Heron's Point
AT LAKE MEADE

PRICE LIST

Model	Starting Base Price
THE TUSCAN	$372,450
THE AVELLINO	$373,825
THE POSITANO	$376,750
THE PALERMO	$379,675
THE BELMONT	$381,280
THE CALABRIA	$386,975
THE SORRENTO	$393,400
THE MARINO	$396,775
THE WATERFORD	$400,500
THE RILEY	$404,250
THE MILAN	$408,200
THE SIENA	$412,425
THE CAPRI II	$419,975
THE MILAN II	$434,500

NAPOLITANO HOMES

BERKSHIRE HATHAWAY HomeServices | Towne Realty

REV 9.1.2020

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HERON'S POINT 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 community**
- Raised solid foundation with full brick skirt
- Designer selected exterior Colors Packages
- Low maintenance exterior with Royal Residental 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

COMMUNITY AMENITIES

- **Approximately 1/2 acre lots**
- Picturesque Community surrounded by Lake Meade. Professionally designed street trees, plantings and water features throughout the entire neighborhood
- Walking paths and trails through scenic surroundings
- Centrally located neighborhood playground

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 and Tray Ceilings in Master Bedrooms per plan
- DECO Window in Master Bath *(downstairs master bedroom 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 beautiful 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 two elegant 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 metal 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 with built-in Folding Counter
- Pre-wired for garage door opener
- Pre-wired for ceiling fan in the Family Room, Master & Secondary Bedrooms & 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 family room.
- Direct-wire smoke detectors and carbon monoxide detector
- Family entry with bench and cubby built-in (per plan)

NAPOLITANO HOMES
~EST. 1977~

LUXURIOUS BATHS

- **Elongated toilets in all baths**
- Adult height vanities in full baths
- Birch cabinets w/ Granite Master Bath Tops
- Cultured marble vanity tops in secondary baths
- 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 Birch kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves
- Choice of beautiful 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**
- **TechShield Radiant Barrier Sheathing**

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

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Rev. 8.21.2020