STONE MANOR - STANDARDS AND OPTIONS

Standards

Flooring
Prefinished strip oak flooring in foyer and half bath
Vinyl (builder's selected series) Laundry and Kitchen and breakfast nook
Tile: all full baths; choice of 6 X 6 (2 colors) or 13 X 13 (4 colors)
Carpet: (builder's selected series)
Carpet in all finished areas not mentioned above, stairway is fully carpeted. One color throughout.

Doors
Six (6) panel hardboard throughout interior-brush nickel hardware

Deck/Patio of Homes with No Basement
Size varies based on base plan

Wall Finishes
Sand finish in all finished areas
No wallpaper included

Mouldings
Crown in Foyer except 2 story Foyer, Formal Living Rm (not in Great Rm), Dining Rm (in tray only)
Chairrail in Dining Room and Picture Mold

Appliances
Glass top range and oven with black, biscuit, white or stainless door front.
Dishwasher, full tub, with black, biscuit, white or stainless front
Disposal
Microwave Oven
Refrigerator not included

Cabinets and Vanities
Builder's selected series of raised panel cabinets in white or biscuit or in oak, hickory or maple

Plumbing Fixtures
Choice of Kohler White or Biscuit cast iron or stainless steel drop in either w/1 lg & 1 sm bowl or 2 equal sized bowls (Builder's Series)
Kitchen faucet (Builder's Series) in brush nickel
Brush nickel bath faucets/accessories
White or Biscuit tubs/showers
Pedestal sinks in half bath if plan has half bath
Master bath has garden tub (except Edgecroft plan has tub mounted on ceramic deck) and separate fiberglass shower

Countertops
Corian in kitchen and cultured marble with molded sinks in full baths (builder's selected series)

Light Fixtures and Ceiling Fans
$1,000.00 allowance (certain plans have can lights provided by builder and are not part of allowance)
Family room and Master Bedroom wired for ceiling fan (on homes started after May 1, 2008)

Interior Paint
One color throughout wall/ceiling/trim from builder's standard selection (if not already painted)

Fireplace
Gas direct vent fireplace with gas logs in Family Room if plan has Family Room, if no separate Family Room, then in Great Room

Heating/Air Conditioning
Gas piggy back heat pump for first floor and heat pump for second floor. Scotsglen II plan has only single piggy back heat pump

Hot Water Heater
50 gallon electric

Exterior Finish
Brick Front and front Stoop/Stairs; no maintenance vinyl siding on other 3 sides

Garages
Two car under or attached, depending on plan; includes automatic door opener(s)

Driveway
Blacktop

Mailbox
One standard design and color installed at no expense to Purchaser by Seller

Cable TV
Pre-wired in all Bedrooms and Family Room; Study, Loft (if applicable) & Living Room

Telephone Jacks
Pre-wired in all Bedrooms and Kitchen; Study, Loft (if applicable) & Living Room

Security System
Security System wired at exterior doors with key pad and sounder

Home Theatre
Home Theatre Rough-In in Family Room

Bath Rough-In
In all Basement Homes (Rough-in Half-Bath in drive-under garage homes; Rough-in Full bath in attached garage homes)

Mirrors
Over all bath vanities, but none included over pedestal sink in half bath (Mirrors shown over pedestal sink in Model – are NOT Included

Boone Homes, Inc. of Roanoke

_____
Seller/Date

_____
Purchaser/Date

_____
Purchaser/Date

_____
Purchaser's Email Address

_____
Sale Agent/Phone

_____
Sale Agent's Email Address

3/19/09

Options

If you wish to have pricing for changes to standard finishes, please contact the New Homes Manager, 278-1369, with list of items you would liked priced.

NOTE
Prices quoted for Options/upgrades reflect the additional amount over and above the Standard finishes as outlined here, and therefore allow no credit for the Standards, which they replace.

Deposit
ALL OPTIONS SELECTED BY PURCHASER MUST BE PAID FOR AT CONTRACT SIGNING, AS AN ADDITIONAL DEPOSIT AMOUNT OVER AND ABOVE SELLER'S STANDARD DEPOSIT AMOUNT FOR HOMES BUILT ON SPECULATION AND BUILD JOBS. When lot premiums apply, the lot premium is included in the purchase price of the home (speculation or Build Jobs) and does not have to be added in full to the amount of the deposit.

Color and Material Selections
All color and materials selections including carpet, vinyl, cabinets and paint are to be done by appointment only. Contact Laura Dobbins at Boone Homes, Inc. of Roanoke, 540-278-1354. Appointments may be made from 9 to 4, Monday through Friday.

Accent Paint
*** Accent Paint - $350 per room**
***Price is for walls only in latex flat paint. Not all colors available in latex flat, other choices may result in additional cost to be paid directly to the Builder.**

Additional Options:

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

Total Options: $_____

Base Price: $_____

Total Price: $_____

Address _____

Lot _____ **Block** _____ **Section** _____

Plan Name _____

***Unless originally planned in any home under construction, certain items cannot be added after construction has started. Please note also that certain other options can be added only if certain phases of construction have not been completed.**