

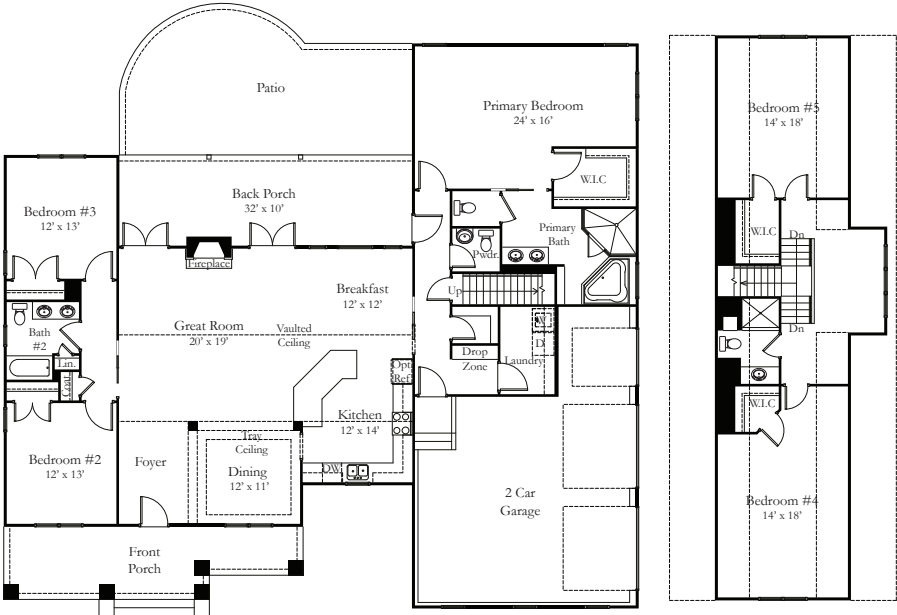


QUICK FACTS

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- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Luxury vinyl plank floors
- Granite countertops
- Stamped concrete porches, rear patio, and sidewalk
- Bullnose drywall corners

BUILDING INFORMATION	
First Floor	2362 SF
Second Floor	982 SF
Total Living	3344 SF
Garage	668 SF
Front Porch	236 SF
Back Porch	317 SF
Patio	447 SF



First Floor Plan

Second Floor Plan

STANDARD FEATURES

STRUCTURAL

- Brick and block foundation an average of 40" tall
- 2x4 stud wall framing, 16" on-center
- OSB sheathing with house wrap
- Engineered truss roof system

EXTERIOR

- 30 year architectural shingles
- Front door is wood grain fiberglass two panel craftsman with glass accent
- Rear doors are full lite steel French, primary bedroom hallway door is 1/2 lite steel with two panels below
- Stamped, colored, and sealed concrete front porch, sidewalk, rear porch, patio, garage apron, and pad by garage pedestrian door
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Columns are square tapered PVC, with brick piers
- Seamless white aluminum 5" gutters with 3x4 downspouts
- Landscaping package on front and driveway side of house
- Septic system (allowance is for a 5 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Gravel driveway up to 200'
- Garage wired to code with two outlets, insulated, has drywall and is spray painted white
- Overhead garage doors are insulated with automatic openers

INTERIOR

- Ceilings 9', cathedral, and tray as per plan; 8' and sloped to kneewalls on second floor
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room and all bedrooms
- Recessed lighting and pendants as per plan
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets; wood shelf in laundry room and pantry
- Neutral color on walls (flat latex), white on ceilings (flat latex), and trim (semi-gloss); two color maximum
- Scuttle attic access in hall by bedrooms 2 and 3
- Luxury vinyl plank flooring in foyer, dining room, great room, kitchen, breakfast area, primary bedroom, and hallways; carpet in all other bedrooms and closets; ceramic tile flooring in baths and laundry
- Stairs are pine with stained treads and painted risers
- Built in drop zone with bench and coat hooks
- Ventless gas fireplace insert framed 54" high with stone front and hearthstone; site built mantel painted white

KITCHEN

- Cabinets have wood dovetail drawers with soft close undermount drawer guides
- Level 1 granite countertops
- Stainless steel undermount sink with stainless steel single hole faucet with sprayer
- Stainless steel electric range, over the range vented microwave, and dishwasher
- Appliance connections for refrigerator with ice maker, washer, and electric dryer

BATHS

- Fiberglass tub/shower unit in hall bath with curved shower rod and fiberglass shower unit in upstairs bath with straight shower rod
- Fiberglass soaking tub and tiled shower with shower door in primary bath
- Comfort height elongated toilet in primary bath, standard height elongated toilet in powder room, hall, and upstairs baths
- Vanity cabinets have wood dovetail drawers with soft close, undermount drawer guides; double bowls in primary bath and hall bath; pedestal sink in powder room
- Sheet mirrors over vanities
- Level 1 granite counter tops with oval undermount porcelain bowls
- Exhaust fans
- Delta faucets, chrome finish
- Oil rubbed bronze or satin nickel bath accessories

ENERGY EFFICIENCY

- Insulated, double hung, white vinyl windows with Low-E glass
- HVAC - 14 SEER electric heat pump with air handler
- Conditioned crawl space
- R-49 insulation in ceilings, R-15 in exterior walls, air sealing package
- 400 AMP electric service
- (2) 48-gallon electric water heaters (located in crawl space)

PEACE OF MIND

- Warranty per Virginia Statute 55.1-357
- Builder's risk insurance throughout construction
- Electric smoke alarms with battery backup (as per building code)
- Termite treatment one year warranty
- Professional cleaning prior to home closing

Note: These included standard quality features are subject to change at any time. Because of personal choice selections, the Purchaser's contract takes precedence over this features sheet.