



Darbydale Crossing

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front elevation per plan
- Two-tone exterior paint per program
- Upgrade elevations available
- 25-year Black Shadow Shingles
- Black address numbers or cast stone address block per plan and elevation
- One exterior coach light at garage per plan
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series Sonoma insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 4' public walks
- **Available options include covered patio and brick at sides of home

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades at family room and master bedroom
- Kichler designer light fixtures
- 2" Faux wood blinds at operable windows

CHEF'S KITCHEN

- Flat panel birch cabinets with 42" uppers
- GE stainless steel slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Island at kitchen per plan
- Granite kitchen countertops with undermount stainless steel sink and ceramic tile backsplash
- Chrome single handle Delta kitchen faucet with pull-out
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble bath countertops with square sinks
- Super shower at master bath with integrated surround and dual vanities per plan
- Shower/tub enclosure in secondary bath
- Flush-mounted LED down lighting at vanities
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Vinyl plank flooring at entry, kitchen/breakfast, baths and utility
- Carpet over 3/8-inch pad

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV)
- Cable TV pre-wire at master and game room per plan
- Pre-wire for future security system
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Two 15-gallon, seven 5-gallon, and ten 1-gallon shrubs in front yard
- One 2.5" caliper oak tree in front yard
- 6' privacy fence at rear yard with one gate
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

