

# Sykes Farm

## HOME MODELS & BASE PRICING



THE PALERMO.....	\$408,975
3 - 5 Bedrooms • 2.5 - 3 Bathrooms • 2438 - 2694 sq. ft.	
THE BELMONT.....	\$412,750
4 - 6 Bedrooms • 2.5 - 4 Bathrooms • 2557 - 2740 sq. ft.	
THE MARINO.....	\$437,375
3 - 4 Bedrooms • 2.5 - 3 Bathrooms • 2334 - 3188 sq. ft.	
THE RILEY.....	\$442,625
3 - 6 Bedrooms • 2.5 - 4 Bathrooms • 2754 - 3367 sq. ft.	
THE WATERFORD.....	\$434,975
4 - 6 Bedrooms • 2.5 - 4 Bathrooms • 2738 - 3352 sq. ft.	
THE SORRENTO.....	\$432,975
4 Bedrooms • 3.5 Bathrooms • 2416 - 3133 sq ft	
THE MILAN.....	\$448,950
4 Bedrooms • 2.5 • 2672 - 2930 sq. ft.	
THE MILAN II.....	\$474,950
5 Bedrooms • 3.5 Bathrooms • 3306 - 3564 sq. ft.	
THE SIENA.....	\$444,850
4 - 7 Bedrooms • 2.5 - 5 Bathrooms • 2748 - 3384 sq. ft.	

500 Sykes Drive • Chesapeake, VA • 23322



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NAPOLITANO HOMES  
~EST. 1977~

Sales Counselors: Diana Jordon

All prices, plans, elevations, features, specifications, and materials are subject to change without notice or obligation. Illustrations and floor plans are artist's renderings, not architectural blueprints. Options and extra-cost upgrades such as stone and brick may be shown and may vary by neighborhood. Please consult with your sales agent prior to writing an offer.



# SYKES FARM INCLUDED FEATURES

## THE PERSONAL TOUCH

- **Home Buyer Seminar-** Part of delivering the best new home buying experience is making sure our buyers have all the information they need to make the process as smooth as possible.
- **Personal Builder Program-**Scheduled meetings with your Personal Builder during the construction process of your home.
- **Buyer Orientation-**Day of closing with your Personal Builder to assure your satisfaction with your new home.
- Every **Napolitano Home** comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle.

## INVITING EXTERIORS

- **Picturesque street trees and planting throughout the community**
- Raised solid foundation with full brick skirt
- Designer selected exterior Colors Packages
- Low maintenance exterior with Royal Residential Straight Dbl 4.5" Vinyl Siding
- Metal Wrapped Cornice-Vinyl Soffits
- 30-year Architectural roof shingles
- Seamless aluminum gutters and down spouts (per plan)
- Fiberglass front entry door
- Decorative handle set on front entry door
- Satin Nickel finish exterior door hardware
- Security deadbolt on front and rear doors
- Front and rear hose connections
- Front and rear weather proof receptacles (3 total)
- Insulated decorative raised panel metal garage doors with glass
- 10' x 12' concrete patio on back of house
- 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

## INTERIORS WITH PERSONALITY

- **Floorplans designed with everyday living in mind**
- Spacious interiors with 9ft ceilings on first floor
- Hardwood flooring in foyer
- Choice of plush carpet with quality pad
- Vaulted ceilings STD in All Models in Master Bedroom (per plan) \*\*Exception Milan, Milan II & Sorrento Dbl Tray Standard-Milan II Double Tray in Both Masters Std
- \*\*DECO Window Standard in Master Bath Down Models Only\*\*
- No-wax vinyl floor in kitchen, secondary baths, and laundry
- Custom textured walls and ceilings (except kitchen and baths)
- Choice of designer selected interior paint color packages
- Direct-vent gas fireplace in family room with mantel and slate surround
- Choice of 3 raised panel door styles
- Satin Nickel finish interior door hardware
- Crown molding and chair rail in dining room (per plan)
- Stained hand rails with painted wood balusters (per plan)
- Designer selected light fixture packages in choice of 2 finishes
- Choice of white or almond switch and outlet colors
- Lighted walk-in closets in master bedroom
- Custom designed closets and pantry with premium ventilated shelving
- Pull down attic stairway (per plan)
- Fully hung, finished, and painted garage walls & ceiling
- Garage side service door
- Washer and dryer hookups in laundry room w/ Folding Counter.
- Pre-wired for garage door opener
- Pre-wired for ceiling fan in the Family Room, Master & Secondary Bedroom & Media Rooms
- Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets
- Advanced home structured wiring package to include: one medium-sized structured wiring cabinet (video, telco, & CAT-5), One Advanced Outlet in Kitchen. 4 cable/data Master Bedroom, Family Room & 2 buyers choice. 1 HDMI outlet. Dual feeds for Verizon.
- Direct-wire smoke detectors and carbon monoxide detector
- Family entry with bench and cubby built-in (per plan)

## LUXURIOUS BATHS

- **Elongated toilets in all baths**
- Adult height vanities in full baths
- Maple cabinets w/ Granite Master Bath Tops
- Cultured marble vanity tops in secondary bath
- Luxurious Master Bath with double bowl vanity, garden tub, and separate easy clean fiberglass shower with obscure glass door
- Ceramic Tile Floor in Master Bath
- Easy clean fiberglass tub / shower in secondary baths
- Pedestal sink and designer oval mirror in powder room

## INSPIRING KITCHENS

- **Spacious eat-in kitchen with island and pantry**
- Custom designed maple kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves
- Choice of granite counter tops, undermount double bowl premium stainless steel sink with single lever faucet and sprayer
- Pendant lights over island with additional recessed lighting in Kitchen
- Ice Maker hookup in Kitchen
- GE Stainless Steel appliances including self-cleaning smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal

## ENERGY EFFICIENCY

- **Trane Energy Efficient Gas Heat and 14 SEER AC**
- **Energy efficient tankless hot water heater**
- 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-38 blown insulation in flat ceilings
- R-15 batt insulation in exterior walls
- **EnergySense Home with Tech Shield**

## OUR COMMITMENT

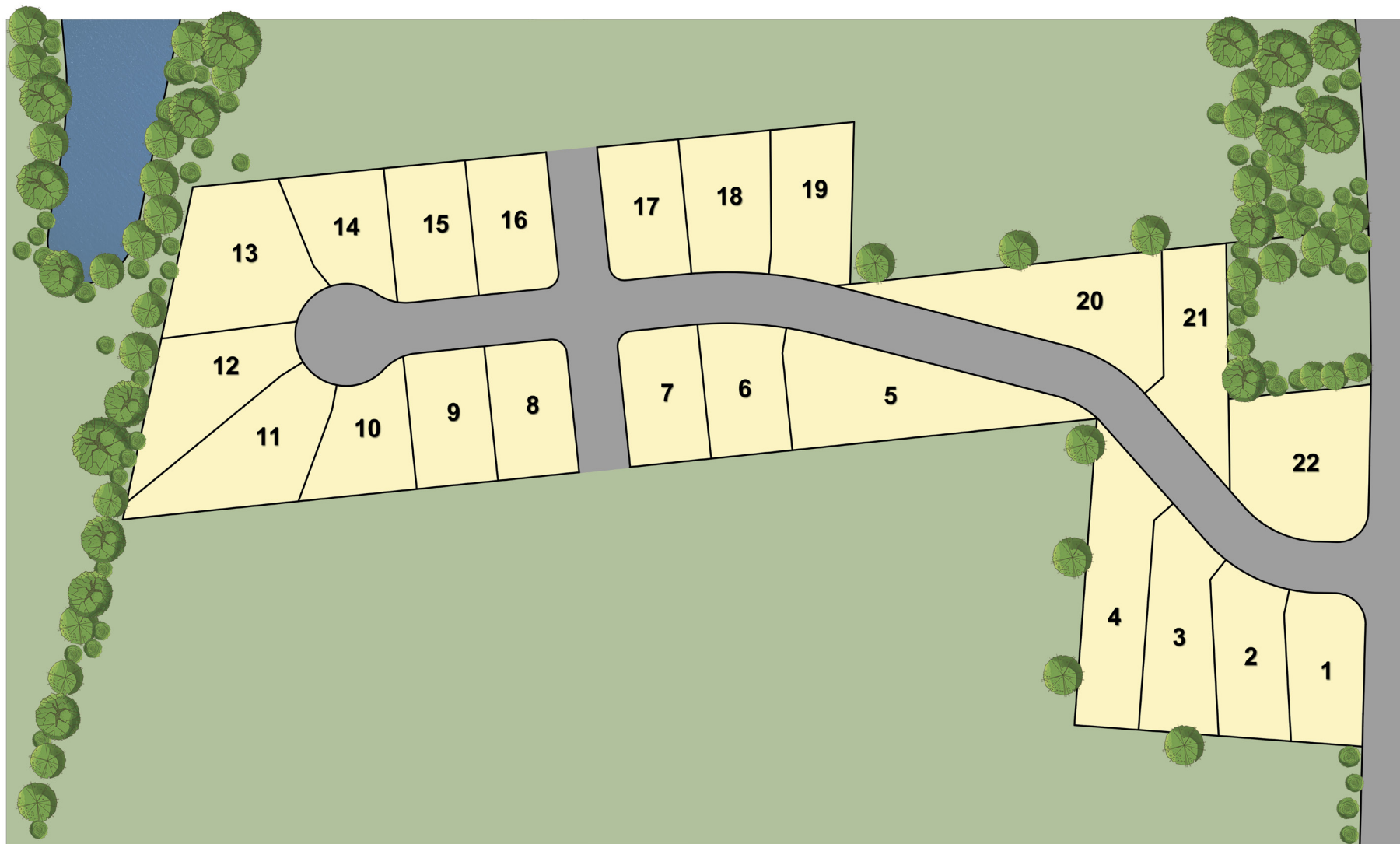
- **Our Family Building Homes for Your Family Since 1977**
- Nationally known 2-10 Home Buyer Warranty and Full In-House Warranty and Customer Service Department
- 12 week Post-Closing Inspection
- 11 Month Post-Closing Inspection
- After Hours & Holiday Emergency Customer Service Line



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# SYKES FARM : LOVE WHERE YOU LIVE

OUR MISSION IS TO PROVIDE EVERY CUSTOMER WITH THE ABSOLUTE BEST **NEW HOME BUYING EXPERIENCE**

## BUILT FOR LIFE

Since 1977, Napolitano Homes has been setting the benchmark for new homes that Hampton Roads families want: exciting and well thought out designs, innovative features that make life easier, and great value in excellent locations throughout Virginia Beach, Chesapeake, Suffolk and Moyock, NC.

## SENSIBLE FLOORPLANS

Napolitano Homes teams up with an award-winning home designer on all of our floorplans, and together we painstakingly design and scrutinize every square inch of each new home we offer. Every time you haul a gym bag out to the garage, have friends over for dinner, or come home to relax after a long day, you'll appreciate important details like family entries, customized kitchens, and great space planning in each of our home designs.

## EXCELLENT LOCATIONS

We build where families love to live. Napolitano Homes knows how important it is to have easy access to services, groceries, entertainment, shopping, schools, major roads, and recreation opportunities. That's why we're highly selective when it comes to where we build, which results in creating vibrant neighborhoods that offer an array of conveniences.

## HIGHER STANDARDS

From curb appeal to innovative technology, we pride ourselves in our ability to set trends and lead the way in the home building industry. Our features are constantly updated and our building process is always under review in order to address ever-changing new home building techniques.

## SOLID FOUNDATION

At its heart, the Napolitano Homes story is all about family. Fred Napolitano Sr. and his son Vince founded our homebuilding company in 1977. Sons Fred II and John and daughter Terri have since joined the team, and a third generation of Napolitano's currently works along side their fathers. The sense of family extends to employees as well; many of whom have decades of experience with our company!

When you choose Napolitano Homes for your new home, you're choosing a local, family-oriented building team that has a deep-rooted dedication to improving the overall quality of life in the region.

