



**"Building Homes... Not Just Houses."**

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**Kristie Lynn**



2600 Appx SqFt, 4 Bedrooms, 2.5 Bathrooms, & 2 Car Garage

Standard Package Plan:

**Premium Standards**

**Interior**

- Smooth knock down or plaster walls
- Christmas light package
- Upgraded trim, crown molding, & chair rail package
- Custom interior designer & home owner selection of 2 paint colors and trim
- \$2,500 lighting allowance
- Structure wiring internet, phone, cable, satellite options
- Security system
- Family room to include 5.1 prewired speaker system & wall mounted 42" plasma TV with trim casing
- Functional direct vent gas fireplace with mantle
- \$2.50 sq ft Ceramic tile allowance, deco and specialty tiles not included
- \$4,000 allowance on Granite tops
- Oil bronzed or brushed nickel hardware
- Home-owner selection of granite tops & maple pickled custom cabinets
- \$4,000 Appliance allowance
- \$12 sq yd carpet allowance, installed
- Hardwood in common areas
- Ceiling fan & lighting pre-wire in all bedrooms
- 15 recessed lights throughout the house
- Large master bedroom with bathroom suite to include soaking tub, shower, & dual vanity sinks

**Warranty**

- 1yr standard warranty



**Exterior**

- Brick/Stone/Hardie Plank\*
- Vented crawl space
- 30 yr architectural algae-resistant roof shingles
- Brushed cement driveway
- No maintenance covered wood composite porches with bead board ceilings and outdoor -approved ceiling fans\*
- Electric garage door opener(s)
- Professional landscaping & sod front yard\*
- Landscaping allowance not to exceed \$2,000.00
- Hot/Cold outdoor water spigot
- Outdoor speaker system
- Lifetime warranty home pest defense

**Energy Efficiency**

- 2 zone 13 SEER energy efficient central air conditioning & gas or electric heat
- 50 gal high efficiency gas or electric water heater
- House wrapped air & vapor barrier
- Continuously vented exterior trim for improved attic ventilation

\*Starting Price with out Lot

**\$279,900**

**Location Availability**

- |   |   |   |
|---|---|---|
| Culpepper Landing <input checked="" type="checkbox"/> | Norfolk Highlands <input type="checkbox"/>                        | Riverside Estates <input type="checkbox"/>        |
| Cahoon Plantation <input type="checkbox"/>            | Woods Edge <input checked="" type="checkbox"/>                    | East Beach <input type="checkbox"/>               |
| Rollingwoods Estates <input type="checkbox"/>         | Lagomar <input type="checkbox"/>                                  | Eagles Nest <input type="checkbox"/>              |
| Riverfront at Harbour View <input type="checkbox"/>   | Rollingwoods Estates New Site <input checked="" type="checkbox"/> | Estates on the Lynnhaven <input type="checkbox"/> |

\* Pricing varies due to availability & field conditions. Extra costs, options, & decorator items may be shown in model or illustrations.