

# MILAN II

2-3 Bedrooms • 2-3 Bathrooms • 1,520-2,026 Sq. Ft. • 2 Car Garage



**NAPOLITANO HOMES**

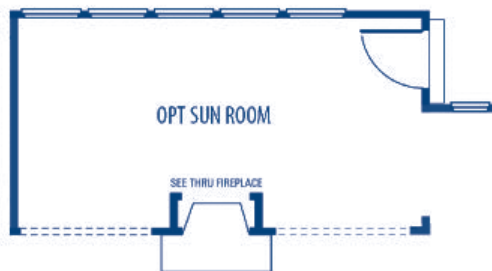
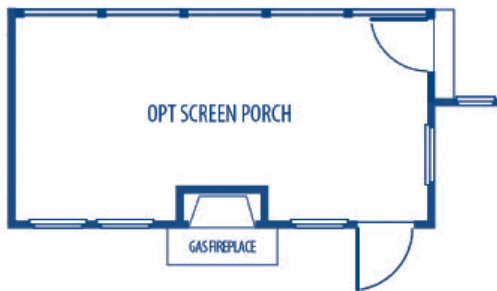
• AN EASTWOOD HOMES COMPANY •

# MILAN II

## FIRST FLOOR

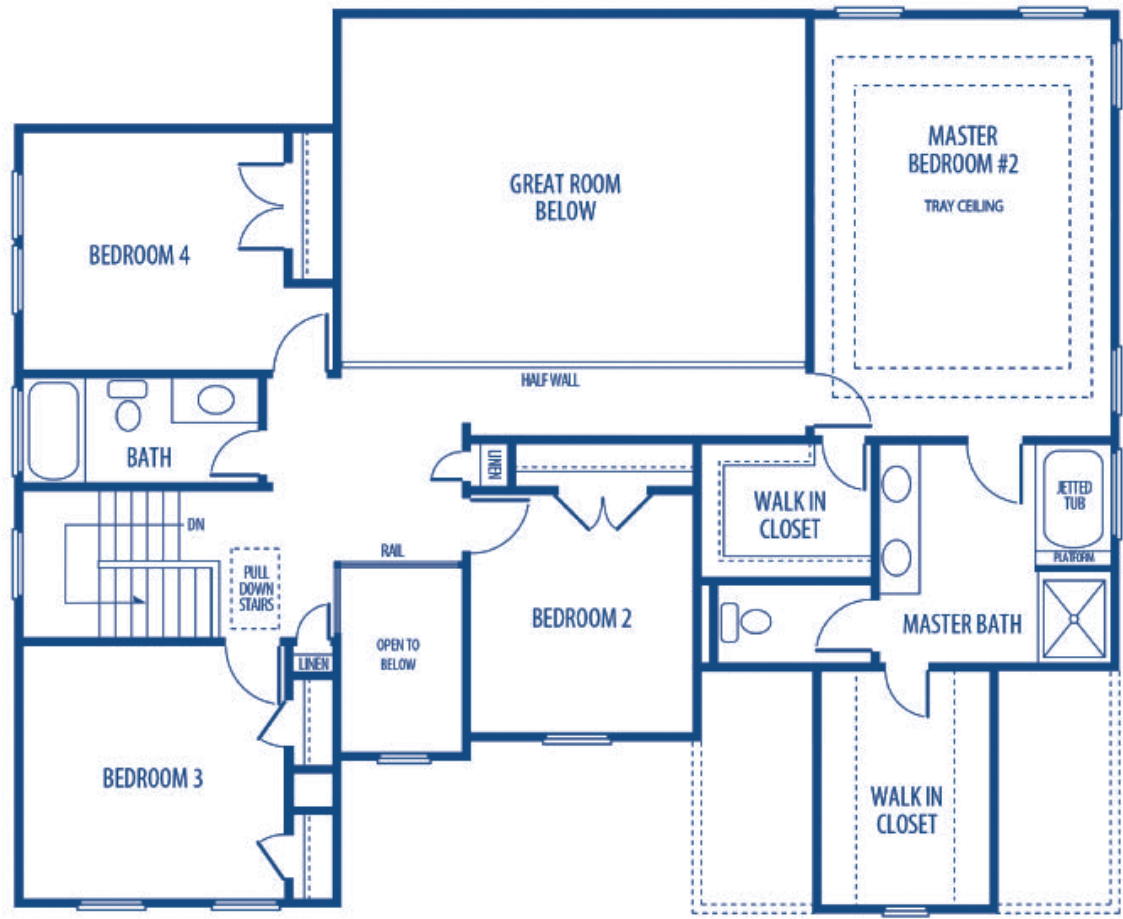


10/20/2021 11:00 AM



SECOND FLOOR

---



\* All floorplans are based on the Traditional Elevation

# The Estates at Nansemond River 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>	INTERIORS WITH PERSONALITY	<ul style="list-style-type: none"><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, laundry and family entry</li><li>• Direct-vent gas fireplace in family room with mantel and beautiful slate surround</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; cable/data outlets in the primary bedroom, and all secondary bedrooms</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>	
INVITING EXTERIORS	<ul style="list-style-type: none"><li>• Picturesque street trees and community planting</li><li>• Raised concrete slab foundation w/ brick skirt</li><li>• Designer-selected exterior color packages</li><li>• Low-maintenance exterior: Premium James Hardie Cement Siding</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 yard</li><li>• Termite treatment: Bore Care System</li><li>• Hurricane fasteners on each rafter</li><li>• Underground utilities</li><li>• Mailbox cluster</li><li>• Community sidewalks</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>
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 or quartz countertops</li><li>• Choice of 3 under-mount stainless steel sinks with single-handle pull-down stainless 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>		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>
BATHS	<ul style="list-style-type: none"><li>• Luxurious primary bath: Double bowl adult height vanity, full ceramic tile shower with brushed nickel trimed clear doors, ceramic tile flooring, level 1 granite or quartz 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 level 1 granite or quartz countertop in secondary baths</li><li>• Moen stainless plumbing fixtures</li></ul>			

All prices, plans, elevations, features, specifications, and materials are subject to change without notice or obligation. Illustrations and floor plans are artist's renderings, not architectural blueprints. Options and extra-cost upgrades such as stone and brick may be shown and may vary by neighborhood. Please consult with your sales agent prior to writing an offer.