

# LOMBARDY

FEATURES

2,168 SF

4 Bedrooms | 3 Baths | 2 Car Garage



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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/the-vineyards-at-bennetts-creek-quarters/](http://napolitanohomes.com/new-homes/suffolk/community/the-vineyards-at-bennetts-creek-quarters/)



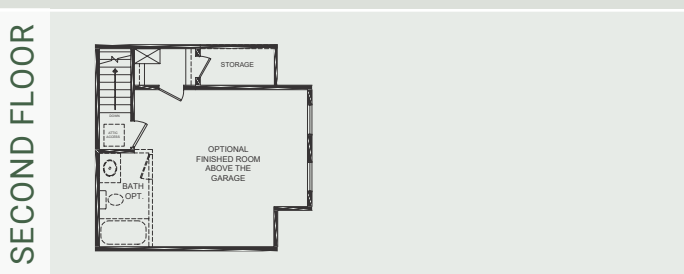
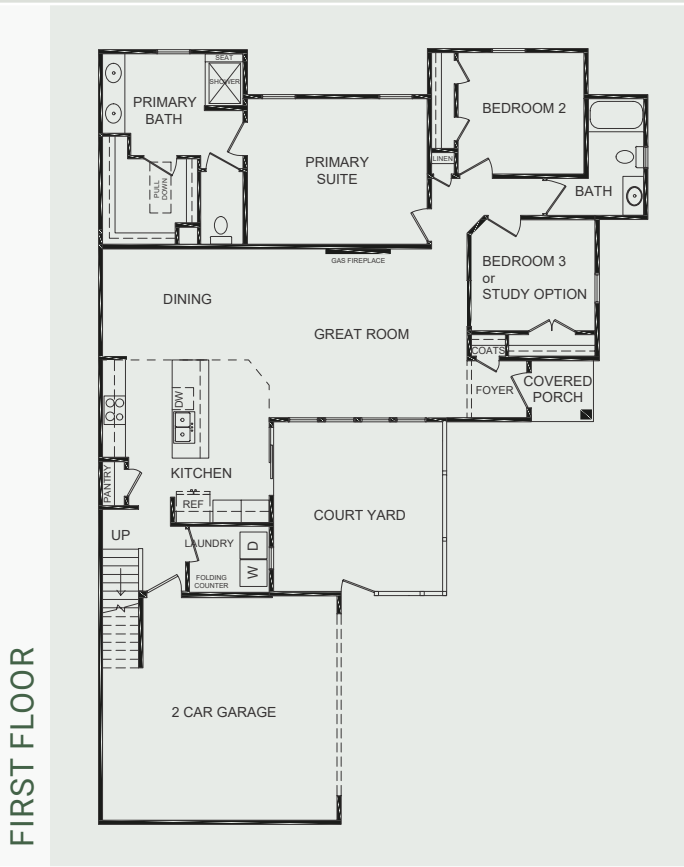
EXTERIOR



INTERIOR



INTERIOR



THE  VINEYARDS™  
AT  
Bennett's Creek Quarter



NAPOLITANO HOMES  
-EST 1977-



# THE VINEYARDS AT BENNETT'S CREEK QUARTERS included features

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 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)</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>• Concrete slab foundation</li> <li>• Designer-selected exterior color packages</li> <li>• Low maintenance exterior with Royal Residential 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 in courtyard</li> <li>• Front and rear weatherproof receptacles</li> <li>• Farmhouse style insulated garage door with garage door opener</li> <li>• Professionally designed and maintained landscape</li> <li>• Private courtyard with fence &amp; lockable gate</li> <li>• Termite treatment - Bore Care System</li> <li>• Hurricane fasteners on each rafter</li> <li>• Underground utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Floor plans designed with everyday living in mind</li> <li>• Unfinished room over garage with rough in for bathroom and door at top of stairs</li> <li>• Crown molding in foyer and primary suite (per plan)</li> <li>• Spacious interiors with 9-10ft ceilings on first floor</li> <li>• Choice of 3" hardwood or LVP in foyer</li> <li>• 40" linear electric fireplace in the great room</li> <li>• Choice of plush carpet with quality pad- great room, dining room, hallway, bedrooms and stairwell.</li> <li>• No-wax vinyl floor in kitchen, secondary baths and laundry</li> <li>• Knockdown walls and ceilings (smooth in baths and kitchen)</li> <li>• Choice of designer selected interior paint color packages</li> <li>• Satin Stainless finish interior door hardware</li> <li>• Designer selected light fixture packages in your choice of brushed nickel or oil rubbed bronze finish</li> <li>• Rocker switches throughout home</li> <li>• Custom designed closets and pantry ventilated shelving</li> <li>• Fully hung, finished, and painted 2 car garage</li> <li>• Laundry room with connections for full-size washer and dryer</li> <li>• Pre-wired for ceiling fan in great room, primary bedroom and if included, finished room over garage</li> <li>• Overhead lights in secondary bedrooms</li> <li>• Lighted walk- in closet in primary bedroom</li> <li>• Floor outlet receptacle in great room</li> <li>• Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets</li> <li>• Advanced home structured wiring package includes: HDMI outlet in great room, 1 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 and carbon monoxide detectors</li> </ul>
INSPIRING KITCHENS	<ul style="list-style-type: none"> <li>• Spacious island with ample space for seating</li> <li>• Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer</li> <li>• Convenient pantry with wired shelving</li> <li>• 42" cabinets with undermount cabinet lighting</li> <li>• Choice of level 1 granite countertops</li> <li>• Recessed lighting</li> <li>• Ice maker hookup</li> <li>• Stainless steel appliances including smooth top electric range, built-in microwave vented outside, dishwasher, and disposal</li> </ul>	<ul style="list-style-type: none"> <li>• Energy efficient tankless gas hot water heater</li> <li>• 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-13-15 batt insulation in exterior walls</li> </ul>
BATHS	<ul style="list-style-type: none"> <li>• Luxurious primary bath with double bowl adult height vanity, ceramic shower and floor, level 1 granite counter top &amp; comfort height elongated toilet</li> <li>• Easy clean fiberglass tub / shower in secondary bath(s)</li> <li>• Adult height single vanity with cultured marble countertop and elongated toilet in secondary baths.</li> <li>• Delta/Peerless chrome plumbing fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>• Exclusive Chateau with indoor seating, outdoor covered patio and firepit with water view</li> <li>• Community clubhouse with fitness center and pool</li> <li>• Community dog parks and walking trails</li> <li>• Mailbox cluster and parcel pending lockers</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 and 11 month post-closing inspection</li> </ul>