

LOMBARDY

FEATURES

1,642 - 2,168 SF

3-4 Bedrooms | 2-3 Baths | 2 Car Garage



Sales Consultant: Kelly Moran

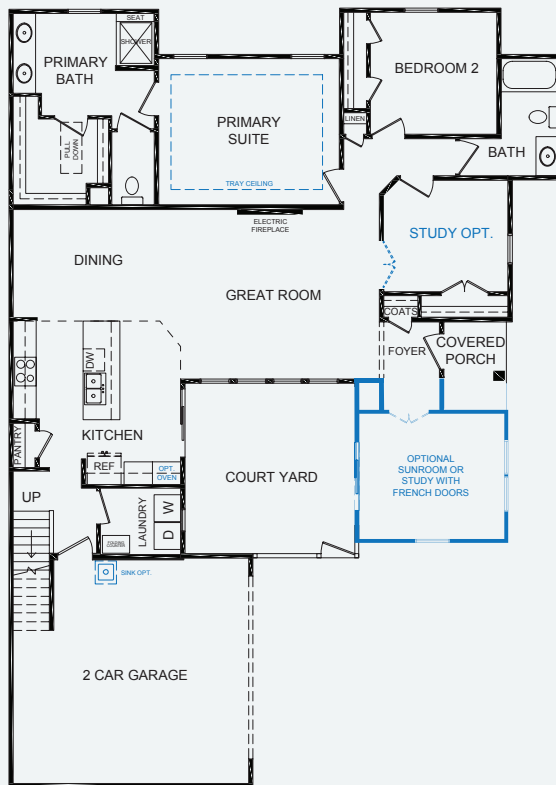
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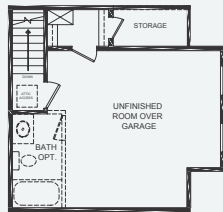
Discover the captivating **Lombardy**, a delightful blend of comfort, efficiency, and functionality. This home showcases an ingenious floorplan centered around a charming courtyard, flooding every corner with abundant natural light. The tall ceilings elevate the sense of space, ensuring a warm and inviting ambiance the moment you step inside.

► napolitanohomes.com/new-homes/suffolk/community/hallstead-reserve/

FIRST FLOOR



SECOND FLOOR



EXTERIOR



EXTERIOR



INTERIOR



THE VINEYARDS
Hallstead Reserve

**BERKSHIRE
HATHAWAY**
HOMESERVICES

RW TOWNE
REALTY

NAPOLITANO HOMES
• AN EASTWOOD HOMES COMPANY •



THE VINEYARDS AT HALLSTEAD RESERVE included features

THE PERSONAL TOUCH	<ul style="list-style-type: none"> • 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 Site Builder during the construction process and includes a Pre-Construction and Framing Conference (based on stage of construction) • Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home. 	
INVITING EXTERIORS	<ul style="list-style-type: none"> • Concrete Slab Foundation • 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 	INTERIORS WITH PERSONALITY
INSPIRING KITCHENS	<ul style="list-style-type: none"> • Spacious island with ample space for seating • Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer • Convenient Pantry • Custom-designed maple kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves • Under Cabinet Lighting • Choice of level 1 granite countertops • Recessed lighting in Kitchen • Ice Maker hookup in Kitchen • Stainless Steel appliances including smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal. 	ENERGY EFFICIENCY
BATHS	<ul style="list-style-type: none"> • 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 toilet in secondary baths. • Delta/Peerless chrome plumbing fixtures. 	AMENITIES
		COMMITMENT
	<ul style="list-style-type: none"> • 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 • Comfort height elongated toilet in hall bath • Choice of 3" hardwood or LVP in foyer • 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 Nickel or 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 and carbon monoxide detectors 	<ul style="list-style-type: none"> • Energy efficient tankless gas hot water heater • 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-49 insulation in flat ceilings • R-15 batt insulation in exterior walls
		<ul style="list-style-type: none"> • Exclusive clubhouse with fitness center, firepit and pool • Pickleball court • Dog park and Community walking trails • Mailbox Cluster
		<ul style="list-style-type: none"> • 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

All prices, 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 such as stone and brick may be shown and may vary by neighborhood. Please consult with your sales agent prior to writing an offer.