

Castle Hills – Lakeside Series

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.

Foundation and Framing

- Post-tension Slab and Piers Professionally Engineered by Community Soils Report
- Water Injected Soil Treatment
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered '**Quiet Floor**' I-Beam Joist System with ¾" Subflooring for Second Floor

Exterior Features

- Custom One and Two Story Innovative Designs
- Broom Finish with **Brick Edge** Leadwalk and Front Entry Drives (per plan)
- Cast-stone Address Block
- Full Guttering
- 30 Year Laminated Composition Shingles
- **Solid Walnut** Front Door with **Grooved Panels** and Choice of **Glass** or **Speakeasy Grill**
- **Vinyl Windows** on Entire House
- **Cedar Clad** Garage Doors on Front Entry and Steel Embossed on Rear Entry – Includes Openers
- **6' Cedar** Fence with **Metal** Posts and 2 Gates
- **Up Lighting** in Front Trees

Kitchen

- 42" Custom Raised Paneled Cabinets with Round Corners and Raised End Panels
- **Built-In Refrigerator Cabinet**
- **Under Cabinet Lighting**
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- **Granite Level II** Countertops
- Stainless Steel Undermount Sink
- **Oil Rubbed Bronze** Faucet with Side Spray

Kitchen (continued)

- **GE/Wolf/Asko Stainless Steel Appliances**
 - Wolf 48" Gas Rangetop with 6 Burners and Griddle
 - Wolf 48" Pro Hood with Internal Blower
 - GE Profile 30" Single **Convection** Oven
 - GE Profile **Advantium** Oven
 - Asko Hidden Controls Dishwasher

Interior Features

- Rounded Corners (per plan)
- Ceramic Tile Kitchen, Breakfast Nook, Utility, and All Baths
- ½" 6 lb. Rebond Carpet Pad
- **Handscraped Wood Floors** in Entry, Dining and Study (per plan)
- **Double** Crown Molding in Entry, Formal Dining and Study; **Single** Crown Molding Family, Kitchen, Breakfast Nook and Master Bedroom
- **Stain Grade Study Doors and Trim**
- **Special Wall/Cabinet Paint Finish** Allowance to use in Areas of *Your Choice*
- Generous Lighting Allowance
- **Decora** Switches
- **8' Solid Core** Interior Doors on 1st Floor
- **Aged Bronze Egg Shaped** Hardware on All Interior Doors
- Designer Staircase with **Stained Oak Handrail, Caps and Risers** with **Level II Iron** Balusters
- 42" Wood Burning or Direct Vent Fireplace with **Brick or Stone Surround** and Gas Starter (per plan)
- Painted Cabinets over Washer and Dryer
- Garage Walls and Ceilings are Textured, Trimmed and Painted

In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion Effective: 4/6/2009



Master, Powder & Secondary Bathrooms

- Delta **Oil Rubbed Bronze** Plumbing Features in All Baths
- Ceramic Tile Flooring in All Baths
- **Oversized** Garden Tub with **Jets** in Master Bath
- **Granite** Vanities in Master, Powder and Downstairs Guest Bath
- Cultured Marble Vanities in **Matte Finish** in Secondary Baths
- **Ball and Claw Custom Cabinet** with **Wood Framed** Mirror in Powder Bath (per plan)
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- Elongated Commodes in All Baths

Electrical/Technology

- Pre-Wire Cable – 4 Locations RG-6
- Pre-Wire Telephone – 4 Locations CAT-5
- Pre-Wire Entertainment Allowance of **\$2,500**
- Family Room, Study, Gameroom and All Bedrooms are Blocked, Switched and Wired for Ceiling Fans

Landscaping

- Fully Sodded Yard
- Full Programmable Sprinkler System
- Generous Landscape Allowance and Design Assistance by a Landscape Professional

Safety & Energy Efficiency

- All Homes Built to High Energy-Efficient Standards Meeting or Exceeding all State Energy Codes
- Energy Efficient Insulation with Poly Sealant Around Base Plates, Doors and Windows
- Insulated Recessed Lighting
- **Vinyl** Windows
- Honeywell™ Programmable Thermostats
- R-4 Dow™ Styrofoam Sheathing
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings
- R-38 Cellulose Insulation in Flat Ceiling
- **Recirculating** Water Heater

Safety & Energy Efficiency (continued)

- Smoke Detectors
- Carbon Monoxide Detectors (one per floor)
- Arc-Fault Circuit Interrupter (one per bedroom)
- Security System
- Efficient Gas Heat/Electric **14 SEER** Air Conditioning
- Energy Star Certified
- Radiant Barrier Roof Decking

Warranty

- 1 Year Builders Warranty
- 2 Year Mechanical Warranty
- 10-Year Home of Texas Structural Warranty™

Interior Design Consulting

All Darling Homes' buyers are provided with **16 hours** of individual design consultation from our staff of full time interior design professionals when making their selections at the Darling Homes Design Center. This allows you the privilege to customize your home from a vast array of finish-out choices to meet your family's lifestyle.

In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion Effective: 4/6/2009

