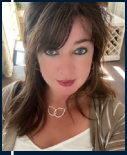


VENETO

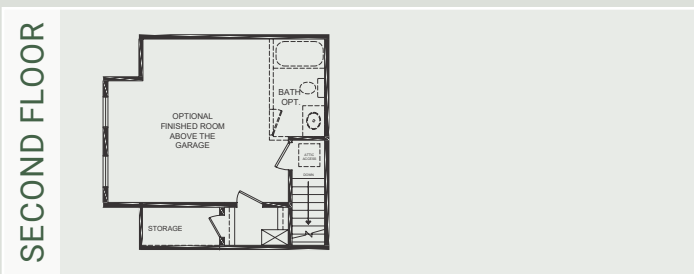
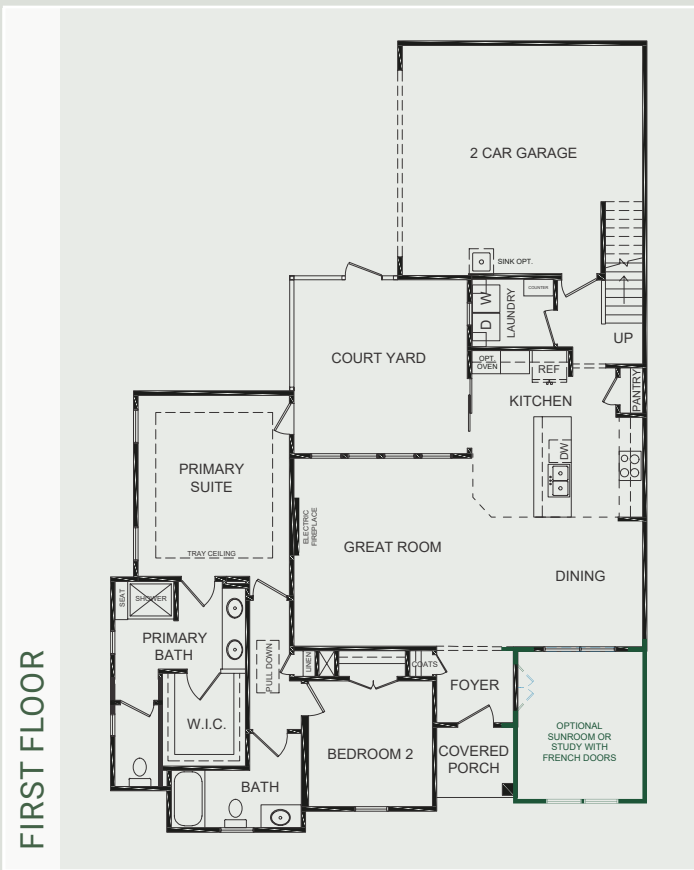
FEATURES
2026 SF
3 Bedrooms | 3 Baths | 2 Car Garage



Sales Consultant: Diana Jordan
757-992-8809
vineyardsbcq@napolitanohomes.com

Airy. Impeccably Planned. **The Veneto** embraces the beauty of soaring ceilings in its dining and great rooms, skillfully harnessing natural light that gracefully permeates its open-concept layout. Seamlessly flowing from one living space to another, this home offers panoramic views that enhance its sense of boundless space, making the Veneto a marvelously roomy home.

▶ napolitanohomes.com/new-homes/suffolk/community/the-vineyards-at-bennetts-creek-quarters/



THE VINEYARDS AT BENNETT'S CREEK QUARTERS 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 designed and maintained landscape • Private courtyard with fence & lockable gate • Termite treatment - Bore Care System • Hurricane fasteners on each rafter • Underground utilities 	<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 • Choice of 3" hardwood or LVP in foyer • 40" linear electric fireplace in the great room • Choice of plush carpet with quality pad- great room, dining room, hallway, bedrooms and stairwell. • 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 oil rubbed bronze 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
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 with wired shelving • 42" cabinets with undermount cabinet lighting • Choice of level 1 granite countertops • Recessed lighting • Ice maker hookup • Stainless steel appliances including smooth top electric range, built-in microwave vented outside, dishwasher, and disposal 	<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 blown insulation in flat ceilings • R-13-15 batt insulation in exterior walls
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. 	<ul style="list-style-type: none"> • Exclusive Chateau with indoor seating, outdoor covered patio and firepit with water view • Community clubhouse with fitness center and pool • Community dog parks and walking trails • Mailbox cluster and parcel pending lockers
		<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 and 11 month post-closing inspection