

The Estates at Nansemond River INCLUDED FEATURES

OUR TOUCHES	• Personalization: Choose upgrades and options to personalize your home and lifestyle • Home Buyer Seminar: Ensure smooth home buying experience • Personal site builder meetings: Pre-construction and framing conferences • Buyer Orientation: On closing day, you'll meet your personal site builder for a comprehensive walkthrough of your new home.
INVITING EXTERIORS	• Picturesque street trees and community planting • Raised concrete slab foundation w/ brick skirt • Designer-selected exterior color packages • Low-maintenance exterior: Premium James Hardie Cement Siding • Concrete 10 X 12 patio (per plan) • Metal wrapped cornice and vinyl soffits • 30-year architectural roof shingles • Seamless aluminum gutters and downspouts • Fiberglass front entry door with satin stainless hardware finish • Security deadbolt on front and rear doors • Front and rear hose connections • Two weatherproof receptacles (front and rear) • Insulated decorative raised panel metal garage doors with glass • Professionally landscaped lawn with nursery tree, shrub package, and sodded front yard • Termite treatment: Bore Care System • Hurricane fasteners on each rafter • Underground utilities • Mailbox cluster • Community sidewalks
KITCHENS	• Eat-in kitchen with island for extra seating & pantry • 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 • Choice of level 1 granite or quartz countertops • Choice of 3 under-mount stainless steel sinks with single-handle pull-down stainless faucet sprayer • Pendant lights over island with additional recessed lighting • Ice maker hookup • Stainless steel GE appliances: smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal
BATHS	• Luxurious primary bath: Double bowl adult height vanity, full ceramic tile shower with brushed nickel trimmed clear doors, ceramic tile flooring, level 1 granite or quartz countertop, and comfort height elongated toilet • Elongated toilets in secondary baths • Easy-clean fiberglass tub/shower in secondary bath(s) • Adult height single vanity with level 1 granite or quartz countertop in secondary baths • Moen stainless plumbing fixtures
INTERIORS WITH PERSONALITY	• Spacious interiors: 9' ceilings on first floor • LVP flooring in foyer • Choice of plush carpet • No-wax vinyl floor in secondary bathrooms, kitchen, laundry and family entry • Direct-vent gas fireplace in family room with mantel and beautiful slate surround • "Knock down" textured walls and ceilings (excluding kitchen and bath walls) • Family entry with built-in bench and cubby (per plan) • Choice of designer-selected interior paint color packages • Choice of 3 raised panel door styles • Satin stainless finish door hardware • Designer-selected light fixture packages in brushed nickel or matte black • Rocker switches throughout home • Custom-designed closets and pantry with ventilated shelving • Fully finished 2-car garage with pre-wired opener • Copper wiring through out • Laundry with full-size washer and dryer connections and folding shelf (per plan) • Pre-wired for ceiling fans in the family room, primary bedroom, loft, first floor study and secondary bedrooms (per plan) • Primary Suite includes walk-in closet with ventilated shelving • Ground fault interrupter circuits in kitchen, bathrooms, garage, and exterior outlets • Dual internet feeds • Advanced home structured wiring package includes: One large sized structural wiring cabinet (video,telco, & Cat=5); One HDMI outlet with advanced outlet in family room; cable/data outlets in the primary bedroom, and all secondary bedrooms • USB/USB-C stacked outlet in bedrooms and kitchen • Direct-wire smoke detectors and carbon monoxide detector • Home automation module • Pull-down attic stairway (per plan)
ENERGY EFFICIENCY	• LP Techshield Roof Sheathing • Energy-efficient tankless gas hot water heater • Energy-efficient gas heat and 15 SEER HVAC system • Digital programmable thermostat • Energy-efficient vinyl Low-E windows with tilt sash and screens • Sealed and caulked windows, doors, and exterior penetrations • House wrap infiltration barrier • Fully weather-stripped insulated exterior doors • 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 • Energy Sense Home
OUR COMMITMENT	• Our family has been building homes since 1977 • Nationally known 2-10 Home Buyer Warranty • Full in-house warranty and customer service department • 12-week post-closing inspection • 11-month post-closing inspection

CAPRI II

4-6 Bedrooms • 3.5-4.5 Bathrooms • 3,164-3,500 Sq. Ft. • 2 Car Garage



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.

FIRST FLOOR



A diagram illustrating the layout of a fireplace and its connection to an outdoor area. On the left, a black rectangular structure represents the fireplace, with a white trapezoidal opening labeled "GAS FIREPLACE". To the right of the fireplace is a large white rectangular area labeled "CONCRETE PATIO". Further to the right is a white rectangular area labeled "SCREEN PORCH". A blue line, representing a gas line, runs horizontally from the fireplace area, through the concrete patio, and into the screen porch. The line is labeled "GAS LINE" in the bottom right corner. The diagram shows the fireplace, concrete patio, and screen porch connected by a gas line.

The floor plan for the second floor includes the following rooms and features:

- BEDROOM #3**: Located in the top left corner.
- BEDROOM #2**: Located in the bottom left corner.
- BEDROOM #4**: Located in the bottom right corner.
- PRIMARY SUITE**: Located in the top right corner, featuring a **CATHEDRAL CEILING**.
- LAUNDRY**: Located between Bedroom #3 and the Primary Bath, containing a **FOLDING COUNTER**, **W** (washer), and **D** (dryer).
- PRIMARY BATH**: Located between the Laundry and the Primary Suite, featuring a **TILE BENCH** and a bathtub.
- BATH**: Located between Bedroom #2 and the Primary Bath.
- REC ROOM**: A large central room with a fireplace on the left wall.
- WALK-IN CLOSET**: Two closets, one in the Primary Suite and one in the Rec Room.
- STORAGE**: Located in the bottom right corner.
- Other Features**: A **WALK-IN CLOSET** near Bedroom #3, a **WALK-IN CLOSET** near Bedroom #4, a **SHelves** area near the Primary Bath, a **1/2 WALL** near Bedroom #2, a **DOWN** staircase, and a **HALF DOOR** near Bedroom #4.

All floorplans are based on the Traditional Elevation • Items shown in blue are optional upgrades available for an additional fee.