

# THE *Features*

# —POINT— CHESAPEAKE

---

## ON THE BAY

a condominium community

Building One Homes Priced From the Mid \$800s  
Buildings Two and Three Homes Priced from the Mid \$900s  
3 Bedrooms 2.5 Bath Luxury Homes

### COMMUNITY AMENITIES

- Gated Community
- Secure Building Entry
- Private Beach Access
- Clubhouse & Gazebo
- Elevators

### OUR COMMITMENT

- Our Families have been building New Homes for Your Families for Over 40 Years
- Nationally known 2-10 Home Buyer Warranty & Full In-House Warranty
- Customer Service Department
- 12-Week and 11-Month Post-Closing Inspections
- After Hours & Holiday Emergency Contacts

### INTERIORS WITH STYLE

- Secured, Front Entry Fire and Sound Rated Door with Peep Hole
- Schlage Interior Lever Handle Door Hardware
- Spacious Interiors with High Ceilings in Main Rooms
- Smoke, Carbon Monoxide Detectors & Fire Sprinklers with Hidden Heads Per Code in Each Unit
- Sherwin Williams Designer Selected Interior Paint Color Palettes
- Painted White Ceilings Throughout
- Solid Core Interior Doors
- 3 1/2" Adams Casing & 4 1/4 " Base Throughout Unit
- Engineered Floating Hardwood Flooring in Living Room & Dining Room, Den (Per Plan), Kitchen & Hallway
- Choice of Luxurious Carpet with 6 lb. Rebond Pad in Bedrooms
- LED Flush Mount Lighting in Foyer, Living Room, Dining Room, Kitchen, Hallways & Master Bath
- Surface Mount Light Fixtures in Powder Room, Hall Bath, Master Bath & Dining Room
- Decora Rocker Electrical Switches Throughout
- Direct Vent Gas Fireplace with Slate Surround
- Prewire for Ceiling Fan in Living Room & All Bedrooms
- Advanced Home Structured Wiring Package to Include:
  - One Structured Wiring Smart Box (Video for Camera, HDMI, Phone, Cable, Internet)
  - Advanced Outlets in All Bedrooms, Kitchen & Living Room (Cable, Phone, Internet)
  - A/V Link above Fireplace (HDMI, Video in Living Room)
  - A/V Link (HDMI, Phone, Cable, Internet) in Master Bedroom
  - 1 USB Outlet in Kitchen and Secondary Bedrooms
  - 2 USB Outlets in Master Bedroom on Each Side of Bed Wall
- Ground Fault Interrupter Circuits for Kitchen, Baths, Laundry Room, Balcony & Garage

- Washer & Dryer Hookups
- Custom Designed Walk-in Closet by "Closet Factory" in Master Bedroom
- Ventilated Shelving in Secondary Bedroom, Pantry, Linen & Utility Closets
- Heritage Woodworks Custom Frameless Cabinetry in Laundry Room
- Laundry Sink & Ceramic Tile Floor in Laundry Room
- White Switch Plate & Outlet Covers
- Crown Molding Throughout Home except Secondary Bath, Powder Room, Laundry Room & Closets
- Separate Zone Damper HVAC Control System in Master Suite

### INSPIRING KITCHENS

- Delta Ashlyn Collection Kitchen Sink Faucet in Brushed Nickel Finish
- Pendant Lighting over Island
- Under Cabinet Lighting in Kitchen
- Choice of Granite or Quartz Countertops
- Choice of 3 Stainless Steel Undermount Kitchen Sinks
- Ceramic Tile Backsplash
- Heritage Woodworks Custom Frameless Cabinetry (Per Plan)
  - Wall Cabinets Full Height to Ceiling
  - Maple Stained or Painted Exterior with Prefinished Birch Interior
  - Full Overlay Doors & Drawer Fronts
  - Custom Trash Can Pull-Out
  - Soft Close Drawers & Doors (in Kitchen Only)
  - Corner Base Cabinet with Lazy Susan
- Thermador Stainless Steel Appliance Package Includes:
  - 36" Built-in Bottom Freezer Refrigerator with Ice Maker Hookup
  - 36" 18,000 BTU Gas CookTop
  - 30" Convection Built-in Oven
  - 24" Hidden Control Dishwasher
  - 36" Wallmount Canopy Range Hood
  - Built-in Microwave Drawer Unit
  - Beverage Center in Island
  - Insinkerator Badger 5XP, 3/4 HP Garbage Disposal

### LUXURIOUS BATHS

#### ALL BATHS

- Kohler Elongated Comfort Height Toilets
- Heritage Woodworks Custom Frameless Adult Height Vanities (Per Plan)
- Choice of Stain or Paint Finish on Cabinetry with Prefinished Birch Interiors
- Full Overlay Cabinet Doors & Drawer Fronts
- Granite or Quartz Countertops with Rectangular Undermount

Sink

- Choice of Ceramic Tile for Flooring & Shower Walls and Tub Surround
- Delta Faucets in Brushed Nickel Finish - Ashlyn Collection

#### MASTER BATH

- Delta Wallmount Shower Head w/Spray Wand - Ashlyn Collection
- Soaking Tub
- Frameless Glass Shower Enclosure
- Double Recessed Ceramic Tile Shelves in Shower
- Accent Listellos

#### SECONDARY BATH

- American Standard Tub with Ceramic Tile Shower Walls
- Corner Shelf in Shower

#### ENERGY EFFICIENCY & ATTENUATION SYSTEMS

- Energy Star Pella 350 Series Single-Hung Windows with Argon Gas & Advanced Low E Coating
- Carrier HVAC System
- Digital Programmable Thermostat
- Exterior Outswing Pella Balcony Door
- Pella Front Entrance Doors to Building
- Zip System Roof and Wall Sheathing
- R-38 Insulation at All Roof Areas
- R-19 Insulation at All Exterior Walls
- Sound Insulation at All Interior Walls
- R-19 Insulation at All Corridor Walls
- R-11 Insulation at Floor/Ceiling Assembly between Units
- R-11 Insulation Both Sides at Party Walls
- Innovative Engineered Sound Attenuation Assembly between Floors 3 - 5
  - Gypsum Cement with Sound Mat
  - Isolated Suspended Drywall Ceiling
  - Carpet with Pad
  - Engineered Wood Floating Flooring with Sound Mat
  - Ceramic Tile Flooring with Sound Mat
- Floor Assembly for 2nd Floor:
  - 10" Thick Reinforced Concrete Floor
  - Carpet with Pad
  - Engineered Wood Floating Flooring with Pad
  - Ceramic Tile Flooring with Mat

- Spray Fiberglass Insulation Underneath

#### PENTHOUSE FEATURES (FIFTH FLOOR)

##### LIVING ROOM & MASTER BEDROOM

- Elevated Ceiling Heights

##### KITCHEN

- LED Puck Lights in All Glass Front Wall Cabinets
- Stainless Steel Prep Sink in Island
- Spice Rack Pullouts on Either Side of Oven under Cooktop
- Warming Drawer & Microwave Drawer Unit

##### KITCHEN, BATHS & LAUNDRY ROOM

- Soft Close Drawers & Doors

##### BATH

- Delta Rain Shower Head - Ashlyn Collection
- Heated Floors in Master Bath
- Jetted Tub

#### INVITING EXTERIORS & COMMON AREA

- Picturesque Community with Private Beach Access
- Club House w/Indoor & Outdoor Entertaining Space
- Private Nostalgic Gazebo for Spectacular Sunset Views
- Designer Selected Exterior Color Schemes
- James Hardie Color Plus Cement Siding w/Low Maintenance Trim
- Secured Gate Entry into Neighborhood
- Vinyl Single Hung Windows with Insulating Glass and Solar Reflect Grating
- Private Two-Car Garage w/Storage Closet & Direct Access to Building
- Spacious Balcony with LED Lights for Outdoor Entertaining
- Hanover Presto Masonry Paver on 2nd Floor Balconies
- Wolf PVC Decking on 3rd - 5th Floor Balconies
- 1 Hour Fire Rating Between Floors & Units
- 3 Hour Fire Rating Between Garage & 2nd Floor
- Schlage Exterior Lever Handle Door Hardware
- Common Area Fire Alarm System with In-Unit Notification System
- Underground Utilities
- Backup Generator for Building Powers: Stairwell Lighting, Ground & Upper Floors Common Area, Limited Lighting, Exit Signs for Egress on All Floors, Elevator Lights & Operation, Lighting on Roof at Generator
- Cox & Verizon Services Available
- Automatic Garage Door Opener with 2 Remotes

Linda Bray

REALTOR®

Jennifer Dawn

REALTOR®

Office: (757) 837-4156

Fax: (757) 837-4460

PointChesapeake@BHHSTowne.com



BERKSHIRE HATHAWAY  
HomeServices  
Towne Realty

LUXURY  
COLLECTION

1101 Laskin Rd. | Virginia Beach, VA 23451 | (757) 481-8400



Located off Shore Drive, Point Chesapeake Way, Virginia Beach Virginia 23451

[www.PointChesapeakeOnTheBay.com](http://www.PointChesapeakeOnTheBay.com)



Exclusive Agent Representing the Seller. All information is believed to be accurate but is not warranted and is solely a guide to prospective purchasers who should satisfy themselves by inspection or otherwise as to the correctness of this information. © 2019 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity. Berkshire Hathaway HomeServices Towne Realty is an affiliate of TowneBank.

