

# MONDOVI II

## FEATURES

1,825 -1,965 SF

3-4 Bedrooms | 2.5 Baths | 2 Car Garage



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**THE MONDOVI II** makes an excellent first impression by creating a bright and spacious feel upon entering the home from either the front door or the family entry via the garage. Upstairs, whether utilizing the standard loft or converting it to a fourth bedroom, this home is designed to grow with you over time with its efficient use of living space.

NOUVEAU | STANDARD PORCH

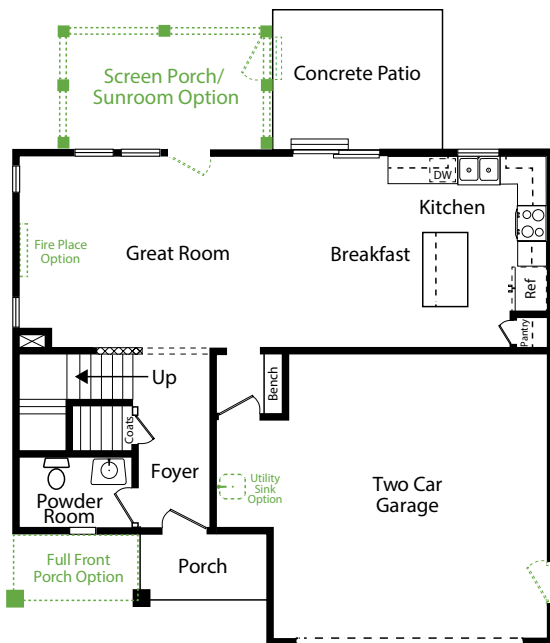


REGAL | STANDARD PORCH

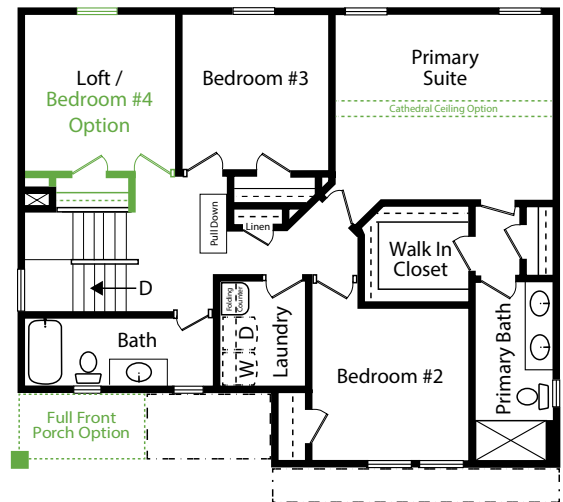


► [napolitanohomes.com/new-homes/suffolk/community/the-vistas/](http://napolitanohomes.com/new-homes/suffolk/community/the-vistas/)

FIRST FLOOR



SECOND FLOOR



Green Dotted Lines and Text = Options with Additional Cost



*theVistas*  
at Bennett's Creek Quarter

  
**NAPOLITANO HOMES**  
• AN EASTWOOD HOMES COMPANY •



# 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 fitness park</li> <li>Community dog park</li> <li>Community sidewalks</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>Concrete 10 X 12 patio (per plan)</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 &amp; pantry</li> <li>Custom-designed birch cabinets in choice of stained finish with 42" wall cabinets, adjustable shelves and soft close doors 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 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 with chrome trimed clear doors, LVT flooring, granite countertop, and comfort 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>"Knock down" textured walls and ceilings (excluding kitchen and bath walls)</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 and folding shelf (per plan)</li> <li>Pre-wired for ceiling fans in the family room, primary bedroom, loft, first floor study and secondary bedrooms (per plan)</li> <li>Primary Suite includes walk-in closet with ventilated shelving</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, bedroom 2 and bedroom 3.</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 screens</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>R49 Insulation in the Attic, R-15 Insulation in Exterior Walls, R19 Insulation in 2 X 6 walls and R19 Insulation in Floor of Living Space over Garage</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>