

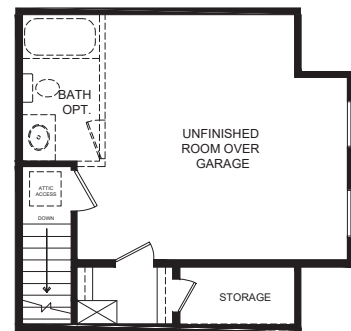
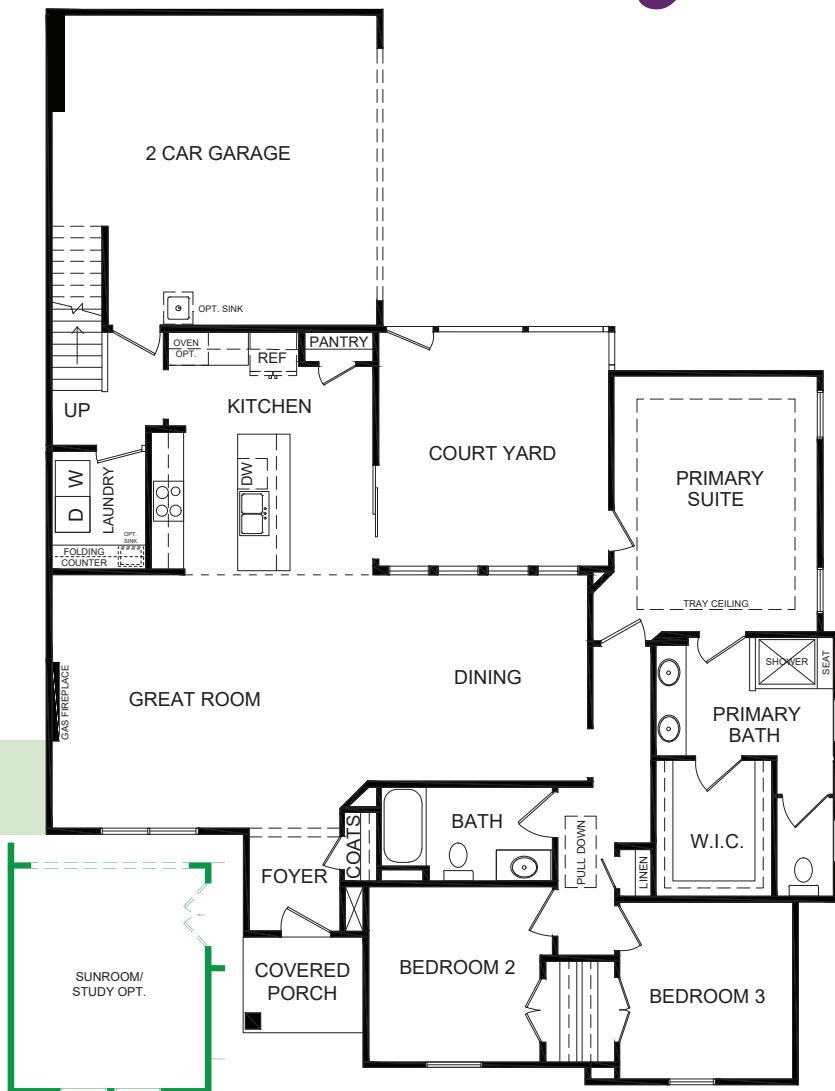
# THE VINEYARDS

AT

*Hallstead Reserve*

# The Tuscany

3/4 BR • 2/3 BA • 1,834 - 2,374 SF



**SECOND FLOOR PLAN  
ROOM OVER GARAGE**



**NAPOLITANO HOMES**  
-EST. 1977-

SALES CONSULTANT: KELLY MORAN

**757.240.8680**

[HALLSTEADRESERVE@NAPOLITANOHOMES.COM](mailto:HALLSTEADRESERVE@NAPOLITANOHOMES.COM)

*We Can't Wait*  
to Show You Your New Home!



**BERKSHIRE  
HATHAWAY**  
HomeServices

Towne  
Realty

757-481-8400

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.



# THE VINEYARDS

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

### INVITING EXTERIORS

- Concrete Slab Foundation
- Environmentally friendly panelized building structure
- Designer selected exterior Color Packages
- Low maintenance exterior with Royal Residential 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 in courtyard
- Front and rear weatherproof receptacles
- Farmhouse Style Insulated Garage Door with Garage Door Opener
- Professionally landscaped with shrub package and sodded common area
- Private courtyard with fence & lockable gate
- Termite treatment - Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox Cluster

### INSPIRING KITCHENS

- Spacious island with ample space for seating
- Convenient Pantry
- Custom designed maple kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves
- Under Cabinet Lighting
- Choice of level 1 granite countertops
- Double Bowl under mount stainless steel sink 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 double bowl adult height vanity, ceramic shower and floor, level 1 granite counter top & comfort height elongated toilet
- Easy clean fiberglass tub / shower in secondary bath(s)
- Adult height single vanity with cultured marble countertop and elongated commode in secondary baths.
- Delta/Peerless chrome plumbing fixtures.

### INTERIORS WITH PERSONALITY

- Floor plans designed with everyday living in mind
- Unfinished room over garage with rough in for bathroom and door at top of stairs
- Crown molding in foyer and primary suite (per plan)
- Spacious interiors with 9-10ft ceilings on first floor
- Choice of 3" hardwood flooring in the foyer or LVP
- 40" Linear Electric Fireplace in Great Room
- Choice of plush carpet with quality pad
- No-wax vinyl floor in kitchen, secondary baths and laundry
- Knockdown walls and ceilings (smooth in baths and kitchen)
- Choice of designer selected interior paint color packages
- Satin Stainless finish interior door hardware
- Designer selected light fixture packages in Your Choice of Brushed Matte Black finish
- Rocker Switches Throughout Home
- Custom designed closets and pantry ventilated shelving
- Fully hung, finished, and painted 2 car garage
- Laundry room with connections for full-size washer and dryer
- Pre-wired for ceiling fan in Great Room, Primary Bedroom and if included, Finished Room Over Garage
- Overhead Lights in Secondary Bedrooms
- Lighted walk-in closet in Primary Bedroom
- Floor outlet receptacle in Great Room
- Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets
- Advanced home structured wiring package includes: HDMI outlet in Great Room, 1 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

### ENERGY EFFICIENCY

- Energy efficient tankless gas hot water heater
- 14 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-38 blown insulation in flat ceilings
- R-13/R-15 batt insulation in exterior

### FABULOUS AMENITIES

- Exclusive club house with fitness center and pool
- 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