



Nandina in Riverstone Patio Homes Brilliance Collection

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
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered '**Quiet Floor**' I-Beam Joist System with ¾" Subflooring for Second Floor
- **Borate** – Termite Treatment on Frame Exterior Walls and Slab Penetrations
- **Taexx®** - Built-In Pest Control System
- **PEX** Plumbing System

Exterior Features

- Custom One and Two Story Innovative Designs
- Cast-stone Address Block
- **Full** Guttering
- Brick Entry Porch
- **Tile Roof** (per plan)
- **Two-Panel Wood** Entry Door with **Aged Bronze or Satin Nickel** Handle Set
- **Vinyl** Double Pane Energy Efficient Windows
- **Wood Clad** Painted Garage Doors with Openers
- Broom Finished Driveway, Lead Walkway and Patio
- **Oversized** and **3-Car** Garages Available (per plan)
- **Up Lighting** on Front Elevations

Interior Features

- Rounded Corners (per plan)
- Ceramic Tile Floor in Entry, Kitchen, Breakfast Nook, Utility and All Baths; Mudroom and Sunroom (per plan)
- Crown Molding – Entry, Family and Master Bedroom; Dining, Kitchen, Breakfast Nook and Study (per plan)
- Collection of Lighting Packages to Choose From
- **Decora** Switches
- **Schlage** Aged Bronze or Satin Nickel Hardware on All Interior Doors
- **36" Gas Burning** Fireplace with Remote Control; Direct Vent (per plan)
- Designer Staircase with Stained Oak Handrail and **Wrought Iron** Balusters
- **Painted Cabinets** over Washer and Dryer
- **8' Hollow Core** Interior Doors on 1st Floor; **6'8"** on 2nd Floor
- ½" Carpet Pad
- Garage Walls and Ceilings are textured, trimmed and painted
- **Accent Paint in 2 Rooms**

In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion. Plans, elevations and available options are subject to change without notice. Elevation selection may affect windows, porches and architectural features. Room dimensions and square footage are approximate and may change due to options and elevations. Floor plans and elevations may show upgraded features, such as stone. See sales counselor for details.

Kitchen

- 42" Custom Raised Paneled Cabinets
- **Built-In** Refrigerator Cabinet
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- **Granite** Countertops
- **Stainless Steel** Undermount Sink
- **Under Cabinet Lighting**
- **GE Monogram Stainless Steel** Appliance Package
 - 36" Cooktop with **Six** burners
 - 30" **Built-In** Double Wall Oven
 - **Built-In** Microwave
 - Dishwasher with Stainless Steel Tub
 - Stainless Steel or Wood (per plan or option) Vent Hood
 - 1/3 HP Garbage Disposal
 - 42" Refrigerator with Dispenser

Master, Powder & Secondary Bathrooms

- Ceramic Tile Flooring in All Baths
- Luxurious Garden Tub in Master Bath
- **Granite** Countertop in Master Bath and Powder Bath; Cultured Marble with Matte or Gloss Finish in Secondary Baths
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- **Oil Rubbed or Brilliance Stainless** Plumbing Fixtures in Master Bath and Powder Room; Chrome in Secondary Baths
- **Claw Foot or Contemporary Cabinet** with Granite Countertop in Powder Bath
- **Elongated** Commodes in All Baths

Landscaping

- Full Sodded Yard
- Generous Landscape Package
- Full Programmable Sprinkler System

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
- Vinyl Double Pane Windows Throughout
- Honeywell™ Programmable Thermostats
- R-3 Foam Sheathing
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings
- R-30 Blown and/or Batt Insulation in Flat Ceiling
- Energy Saving Gas Water Heater (s)
- Smoke Detectors
- Security System
- High Efficient Carrier Air Conditioning with Puron
- Radiant Barrier Decking

Electrical/Technology

- Pre-Wire Cable/Telephone/Data - 10 Locations (total combined) RG-6
- **Pre-Wire Surround** – 1 Location
- Ceiling Fans – 2 Locations; All Bedrooms and Study are blocked and prewired; (Game Room and Media Room per plan)

Warranty

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing/HVAC/Electrical Systems Warranty
- 10-Year Structural Warranty

Interior Design Consulting

All Darling Homes' buyers are provided with 6 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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