

# NANSEMOND RESERVE

## • AT SLEEPY/HOLE •



NAPOLITANO HOMES

KELLY MORAN REALTOR® • 757.240.8680

## PRICE LIST

| <u>Model</u>         | <u>STARTING BASE PRICE</u> |
|----------------------|----------------------------|
| <b>The Novaro</b>    | <b>\$386,350</b>           |
| <b>The Ravello</b>   | <b>\$396,270</b>           |
| <b>The Avellino</b>  | <b>\$406,080</b>           |
| <b>The Positano</b>  | <b>\$408,875</b>           |
| <b>The Palermo</b>   | <b>\$411,500</b>           |
| <b>The Tuscan</b>    | <b>\$416,400</b>           |
| <b>The Belmont</b>   | <b>\$421,785</b>           |
| <b>The Calabria</b>  | <b>\$431,290</b>           |
| <b>The Sorrento</b>  | <b>\$441,500</b>           |
| <b>The Marino</b>    | <b>\$444,040</b>           |
| <b>The Waterford</b> | <b>\$451,770</b>           |
| <b>The Riley</b>     | <b>\$456,350</b>           |
| <b>The Capri II</b>  | <b>\$460,870</b>           |
| <b>The Milan</b>     | <b>\$461,870</b>           |
| <b>The Siena</b>     | <b>\$463,000</b>           |
| <b>The Milan II</b>  | <b>\$496,400</b>           |



BERKSHIRE HATHAWAY | Towne Realty  
HomeServices

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

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REV 2.8.2021

# NANSEMOND RESERVE AT SLEEPY HOLE 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
- James Hardie Color Plus Cement 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 Stainless 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

- Quiet community surrounded by a natural forest and within proximity of the Nansemond river
- Professionally landscaped common areas
- Natural tree-lined streams run within the community
- Centrally located neighborhood playground

## INTERIORS WITH PERSONALITY

- **Floorplans designed with everyday living in mind**
- Spacious interiors with 9ft ceilings on first floor
- Hardwood or LVP 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 Stainless 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)

## 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 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 Maple 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

- **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**

## 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



**NAPOLITANO HOMES**  
~EST. 1977~

**KELLY MORAN REALTOR®**  
757.240.8680

NR@napolitanohomes.com  
www.napolitanohomes.com/new-homes/suffolk/community/nr/

Model Home & Sales Office: 104 Secretariat Drive • Suffolk, VA • 23435

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