

THE MONDOVI



NOUVEAU



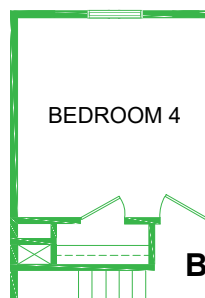
REGAL

THE MONDOVI makes an excellent first impression by creating a bright and spacious feel upon entering the home from either the front door or the family entry via the garage. Upstairs, whether utilizing the standard loft or converting it to a fourth bedroom, this home is designed to grow with you over time with its efficient use of living space.

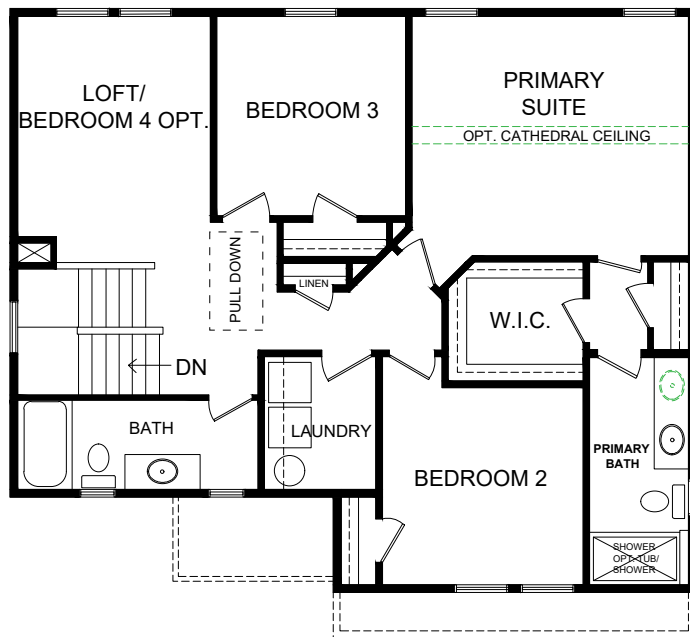
- FEATURES** {
- 1,825 SF
 - 3 - 4 BEDROOMS
 - 2.5 BATHS
 - 2 CAR GARAGE



FIRST FLOOR



BEDROOM 4 OPTION



SECOND FLOOR



NAPOLITANO HOMES

EST. 1977

SALES COUNSELOR: JASMINE FELIU

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www.napolitanohomes.com/new-homes/suffolk/community/village-pointe

Rose & Womble
REALTY COMPANY



VILLAGE POINTE 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 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

- Slab on grade
- Designer selected exterior Color Packages
- Low maintenance exterior with Royal Crest Straight Double 4" Vinyl Siding
- Metal Wrapped Cornice-Vinyl Soffits
- 30-year Architectural roof shingles
- Seamless aluminum gutters and down spouts (per plan)
- Fiberglass 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 (2 total)
- 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

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 granite counter tops, undermount double bowl premium stainless steel sink with single handle pull down faucet sprayer
- Ice Maker hookup in Kitchen
- GE Stainless Steel appliances including self-cleaning smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal

LUXURIOUS BATHS

- Elongated toilets in all baths
- Adult height vanities in full baths
- Birch cabinets in all baths
- Cultured marble vanity tops
- Luxurious Master Bath with single bowl vanity, easy clean fiberglass shower with glass door
- Easy clean fiberglass tub / shower in secondary baths
- Pedestal sink and designer oval mirror in powder room

INTERIORS WITH PERSONALITY

- Floorplans designed with everyday living in mind
- Spacious interiors with 9ft ceilings on first floor
- Choice of plush carpet with quality pad
- No-wax vinyl floor in kitchen, all baths, foyer and laundry
- Textured walls and ceilings
- Choice of designer selected interior paint color packages
- Satin Stainless finish interior door hardware
- Designer selected light fixture packages in Brushed Nickel Finish
- White switch and outlet covers
- Lighted walk-in closets in master bedroom
- Custom designed closets and pantry ventilated shelving
- Pull down attic stairway (per plan)
- Fully hung, finished, and painted garage walls & ceiling
- Washer and dryer hookups in laundry room
- Pre-wired for garage door opener
- Pre-wired for ceiling fan in the Family Room and Master Bedroom
- 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.
- Copper wiring throughout
- Direct-wire smoke detectors and carbon monoxide detector
- Family Entry with bench and cubby built-in (per plan)
- Overhead lights in all secondary bedrooms, lofts and study

ENERGY EFFICIENCY

- Energy Efficient Heat Pump and 14 SEER AC
- Energy efficient 50-gal. quick recovery electric water heater
- Digital programmable thermostat
- Recessed LED puck lighting
- 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 for 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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