

The Estates at Nansemond River INCLUDED FEATURES

OUR TOUCHES

- Personalization: Choose upgrades and options to personalize your home and lifestyle
- Home Buyer Seminar: Ensure smooth home buying experience
- Personal site builder meetings: Pre-construction and framing conferences
- Buyer Orientation: On closing day, you'll meet your personal site builder for a comprehensive walkthrough of your new home.

INVITING EXTERIORS

- Picturesque street trees and community planting
- Raised concrete slab foundation w/ brick skirt
- Designer-selected exterior color packages
- Low-maintenance exterior: Premium James Hardie Cement Siding
- Concrete 10 X 12 patio (per plan)
- Metal wrapped cornice and vinyl soffits
- 30-year architectural roof shingles
- Seamless aluminum gutters and downspouts
- Fiberglass front entry door with satin stainless hardware finish
- Security deadbolt on front and rear doors
- Front and rear hose connections
- Two weatherproof receptacles (front and rear)
- Insulated decorative raised panel metal garage doors with glass
- Professionally landscaped lawn with nursery tree, shrub package, and sodded front yard
- Termite treatment: Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox cluster
- Community sidewalks

KITCHENS

- Eat-in kitchen with island for extra seating & pantry
- Custom-designed birch cabinets in choice of stained finish with 42" wall cabinets, adjustable shelves and soft close doors with crown molding around bump-up over the range
- Choice of level 1 granite or quartz countertops
- Choice of 3 under-mount stainless steel sinks with single-handle pull-down stainless faucet sprayer
- Pendant lights over island with additional recessed lighting
- Ice maker hookup
- Stainless steel GE appliances: smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal

BATHS

- Luxurious primary bath: Double bowl adult height vanity, full ceramic tile shower with brushed nickel trimmed clear doors, ceramic tile flooring, level 1 granite or quartz countertop, and comfort height elongated toilet
- Elongated toilets in secondary baths
- Easy-clean fiberglass tub/shower in secondary bath(s)
- Adult height single vanity with level 1 granite or quartz countertop in secondary baths
- Moen stainless plumbing fixtures

INTERIORS WITH PERSONALITY

- Spacious interiors: 9' ceilings on first floor
- LVP flooring in foyer
- Choice of plush carpet
- No-wax vinyl floor in secondary bathrooms, kitchen, laundry and family entry
- Direct-vent gas fireplace in family room with mantel and beautiful slate surround
- "Knock down" textured walls and ceilings (excluding kitchen and bath walls)
- Family entry with built-in bench and cubby (per plan)
- Choice of designer-selected interior paint color packages
- Choice of 3 raised panel door styles
- Satin stainless finish door hardware
- Designer-selected light fixture packages in brushed nickel or matte black
- Rocker switches throughout home
- Custom-designed closets and pantry with ventilated shelving
- Fully finished 2-car garage with pre-wired opener
- Copper wiring through out
- Laundry with full-size washer and dryer connections and folding shelf (per plan)
- Pre-wired for ceiling fans in the family room, primary bedroom, loft, first floor study and secondary bedrooms (per plan)
- Primary Suite includes walk-in closet with ventilated shelving
- Ground fault interrupter circuits in kitchen, bathrooms, garage, and exterior outlets
- Dual internet feeds
- Advanced home structured wiring package includes: One large sized structural wiring cabinet (video, telco, & Cat=5); One HDMI outlet with advanced outlet in family room; cable/data outlets in the primary bedroom, and all secondary bedrooms
- USB/USB-C stacked outlet in bedrooms and kitchen
- Direct-wire smoke detectors and carbon monoxide detector
- Home automation module
- Pull-down attic stairway (per plan)

ENERGY EFFICIENCY

- 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 screens
- Sealed and caulked windows, doors, and exterior penetrations
- House wrap infiltration barrier
- Fully weather-stripped insulated exterior doors
- R49 Insulation in the Attic, R-15 Insulation in Exterior Walls, R19 Insulation in 2 X 6 walls and R19 Insulation in Floor of Living Space over Garage
- Energy Sense Home

OUR COMMITMENT

- Our family has been building homes since 1977
- Nationally known 2-10 Home Buyer Warranty
- Full in-house warranty and customer service department
- 12-week post-closing inspection
- 11-month post-closing inspection

WATERFORD

4-6 Bedrooms • 2.5-4 Bathrooms • 2,738-3,352 Sq. Ft. • 2 Car Garage

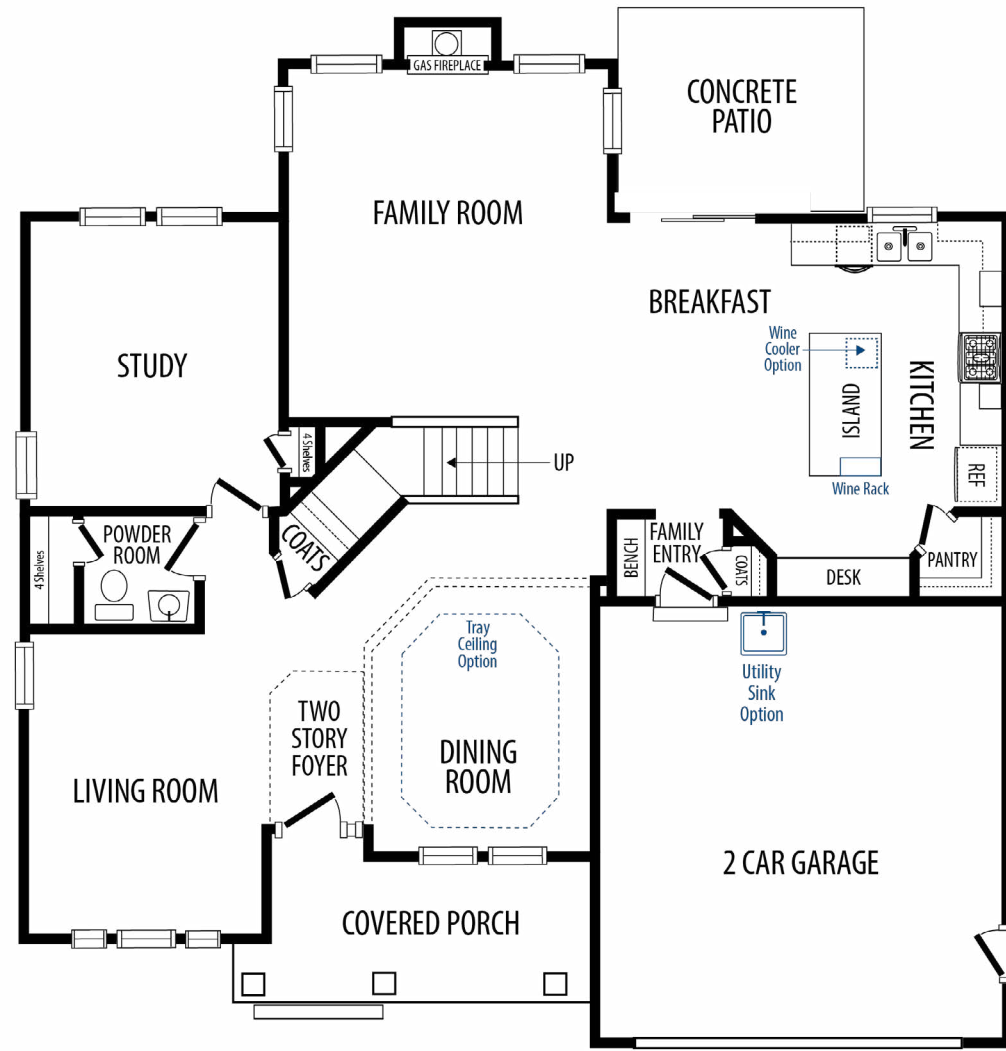


built with care.

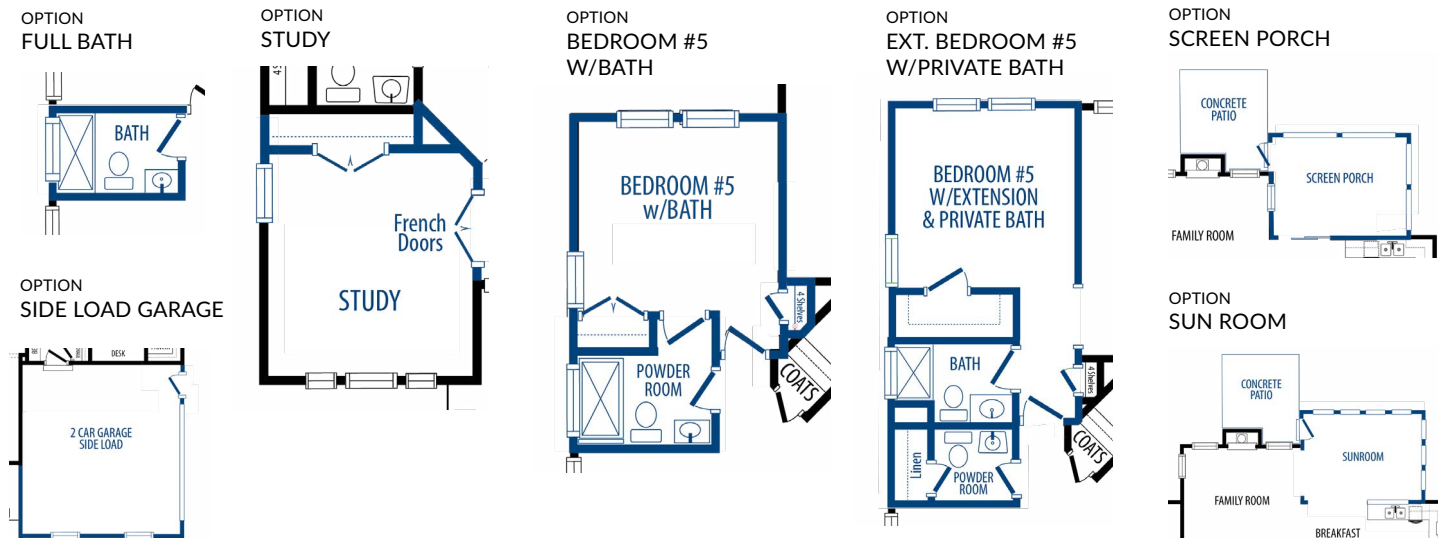
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WATERFORD

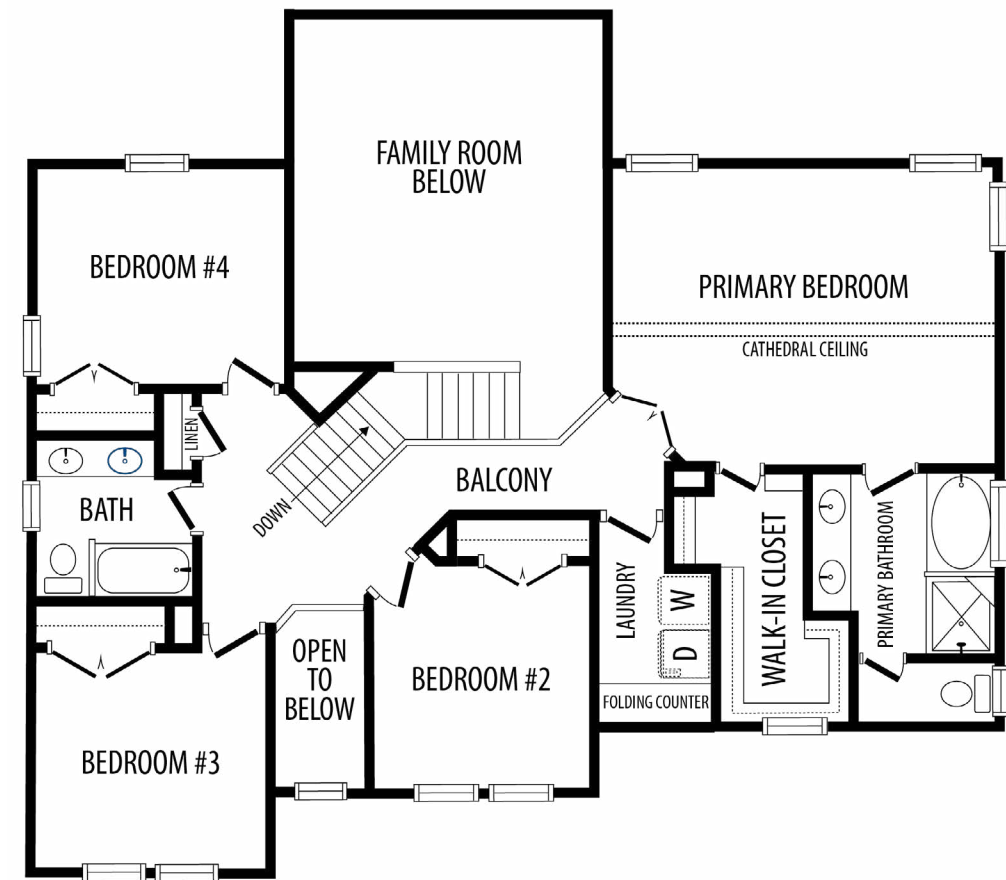
FIRST FLOOR



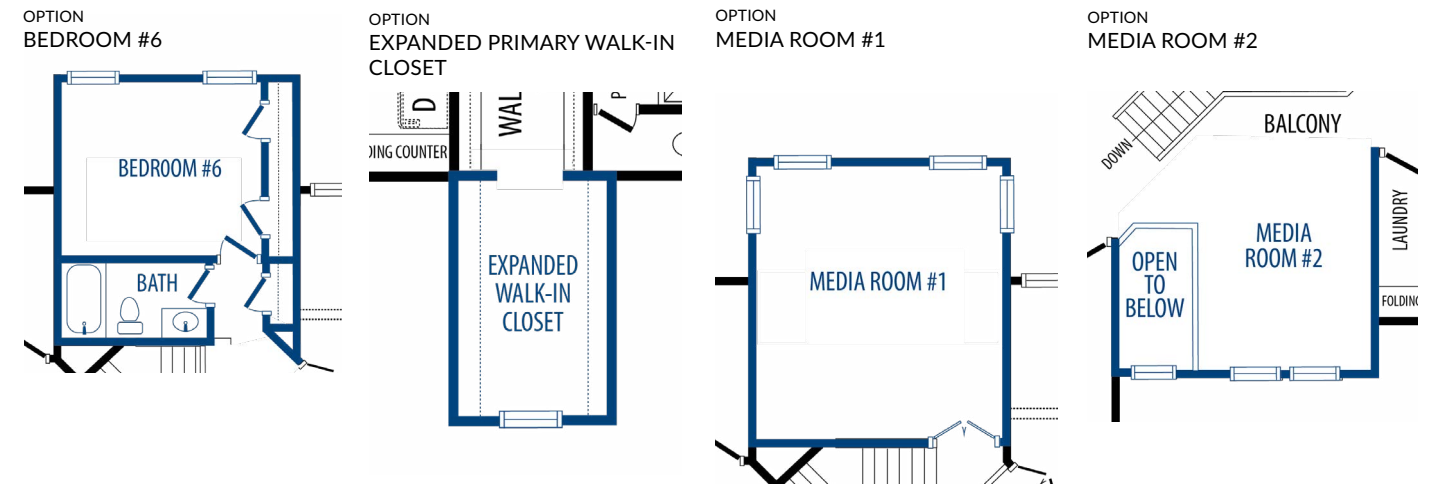
FIRST FLOOR OPTIONS



SECOND FLOOR



SECOND FLOOR OPTIONS



All floorplans are based on the Traditional Elevation • Items shown in blue are optional upgrades available for an additional fee.