

Star Creek – The Trails 60's and 70's

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 Professionally Engineered by Community Soils Report
- Foundation Pretreated for Termites
- 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
- Brick Entry Porch
- Aggregate Lead Walkway and Patio
- Over-Sized and Three Car Garages Available (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**
- Low "E" Double Pane Energy Efficient Windows
- Steel Embossed Garage Doors with Openers
- 6' Stained Cedar Fence with **Metal** Posts and 2 Gates

Kitchen

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

Kitchen (continued)

- **GE/Wolf/Asko Stainless Steel Appliance Package**
 - Wolf 36" 4 Burners Gas Range Top with Griddle
 - GE Profile 30" Single Convection Oven
 - GE Profile **Advantium** Oven
 - Asko One Touch Dishwasher
 - 1/3 HP Disposal

Interior Features

- Rounded Corners (per plan)
- Ceramic Tile Entry, Kitchen, Breakfast Nook, Utility, Master Bath, Powder Bath and Wet Areas of Secondary Baths
- ½" 6 lb. Rebond Carpet Pad
- **Double** Crown Molding in Entry, Formal Dining and Study; **Single** Crown Molding Family, Kitchen, Breakfast Nook and Master Bedroom
- **Special Wall/Cabinet Paint Finish** Allowance to use in Areas of *Your Choice*
- Generous Lighting Allowance
- **Decora** Switches
- **8' 0" Solid Core** Interior Doors on 1st Floor
- Brushed Chrome Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and **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: 10/16/2008



Master, Powder & Secondary Bathrooms

- Moen **Oil Rubbed Bronze** Plumbing Features in all First Floor Baths
- Ceramic Tile Flooring in Master Bath, Powder Bath and Wet Areas of Secondary Baths
- Oversized Garden Tub with Jets in Master Bath
- Elegant Cultured Marble Vanities with Integral Bowls in **Matte Finish**
- **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

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
- Double Pane Low "E" Glass 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
- Energy Saving Gas Water Heater (s)
- 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

Electrical/Technology

- Pre-Wire Cable – 4 Locations RG-6
- Pre-Wire Telephone – 4 Locations CAT-5
- Pre-Wire DSS – 1 Location
- Pre-Wire Fiber Network – 2 Locations
- Pre-Wire Surround Sound in Family Room and Media Room (per plan)
- Pre-Wire Stereo – 2 Locations with Volume Control
- Family Room, Study, Gameroom and All Bedrooms are Blocked, Switched and Wired for Ceiling Fans

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 4 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.

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