



Welcome to Our Diamond Package

THE HIGHLY EFFICIENT AND LAVISH AMENITY PACKED DIAMOND PACKAGE offers a luxurious jump up in our Custom Home Package line-up that includes the Diamond “Green” Package which obtains the Gold level of Green Building Certification from the National Green Building Standard (NGBS) – which indicates the home has a *significantly higher* level of energy, water, and resource efficiency than similar conventional homes. The Diamond Green Package offers grand lavish amenities and highly energy and water efficient features – all of which clearly define the term prosperity and luxury. Alternatively, the Diamond “Classic” Package excludes Green Building Certification but still offers many hand-picked superior energy and water efficient features as well as the same splendid amenities provided in the Diamond Green Package – with ample opportunities for selection of richly appealing Upgrades.

IMAGINE THE BENEFITS of an improved lifestyle in which a home is designed, handcrafted, and packed with amenities to enhance the livability and functionality of the home to match the aspirations of the homeowner – and at the same time, the home provides a healthy, safe, and highly energy efficient environment with low maintenance and cleaning that contributes to reduced stress and increased cost savings. At HR Johnson Homes, we listen to our clients and our focus is “What matters is what we can do for you” to assist in imagining and fulfilling the dream of a better life through our custom home building program and long term commitment to homeowners.

THE CUSTOM HOME PACKAGES offered by HR Johnson Homes provide a fresh approach for various design and energy efficient options that center directly on budget, design, and amenity aspirations of the discerning homebuyer in order to engineer functional space smartly and create floor plans and outdoor living that simply work for the homeowner to enjoy modern living at its finest. Indeed, our Custom Home Package Standard Features and Upgrades offer countless opportunities to personalize each package to meet the exact specifications of the homebuyer. Finally, each custom home constructed by HR Johnson Homes enjoys our long term commitment to the homeowner through our Customer Care Program that includes a 10-Year Structural Warranty, Homeowner Orientation, and Follow-Up Visitations.



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HOMES

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The prominent and lavish Standard Features offered in the Diamond Package comprise:

KITCHEN & BATHROOMS

- ☑ Luxurious Appliances that include 48" Sub-Zero Refrigerator, Wolf 5-Burner Cooktop, Wolf Single Oven and Microwave, Wolf Ventilation Hood, and Asko Dishwasher
- ☑ Spacious Pantry w/Sophisticated Organization System
- ☑ Generous Counter, Sink/Faucet, Home Décor, and Cabinet Budget Allowances
- ☑ Enormous Walk-In Shower, Jetted/Heated Roman Tub, and Dual Sinks in Master Bathroom
- ☑ Dual Flush Water Efficient Kohler Toilets & Cast Iron Tubs

INTERIOR AND BEDROOMS

- ☑ Majestic Beams and Spruce T & G Ceilings
- ☑ Barrel Ceiling Hallways
- ☑ Enchanting Master Bedroom Closet w/Massive Closet Organization System
- ☑ Recessed Lighting w/Additional Lighting and Ceiling Fan Budget Allowance
- ☑ Large Attention Grabbing Natural Gas Fireplaces
- ☑ Recessed Ceiling/Wall Speakers for Whole House Audio
- ☑ 9'-14' Ceilings for Open Feel w/Bullnose Wall Corners
- ☑ Abundant and Functional Storage Spaces w/Large Utility Sink in Garage
- ☑ Dedicated Flex Space for Home Office, Den, Additional Bedroom, Home Theater, or Other Space
- ☑ Smart Home Pre-wired for Shade Controls, Home Theater, Alarm, Security Cameras, Telephone, Entertainment, and Internet for Reliable Connectivity and the Digital Future
- ☑ Pre-Wired for Electric Vehicle Charging Station and Solar Panels and Water Heating
- ☑ Tile/Stone, Hardwood, and Carpet Flooring based on Stress Free Budget Allowance
- ☑ Appealing Painted or Stained Base Moldings/Door Casing
- ☑ Beautiful 8' Stained Knotty Alder Interior Doors w/Venetian Bronze Baldwin Door Levers

EXTERIOR AND ENERGY EFFICIENCY

- ☑ Heavy Duty 2 x 6 Exterior and Interior Wall Frame w/10-Year Structural Warranty and Termite Treatment
- ☑ Insulated 3-Car Garage w/Insulated Garage Doors & Automatic Openers and Colored Concrete Driveway
- ☑ Grandiose Colored or Exposed Aggregate Sidewalks
- ☑ Welcoming Courtyard w/Block Wall and Gate Budget
- ☑ Covered Patios and Porches w/Spruce T & G Ceilings
- ☑ Timeless Stacked Stone Entrance & Exterior Accents
- ☑ R-22 Air Tight Spray Foam Exterior Wall Insulation
- ☑ R-58 Fiberglass & Spray Foam Insulation in Ceiling
- ☑ Cozy Energy Star Radiant Floor Heating
- ☑ Grand Stress Free Front Door Budget Allowance
- ☑ Low Maintenance Energy Star LED Lighting and Ceiling Fan Systems in which each LED Bulb lasts 20+ Years and costs slightly more than \$1.00 *per Year* to light
- ☑ Energy Star Dual Pane Low-E Metal Clad Wood Windows and 8' Single, French, or Sliding Patio Doors for Seamless Indoor and Outdoor Living
- ☑ Energy Star Skylights, Tubular Skylights, and Glass Blocks
- ☑ Energy Star Heat Pump Air Conditioner and Air Filtration System w/Programmable Thermostats
- ☑ Energy Star Hybrid Heat Pump 80 Gallon Water Heater w/Recirculating Pump
- ☑ Smart Home Irrigation Controller & Landscape Budget

HEALTH AND WELLNESS TECHNOLOGY

- ☑ Clean Air Filtration and Fresh Air Exchange System
- ☑ Indoor Air Quality Friendly Paints, Stains, and Adhesives
- ☑ High Tech Fire and Carbon Monoxide Alarms
- ☑ Super Quiet Spot Ventilation Whisper Extraction Fans
- ☑ Indoor Air Safe Insulation, Carpets, Cabinets, and Doors
- ☑ Radon and Moisture Mitigation
- ☑ Roof Drainage System and Ground (French) Drainage System

For more detailed information regarding our lavish amenity packed custom home Diamond Package, [contact HR Johnson Homes today!](#)