

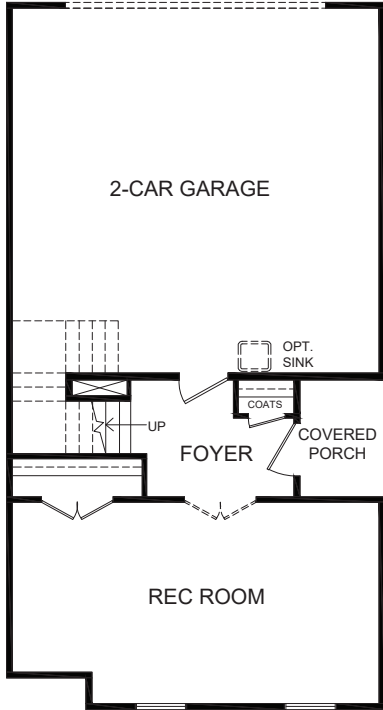
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A T B E N N E T T ' S C R E E K Q U A R T E R

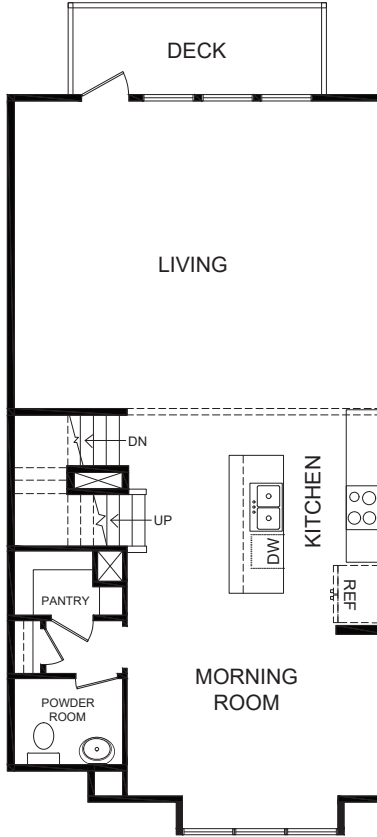
GENOA

3 BEDROOM • 2.5 OR 2.5+.5 BATH • 2068 SF

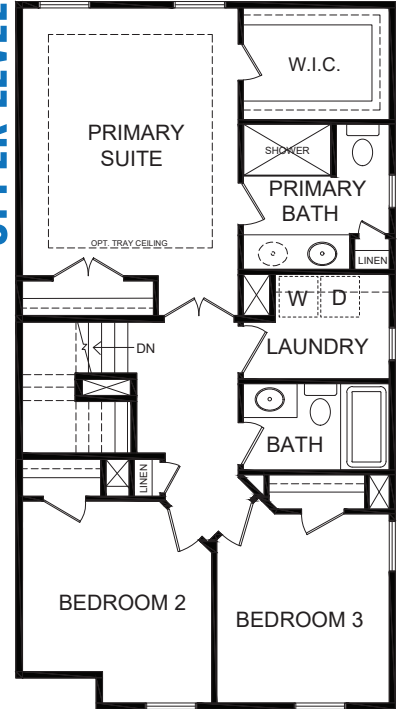
GROUND LEVEL



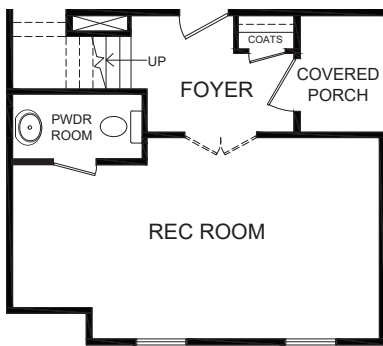
MAIN LEVEL



UPPER LEVEL

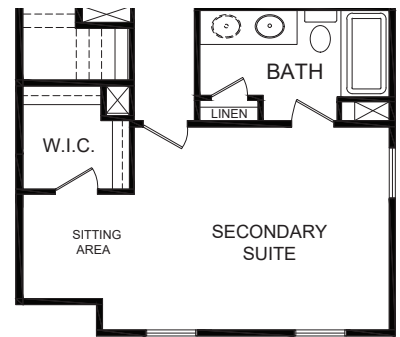


The Genoa comes standard with three bedrooms and two and a half baths but can be modified to include two full suites with two full baths and two half baths.



REC ROOM W/ BATH OPTION

- Large Ground Level Rec Room
- Open Concept Design
- Large Kitchen Island
- Optional Secondary Suite with Private Bath
- Large Windows
- Spacious Deck
- Upper Level Laundry
- 2 Car Garage
- End Unit



SECONDARY SUITE

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ARRAY

A T B E N N E T T ' S C R E E K Q U A R T E R

INCLUDED FEATURES

THE PERSONAL TOUCH

- 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.
- 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.
- Our Personal Site Builder Program schedules meetings with your Personal Site Builder during the construction process and includes Pre-Construction and Framing Conference
- Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home.

INVITING EXTERIORS

- Picturesque street trees and planting throughout the community
- Concrete Slab Foundation
- Designer-selected exterior Color Packages
- Low-maintenance exterior with premium vinyl siding and stone accents (per plan)
- Metal Wrapped Cornice-Vinyl Soffits
- 30-year Architectural roof shingles
- Seamless aluminum gutters and downspouts (per plan)
- Fiberglass front entry door
- Decorative satin stainless handle set on front entry door
- Security deadbolt on front and rear doors
- Hose connection at garage
- Three weatherproof receptacles (front door, garage and deck)
- Insulated decorative raised panel metal garage doors with glass
- Professionally landscaped with shrub package and sodded common area
- Termite treatment - Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox Cluster

INSPIRING KITCHENS

- Oversized island with ample space for seating
- Spacious Pantry
- Custom-designed birch Kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves and crown molding around Bump-up
- Choice of level 1 granite countertops
- Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer
- Recessed lighting in Kitchen
- Ice Maker hookup in Kitchen
- Stainless Steel appliances including smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal

LUXURIOUS BATHS

- Luxurious Primary Bath with single bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top
- **Elongated toilets in all baths**
- Easy clean fiberglass tub / shower in secondary bath(s)
- Adult height single vanity with cultured marble countertop in secondary baths
- Delta chrome plumbing fixtures.

INTERIORS WITH PERSONALITY

- Floor plans designed with everyday living in mind
- Spacious interiors with 8' ceilings on ground level and 9' on main and upper levels.
- LVP flooring in the foyer
- Choice of plush carpet with quality pad
- No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry
- Custom textured walls and ceilings (except kitchen and baths)
- Choice of designer-selected interior paint color packages
- Choice of 3 raised panel door styles
- Satin Stainless finish interior door hardware
- Designer-selected light fixture packages in your choice of Brushed Nickel or Matte Black finish
- Rocker switches throughout home
- Custom-designed closets and pantry with ventilated shelving
- Fully hung, finished, and painted 2-car garage walls & ceiling
- Pre-wired for garage door opener
- Laundry room with connections for full-size washer and dryer
- Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms, Ground Level Study/Rec Room
- Primary Suite includes walk-in and secondary closets
- Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets
- Dual internet feeds for additional providers
- Advanced home structured wiring package includes HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan).
- USB stacked outlet in Bedrooms and Kitchen
- Direct-wire smoke detectors and carbon monoxide detector
- Home automation module

ENERGY EFFICIENCY

- Energy-efficient tankless gas hot water heater
- Energy efficient gas heat and 15 Seer HVAC system
- 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-40 blown insulation in flat ceilings
- R-15 batt insulation in exterior
- Energy Sense Home

FABULOUS AMENITIES

- Community clubhouse with fitness center, pool and fire pit
- Community playground
- Community dog park
- Community walking trails
- Community pocket parks

OUR COMMITMENT

- Our Family Building Homes for Your Family since 1977
- Nationally known 2-10 Home Buyer Warranty
- Full In-House Warranty and Customer Service Department
- 12 week Post-Closing Inspection
- 11 Month Post-Closing Inspection



NAPOLITANO HOMES
~EST. 1977~

All 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 may be shown and may vary by community or model. Please consult with your sales agent prior to writing an offer.



Rev. 11.23.2022