

# PORTOFINO

TWO STORY TOWNHOME FEATURES

1,530 SF

3 Bedrooms | 2.5 Baths | 1 Car Garage



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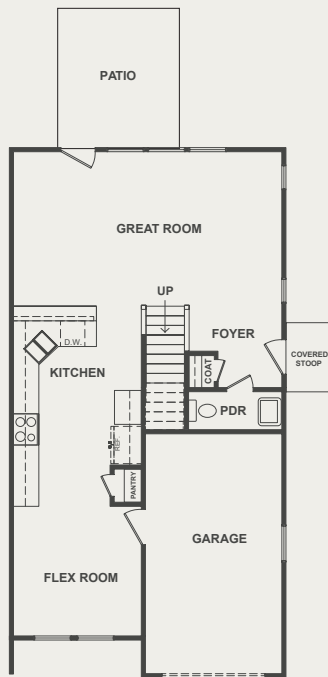
The **Portofino** offers a well-designed, flowing living space. This end-unit model has a side entrance leading to a spacious great room and a large kitchen with ample counter space. There's also a flex room with plenty of natural light, suitable for a breakfast area or home office. The primary suite is impressive, with a spa-like bath and two roomy closets. Upstairs, there's a laundry room, and the two secondary bedrooms can be transformed into a comfortable secondary suite with a sitting area, its own walk-in closet, and bath. A spacious garage and a private patio complete this unique home.

EXTERIOR



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

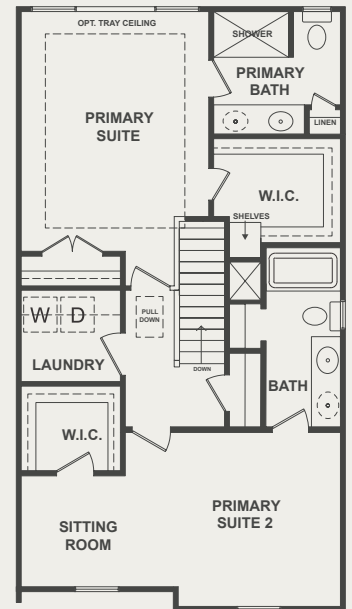
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR W/ DUAL PRIMARY SUITES



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

  
**NAPOLITANO HOMES**  
-EST 1977-



# INCLUDED FEATURES for the Portofino 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>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">INTERIORS WITH PERSONALITY</p> <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>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">ENERGY EFFICIENCY</p> <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>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">AMENITIES</p> <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> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">COMMITMENT</p> <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>