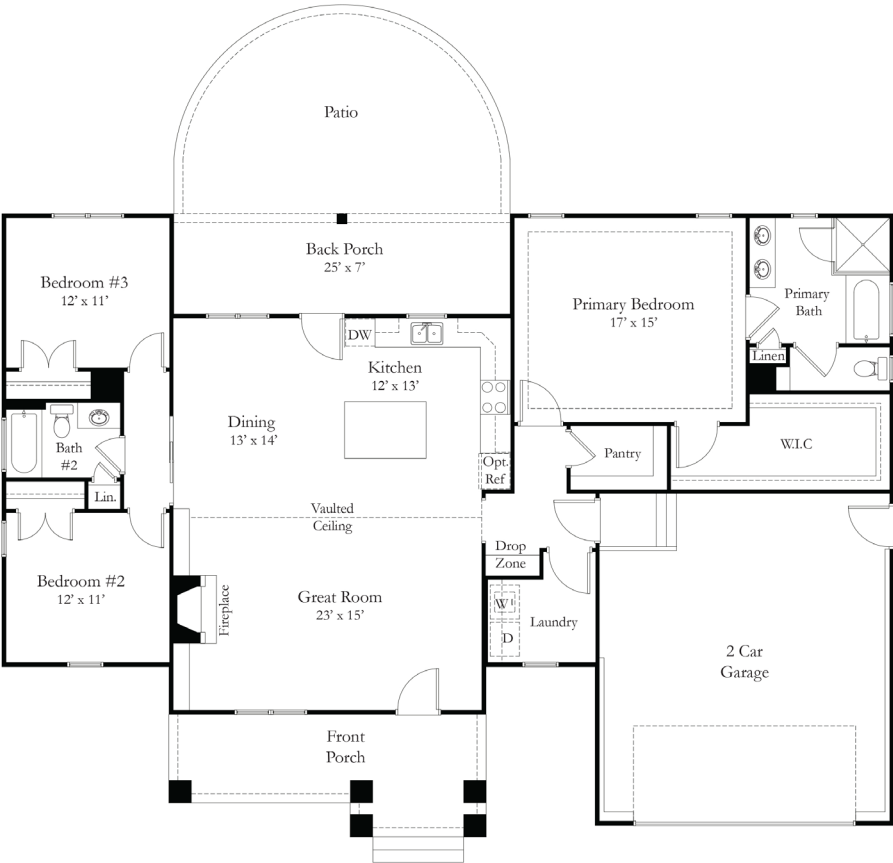# QUICK FACTS

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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	
Total Living	1811 SF
Garage	533 SF
Front Porch	177 SF
Back Porch	182 SF
Patio	314 SF

Patio

Bedroom #3
12' x 11'

Back Porch
25' x 7'

Primary Bedroom
17' x 15'

Primary Bath

DW

Kitchen
12' x 13'

Linen

Bath #2

Dining
13' x 14'

W.I.C

Opt. Ref

Pantry

Lin.

Vaulted Ceiling

Bedroom #2
12' x 11'

Drop Zone

Fireplace

Great Room
23' x 15'

W D

Laundry

2 Car Garage

Front Porch

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 door is full lite steel, garage pedestrian 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 3 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 door is insulated, with automatic opener

INTERIOR

- Ceilings 9', cathedral, and tray, as per plan
- 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
- Hollow core interior doors
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets; wood shelf in laundry room
- 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; pull down attic access in garage
- Luxury vinyl plank floors in the great room, dining area, kitchen, and hallways; carpet in all bedrooms and closets, ceramic tile flooring in baths and laundry room
- Built in drop zone with bench and coat hooks
- Ventless gas fireplace insert framed 54" high with stone front and hearthstone; site built mantel and built-in shelving on each side 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
- Soaking tub and tiled shower with shower door in primary bath
- Comfort height elongated toilet in primary bath and standard height elongated toilet in hall bath
- Vanity cabinets have wood dovetail drawers with soft close undermount drawer guides; double bowls in primary bath, single bowl in hall bath
- 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
- 200 AMP electric service
- 48 gallon electric water heater (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.