire home Includes light fixtures, plumbing fixtures, toilet paper holders, towel bars,	\$3,700	
E12b	Upgrade to Brushed gold entire home	\$4,900	\$4,900

The Dimond Package

Retail Total	\$407,200
Discounted	\$272,824

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

	<b><u>Interior Color Selections</u></b>
CL9	Foyer Floor Color
CL10	Flooring Color 1st floor
CL11	Flooring color 2nd floor
CL12	flooring color Lower level
CL13(a&b)	Cabinet base and wall color and style
CL14	Counter top color
CL15	Hardware color
CL16	Fireplace stone color

## **Cabinets and House style**

Type, brand why our cabinets are better, See standard features list.  
All toilets, tubs and faucets are Kohler, all electrical fixtures are Kichler.

### 1) Choose house interior cabinets

- A) Modern
  - B) Shaker
  - 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) Hiped back reverse gables with Square 1st floor windows

OR

B) Full revese gables with 1/2 cicle tops 1st floor.

10) Then elevations upgrades and selections.

A) gutter color, white or with paint color.

B) Domers types: No Dormers, Shed Dormor with hip backed gables or Gabled Dormor with reverse gables dormors.

C) full stone or stnd stone location,

D)Window color.

E) Sides and rear siding style and color.

11) If not dimond package: then select additioanl options.

Before making any color selection, make sure the owner has bought the item.