



VALENCIA FEATURES

*With VanDerKamp Homebuilders...
it's all about the details...*

- Ceramic tile from entry, to laundry, to bath and all thru kitchen
- Lower level stubbed for bath
- 30 yr laminate architectural shingles
- 5 ft fully tiled shower in master bath
- Bedroom closets have by-swing doors not by-fold doors
- Granite kitchen countertops
- Premium Cabinetry
- Customized interior and exterior paint colors
- Brushed nickel or oil rubbed bronze kitchen/bath hardware
- Ceiling fan lights in all bedrooms
- Larger dinette area 11 x 13
- Split bedroom plans for added privacy
- Large laundry/mud room. 5 ft. of countertop space
- Custom Built-in Fireplace
- Large Center Island positioned to the large dinette area so that it doesn't interfere with walkway
- Grandweave Plush Frieze carpet
- Stainless steel appliances:
Smooth top range, Microwave, Dishwasher
- 4x4 Walk-in pantry
- 6 foot slider to deck
- 10x10 deck with stairs
- 3 car garage
HUGE-150 sq. ft. bigger than most
Extra depth in 3rd stall and 2 car is wider
- Functionality and liveability-the builder doesn't build a home that he wouldn't personally live in
- Strong relationship with the all the subcontractors
- STORAGE STORAGE STORAGE—closets, pantry, above and below cabinet storage in master bathroom, and tons of lower level storage
- Centurion Stone or United Brick (accented front of home)
- Garage door opener
- Fully Sodded lot
- Smart siding with 50 year warranty
- 5 Star Energy Qualified
- 1 year builder warranty

Uniqueness

Personal touch- your builder is hands-on and personally frames each home.

Service – deal directly with the seller throughout the process on all questions, changes, or concerns with building process.

Attention to detail – smaller volume builder that emphasizes quality over quantity.

Experience – Builder has over 15 years hands – on – residential framing construction.

www.UandYourHome.com



Sue Sutton

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REMAX Opportunities, Inc., 1810 SW White Birch, Ste. 104, Ankeny, IA 50023

Each office independently owned and operated. Information is believed to be correct, but is not warranted. Receipt of this flyer is not meant to be a solicitation if your home is already listed with a real estate broker.



VALENCIA PRICING

1422 sq. ft.	\$164,900+ lot
Daylight	+ \$2,500
Walkout	+ \$5,000
Finished Basement	+ \$20,000
4-seasons room	+ \$15,000
1524 sq. ft.	\$177,500+lot
Daylight	+ \$2,500
Walkout	+ \$5,000
Finished Basement	+ \$20,000
4-seasons room	+ \$15,000
1565 sq. ft.	\$189,900+lot
Daylight	+ \$2,500
Walkout	+ \$5,000
Finished Basement	+ \$20,000
4-seasons room	+ \$15,000
1640 sq. ft.	\$200,000+lot
Daylight	+ \$2,500
Walkout	+ \$5,000
Finished Basement	+ \$21,000
4-seasons	+ \$15,000
1800 sq. ft.	\$229,900+lot
Daylight	+ \$2,500
Walkout	+ \$5,000
Finished Basement	+ \$24,500
4-season room	+ \$15,000

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Valencia

Standard Features

Interior

- Maple Cabinetry
- Granite Countertops
- Walk-In Kitchen Pantry
- Large Center Island
- 5 ft Tiled Shower Master Bath
- Stone Fireplace
- Porcelain Tile Floors & Frieze Carpets
- Stainless Steel Appliances
- Ceiling Fan Lights in All Bedrooms
- Cabinet/Countertop Folding Area
- Walk-In Laundry

Exterior

- 50 yr Smart Siding
- 30 yr Architectural Shingles
- Centurion Stone (front exterior)
- Energy Efficient Vinyl Windows
- 3 Car Garage (750 sq ft)
- Garage Door Opener with Keyless Entry
- 10 x 10 deck with Stairs
- R-15 Wall Insulation
- Full Sod

Options (Add to Base Price)

Flat Lot	Standard
Daylight	+ \$2,500
Walkout	+ \$5,000
Covered Deck (10 x 10)	+ \$2,500
Four Season Room (12 x 12)	+ \$15,000
Basement Finish (Family Room, 4 th Bedroom, Wet Bar, Full Bath)	+ \$20,000

Additional Upgrades (Add to Base Price)

Granite Countertops:	
- Kitchen only	included
- Master Bath	+ \$900.00
- Hall Bath -- main level	+ \$600.00
- Finished basement areas (bath & wet bar)	+ \$1,350.00
Gas Line for Range:	+ \$175.00
Window inserts in Garage Doors:	+ \$500.00
Garage Door Opener for 3 rd Stall:	+ \$350.00
Garage Expansion:	+ \$30/sq ft
Additional Concrete -- patios, etc (4" thick):	+ \$4.00/sq ft
Additional Sod:	+ \$0.30/ sq ft
Pre-Wire for Surround Sound:	+ \$450.00
Pre-Wire for Security System or Central Vac:	+ \$250.00
- install Central Vac unit (includes pre-wire)	+ \$1300.00
Trim work Upgrades:	Quoted per Plan
Additional Phone/Cable Jacks/Light Switches:	+ \$60.00 each
Additional Recessed Lighting (can lights):	+ \$60.00 each
Stairwell Step Lighting:	+ \$150.00
Under Cabinet Xenon Lighting -- Kitchen:	+ \$500.00
Add sidelite Window onto Front Door Entry:	+ \$300.00
Sink in Garage:	+ \$450.00
Garage Service Door:	+ \$400.00
50 Gallon Water Heater:	+ \$150.00
Geothermal Heat Pump HVAC	Quoted per Plan

Valencia (Allowances)

Flooring Material Allowance:

- Tile \$1.50/sq ft

- Carpet \$1.85/sq ft

Sod Allowance: \$2,000 (covers up to 0.25 acres)

Appliance Allowance: \$1,400

Light fixture Allowance: \$750.00 (\$1000.00 total if basement finished)



Van Der Kamp
Home Builders LLC

