

# SPINNAKER II

FEATURES

2,176 -2,326 SF

3-5 Bedrooms | 2.5 - 3 Baths | 2 Car Garage



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**THE SPINNAKER II** floor plan is the most versatile option in the Vistas community. Featuring a primary bedroom with a full bath on the first floor, this home is perfect for families needing convenient first-floor living for one member while offering ample second-floor space for others. With 3-5 bedrooms, 2.5-3 bathrooms, and a 2-car garage, this home provides plenty of storage and flexibility to suit your family's needs.

NOUVEAU | STANDARD PORCH

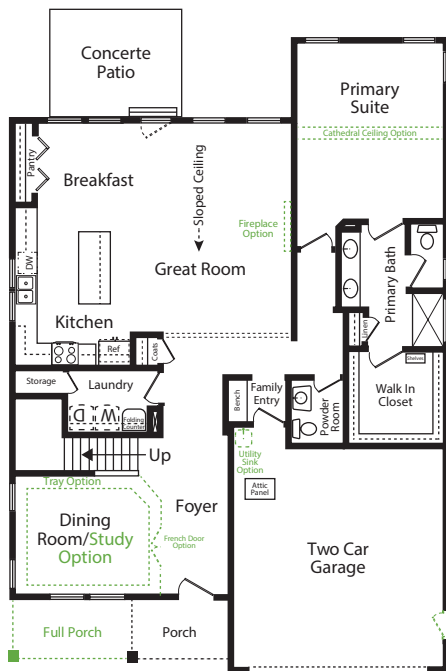


REGAL | STANDARD PORCH

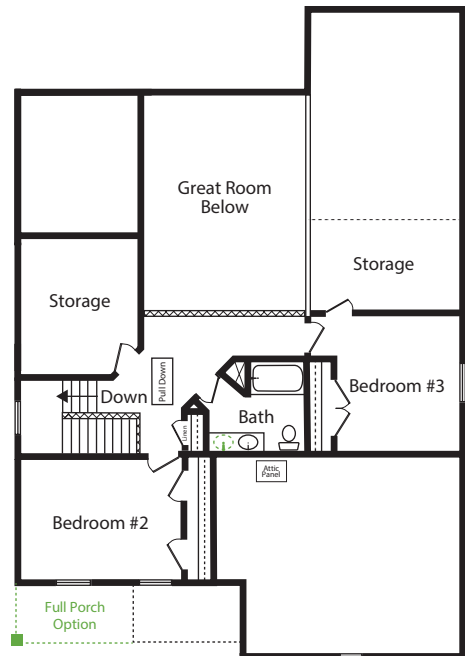


▶ [napolitanohomes.com/new-homes/suffolk/community/the-vistas/](http://napolitanohomes.com/new-homes/suffolk/community/the-vistas/)

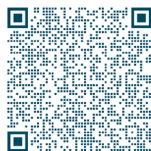
FIRST FLOOR



SECOND FLOOR



Green Dotted Lines and Text = Options with Additional Cost



*theVistas*  
at Bennett's Creek Quarter

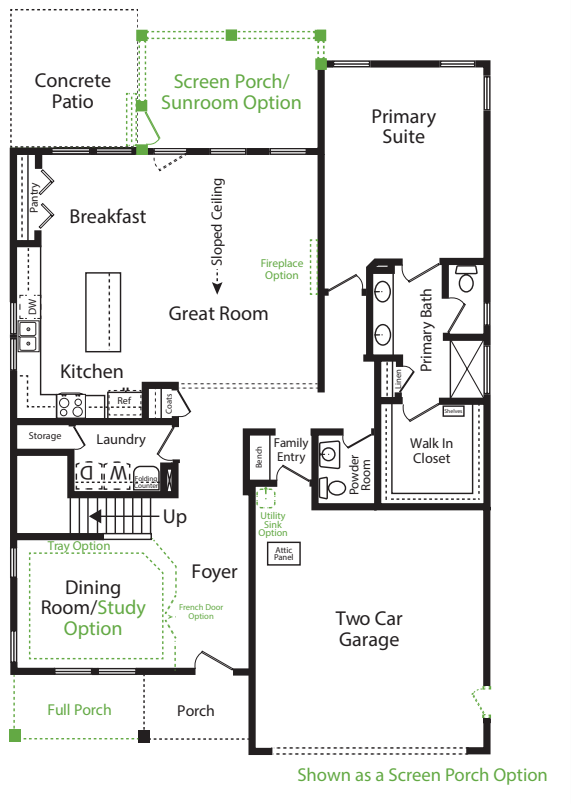
  
**NAPOLITANO HOMES**  
-EST 1977-



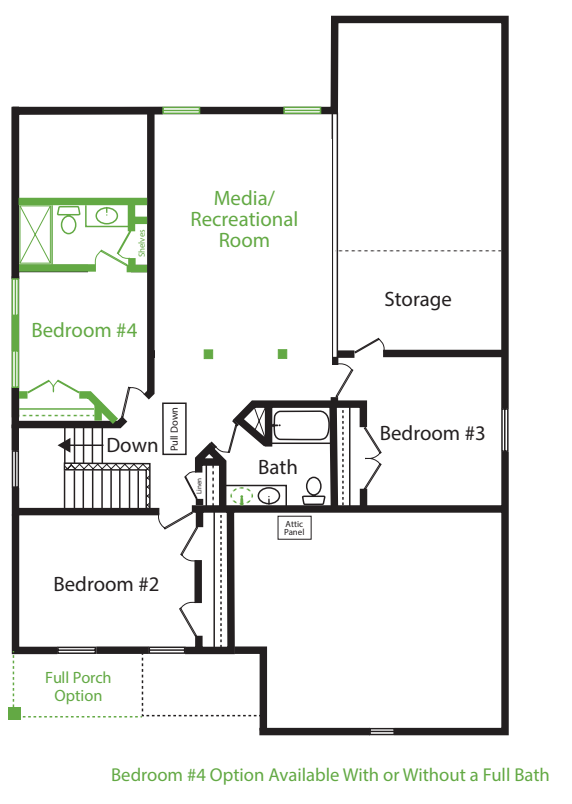
**Make the Spinnaker II floor plan your own by personalizing it with one or more of these available**

**options:** Full Front Porch; Sunroom; Screen Porch; Fireplace; Tray Ceiling in the Dining Room; French Doors for Dining Room/Study; Utility Sink in the Garage; Garage Side Door; Cathedral Ceiling in the Primary Bedroom; Media/Recreational Room; Bedroom #4 with Full Bath; Bedroom #5 with Full Bath.

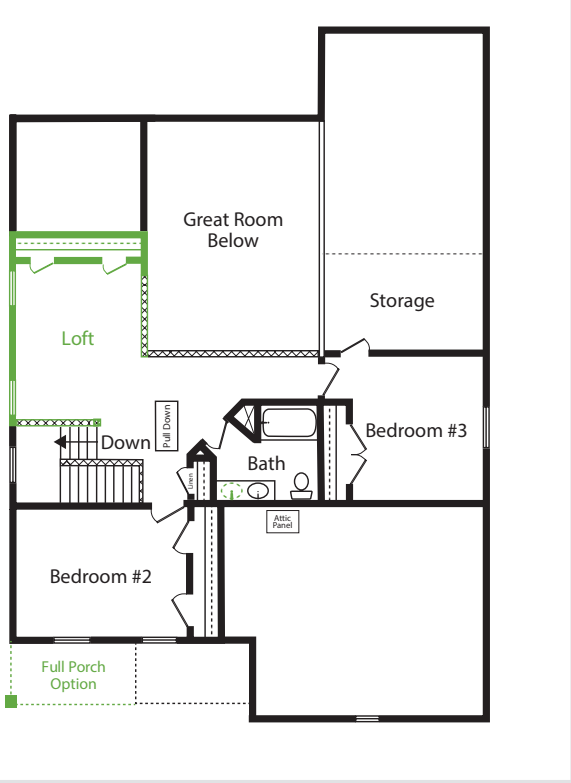
FIRST FLOOR | SCREEN PORCH / SUNROOM OPTION



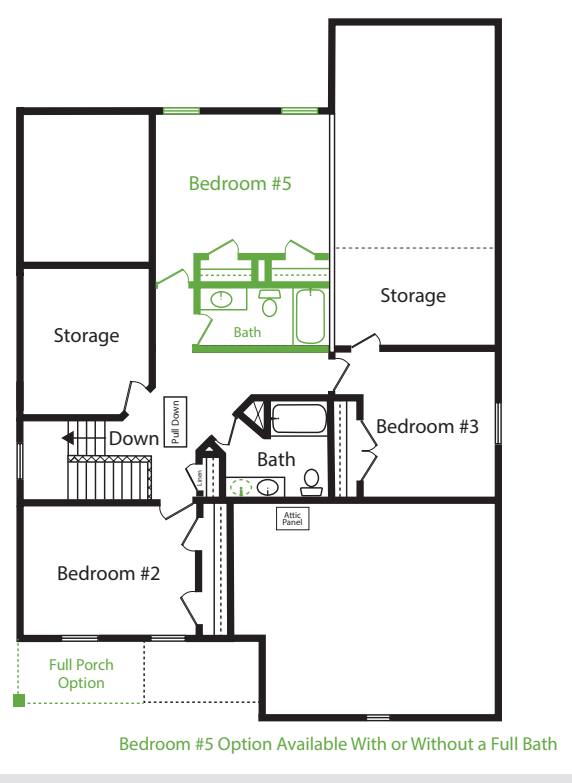
SECOND FLOOR | BEDROOM #4, FULL BATH & MEDIA / RECREATIONAL ROOM



SECOND FLOOR | LOFT



SECOND FLOOR | BEDROOM #5 & FULL BATH



# The Vistas at Bennett's Creek Quarter INCLUDED FEATURES

OUR TOUCHES	<ul style="list-style-type: none"> <li>Personalization: Choose upgrades and options to personalize your home and lifestyle</li> <li>Home Buyer Seminar: Ensure smooth home buying experience</li> <li>Personal site builder meetings: Pre-construction and framing conferences</li> <li>Buyer Orientation: On closing day, you'll meet your personal site builder for a comprehensive walkthrough of your new home.</li> </ul>
AMENITIES	<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 trails</li> <li>Community pocket parks</li> </ul>
INVITING EXTERIORS	<ul style="list-style-type: none"> <li>Picturesque street trees and community planting</li> <li>Concrete slab foundation</li> <li>Designer-selected exterior color packages</li> <li>Low-maintenance exterior: Premium Royal Residential D4.5 vinyl siding and stone accents</li> <li>Metal wrapped cornice and vinyl soffits</li> <li>30-year architectural roof shingles</li> <li>Seamless aluminum gutters and downspouts</li> <li>Fiberglass front entry door with satin stainless hardware finish</li> <li>Security deadbolt on front and rear doors</li> <li>Front and rear hose connections</li> <li>Two weatherproof receptacles (front and rear)</li> <li>Insulated decorative raised panel metal garage doors with glass</li> <li>Professionally landscaped lawn with nursery tree, shrub package, and sodded front &amp; side yard</li> <li>Termite treatment: Bore Care System</li> <li>Hurricane fasteners on each rafter</li> <li>Underground utilities</li> <li>Mailbox cluster</li> </ul>
KITCHENS	<ul style="list-style-type: none"> <li>Eat-in kitchen with island for extra seating</li> <li>Spacious pantry</li> <li>Custom-designed birch cabinets in a choice of finish with 42" wall cabinets and adjustable shelves with crown molding around bump-up over the range</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>Pendant lights over island with additional recessed lighting</li> <li>Ice maker hookup</li> <li>Stainless steel GE appliances: smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal</li> </ul>
BATHS	<ul style="list-style-type: none"> <li>Luxurious primary bath: Double bowl adult height vanity, fiberglass shower, LVT flooring, granite countertop, and adult height elongated toilet</li> <li>Elongated toilets in secondary baths</li> <li>Easy-clean fiberglass tub/shower in secondary bath(s)</li> <li>Adult height single vanity with granite countertop in secondary baths</li> <li>Delta chrome plumbing fixtures</li> </ul>

INTERIORS WITH PERSONALITY	<ul style="list-style-type: none"> <li>Floor plans designed for everyday living</li> <li>Spacious interiors: 9' ceilings on first floor</li> <li>LVP flooring in foyer</li> <li>Choice of plush carpet</li> <li>No-wax vinyl floor in secondary bathrooms, kitchen, and laundry</li> <li>Custom textured walls and ceilings (excluding kitchen and baths)</li> <li>Family entry with built-in bench and cubby (per plan)</li> <li>Choice of designer-selected interior paint color packages</li> <li>Choice of 3 raised panel door styles</li> <li>Satin stainless finish door hardware</li> <li>Designer-selected light fixture packages in brushed nickel or matte black</li> <li>Rocker switches throughout home</li> <li>Custom-designed closets and pantry with ventilated shelving</li> <li>Fully finished 2-car garage with pre-wired opener</li> <li>Copper wiring through out</li> <li>Laundry with full-size washer and dryer connections</li> <li>Pre-wired for ceiling fans in the family room, primary bedroom, loft, first floor study and first floor bedrooms (per plan)</li> <li>Primary Suite includes walk-in closet</li> <li>Ground fault interrupter circuits in kitchen, bathrooms, garage, and exterior outlets</li> <li>Dual internet feeds</li> <li>Advanced home structured wiring package includes: One large sized structural wiring cabinet (video,telco, &amp; Cat=5); One HDMI outlet with advanced outlet in family room; Three cable/data outlets in the primary bedroom and two buyers choice</li> <li>USB/USB-C stacked outlet in bedrooms and kitchen</li> <li>Direct-wire smoke detectors and carbon monoxide detector</li> <li>Home automation module</li> <li>Pull-down attic stairway (per plan)</li> </ul>
ENERGY EFFICIENCY	<ul style="list-style-type: none"> <li>LP Techshield Roof Sheathing</li> <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>Sealed and caulked windows, doors, and exterior penetrations</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>
OUR COMMITMENT	<ul style="list-style-type: none"> <li>Our family has been building homes 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>