

# MONTENERO

TWO STORY TOWNHOME FEATURES

1,408 SF

3 Bedrooms | 2.5 Baths | 1 Car Garage



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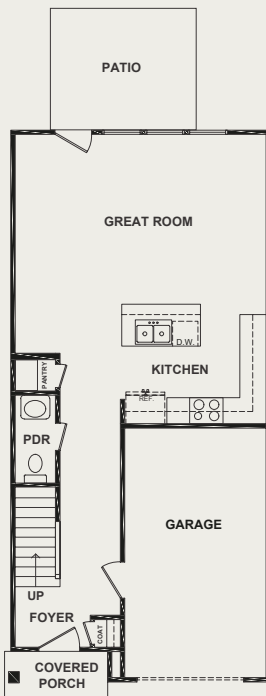
The Montenero's sweeping open concept design creates the perfect space to gather or simply relax. The great room is bathed in natural light with three large windows leading out to your own private outdoor living patio. Once in from the garage, the kitchen includes a generous island convenient for both cooking and entertainment. The upstairs primary suite has dual closets which includes a spacious walk in closet. The laundry area is well situated with the two secondary bedrooms which can be converted into one very sizeable secondary suite with a sitting area, walk in closet and bath.

EXTERIOR

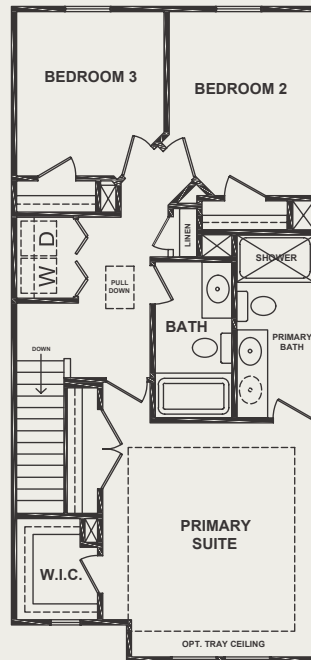


▶ [napolitanohomes.com/new-homes/suffolk/community/array/](http://napolitanohomes.com/new-homes/suffolk/community/array/)

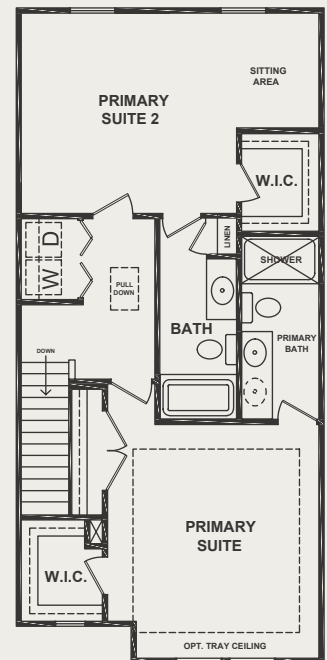
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR W/ DUAL PRIMARY SUITES



BERKSHIRE  
HATHAWAY  
HOMESERVICES

RW TOWNE  
REALTY

  
NAPOLITANO HOMES  
-EST 1977-



# INCLUDED FEATURES for the Montenero Model

THE PERSONAL TOUCH	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Our Personal Site Builder Program schedules meetings with your Personal Site Builder during the construction process and includes Pre-Construction and Framing Conference</li> <li>• Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home.</li> </ul>	
INVITING EXTERIORS	<ul style="list-style-type: none"> <li>• Picturesque street trees and planting throughout the community</li> <li>• Concrete Slab Foundation</li> <li>• Designer-selected exterior Color Packages</li> <li>• Low-maintenance exterior with premium vinyl siding and stone accents (per plan)</li> <li>• Metal Wrapped Cornice-Vinyl Soffits</li> <li>• 30-year Architectural roof shingles</li> <li>• Seamless aluminum gutters and downspouts (per plan)</li> <li>• Fiberglass front entry door</li> <li>• Decorative satin stainless handle set on front entry door</li> <li>• Security deadbolt on front and rear doors</li> <li>• Hose connection at garage</li> <li>• Two weatherproof receptacles (front door, garage and deck)</li> <li>• Insulated decorative raised panel metal garage doors with glass</li> <li>• Professionally landscaped with shrub package and sodded common area</li> <li>• Termite treatment - Bore Care System</li> <li>• Hurricane fasteners on each rafter</li> <li>• Underground utilities</li> <li>• Mailbox Cluster</li> </ul>	<ul style="list-style-type: none"> <li>• Floor plans designed with everyday living in mind</li> <li>• Spacious interiors with 8' ceilings on ground level and 9' on upper level.</li> <li>• LVP flooring in the foyer</li> <li>• Choice of plush carpet with quality pad</li> <li>• No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry</li> <li>• Custom textured walls and ceilings (except kitchen and baths)</li> <li>• Choice of designer-selected interior paint color packages</li> <li>• Choice of 3 raised panel door styles</li> <li>• Satin Stainless finish interior door hardware</li> <li>• Designer-selected light fixture packages in your choice of Brushed Nickel or Matte Black finish</li> <li>• Rocker switches throughout home</li> <li>• Custom-designed closets and pantry with ventilated shelving</li> <li>• Fully hung, finished, and painted 2-car garage walls &amp; ceiling</li> <li>• Pre-wired for garage door opener</li> <li>• Laundry with connections for full-size washer and dryer</li> <li>• Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms,</li> <li>• Primary Suite includes walk-in and secondary closets per plan</li> <li>• Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets</li> <li>• Dual internet feeds for additional providers</li> <li>• Advanced home structured wiring package includes HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan).</li> <li>• USB stacked outlet in Bedrooms and Kitchen</li> <li>• Direct-wire smoke detectors and carbon monoxide detector</li> <li>• Home automation module</li> </ul>
INSPIRING KITCHENS	<ul style="list-style-type: none"> <li>• Oversized island with ample space for seating</li> <li>• Spacious Pantry</li> <li>• Custom-designed birch Kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves and crown molding around Bump-up</li> <li>• Choice of level 1 granite countertops</li> <li>• Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer</li> <li>• Recessed lighting</li> <li>• Ice Maker hookup</li> <li>• Stainless Steel appliances including smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal</li> </ul>	<ul style="list-style-type: none"> <li>• Energy-efficient tankless gas hot water heater</li> <li>• Energy efficient gas heat and 15 Seer HVAC system</li> <li>• Digital programmable thermostat</li> <li>• Energy-efficient vinyl Low-E windows with tilt sash and screen</li> <li>• All windows, doors, and penetrations sealed and caulked</li> <li>• House wrap infiltration barrier</li> <li>• Fully weather-stripped insulated exterior doors</li> <li>• R-49 blown insulation in flat ceilings</li> <li>• R-15 batt insulation in exterior walls</li> <li>• Energy Sense Home</li> </ul>
BATHS	<ul style="list-style-type: none"> <li>• Luxurious Primary Bath with single bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top</li> <li>• Elongated toilets in all baths</li> <li>• Easy clean fiberglass tub / shower in secondary bath(s)</li> <li>• Adult height single vanity with cultured marble countertop in secondary baths</li> <li>• Delta chrome plumbing fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>• Community clubhouse with fitness center, pool and fire pit</li> <li>• Community playground</li> <li>• Community dog park</li> <li>• Community walking trails</li> <li>• Community pocket parks</li> </ul> <ul style="list-style-type: none"> <li>• Our Family Building Homes for Your Family since 1977</li> <li>• Nationally known 2-10 Home Buyer Warranty</li> <li>• Full In-House Warranty and Customer Service Department</li> <li>• 12 week Post-Closing Inspection</li> <li>• 11 Month Post-Closing Inspection</li> </ul>