

BELLAGIO

TWO STORY TOWNHOME FEATURES

1,308 SF

3 Bedrooms | 2.5 Baths | 1 Car Garage

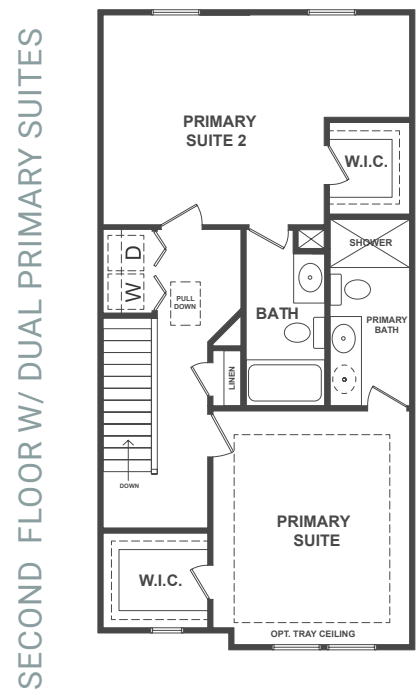
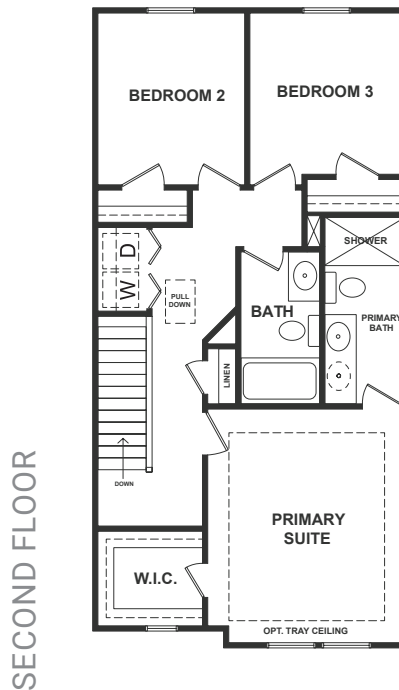
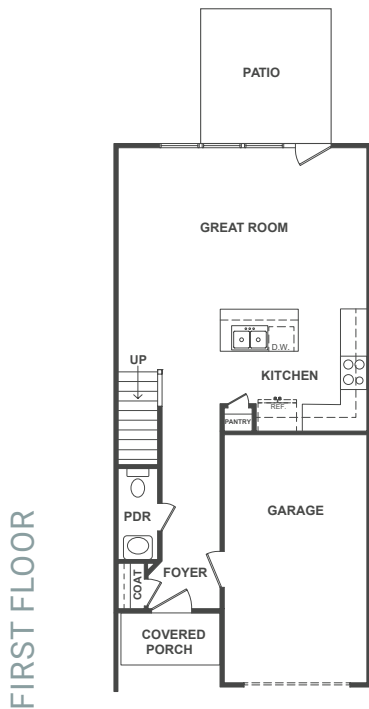


built with care.

The Bellagio combines comfort and efficiency with an open-concept design. It features a full-size kitchen island with ample counter space that seamlessly integrates into the first-floor living area and leads to a private patio. The second floor includes a large primary suite with a generous walk-in closet, a full bath, and an optional tray ceiling. The base model includes two additional bedrooms that can be customized into a spacious secondary suite with a sitting area and bath, adding flexibility to the layout. An upstairs laundry adds convenience without compromising the garage or downstairs living space.



EXTERIOR



Marketing & Sales by Berkshire Hathaway HomeServices RW Towne Realty | 757-935-9010



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INCLUDED FEATURES for the Bellagio Model

THE PERSONAL TOUCH	<ul style="list-style-type: none"> • Our Personal site builder program schedules meetings with your Personal Site Builder during the construction process and includes Pre-Construction and Framing Conferences (based on stage of construction) • Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home. • Pre-Settlement Orientation • Final Walk-Through 	<ul style="list-style-type: none"> • Floor plans designed with everyday living in mind • Spacious interiors with 8' ceilings on ground level and 9' on upper level. • LVP flooring in the foyer • Choice of plush carpet with quality pad • No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry • Custom textured walls and ceilings (except kitchen and baths) • Choice of designer-selected interior paint color packages • Camden 2-panel door cabinetry style • Satin Stainless finish interior door hardware • Designer-selected light fixture packages in your choice of Brushed Nickel or Matte Black finish • Rocker switches throughout home • Custom-designed closets and pantry with ventilated shelving • Fully hung, finished, and painted 2-car garage walls & ceiling • Pre-wired for garage door opener • Laundry with connections for full-size washer and dryer • Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms, • Primary Suite includes walk-in and secondary closets per plan • Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets • Dual internet feeds for additional providers • Advanced home structured wiring package includes HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan). • USB stacked outlet in Bedrooms and Kitchen • Direct-wire smoke detectors and carbon monoxide detector • Home automation module
INVITING EXTERIORS	<ul style="list-style-type: none"> • Picturesque street trees and planting throughout the community • Concrete Slab Foundation • Designer-selected exterior Color Packages • Low-maintenance exterior with premium vinyl siding and stone accents (per plan) • Metal Wrapped Cornice-Vinyl Soffits • 30-year Architectural roof shingles • Seamless aluminum gutters and downspouts (per plan) • Fiberglass front entry door • Decorative satin stainless handle set on front entry door • Security deadbolt on front and rear doors • Hose connection at garage • Two weatherproof receptacles (front door, garage and deck) • Insulated decorative raised panel metal garage doors with glass • Professionally landscaped with shrub package and sodded common area • Termite treatment - Bore Care System • Hurricane fasteners on each rafter • Underground utilities • Mailbox Cluster 	<ul style="list-style-type: none"> • Energy-efficient tankless gas hot water heater • Energy efficient gas heat and 15 Seer HVAC system • Digital programmable thermostat • Energy-efficient vinyl Low-E windows with tilt sash and screen • All windows, doors, and penetrations sealed and caulked • House wrap infiltration barrier • Fully weather-stripped insulated exterior doors • R-49 blown insulation in flat ceilings • R-15 batt insulation in exterior walls • Energy Sense Home
INSPIRING KITCHENS	<ul style="list-style-type: none"> • Oversized island with ample space for seating • Spacious Pantry • Custom-designed birch Kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves and crown molding around Bump-up • Choice of level 1 granite countertops • Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer • Recessed lighting • Ice Maker hookup • Stainless Steel appliances including smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal 	<ul style="list-style-type: none"> • Community clubhouse with fitness center, pool and fire pit • Community playground • Community dog park • Community walking trails • Community pocket parks
BATHS	<ul style="list-style-type: none"> • Luxurious Primary Bath with single bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top • Elongated toilets in all baths • Easy clean fiberglass tub / shower in secondary bath(s) • Adult height single vanity with cultured marble countertop in secondary baths • Delta chrome plumbing fixtures. 	<ul style="list-style-type: none"> • Our Family Building Homes for Your Family since 1977 • Nationally known 2-10 Home Buyer Warranty • Full In-House Warranty and Customer Service Department • One year warranty on your full home • Two year mechanical systems warranty