

# VENOSA II

## FEATURES

2,278 - 2,422 SF

4-5 Bedrooms | 2.5 Baths | 2 Car Garage



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**THE VENOSA II**'s open floor plan and large square footage make this home feel welcoming and elegant yet at the same time both smart and functional. If you choose, the dining room can be converted into a study with French doors without sacrificing the roomy feel of the foyer and great room. The upstairs has a spacious landing with a loft which it too can be converted into a fifth bedroom. This home is perfect for any growing family, a home office and even for entertaining!

NOUVEAU | STANDARD PORCH

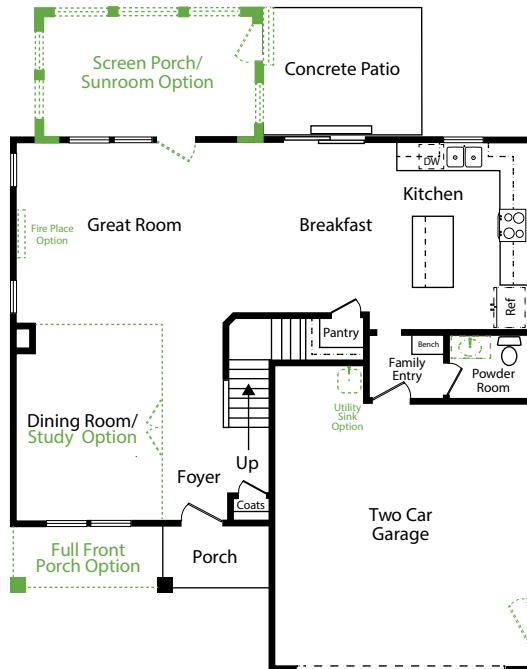


REGAL | STANDARD PORCH

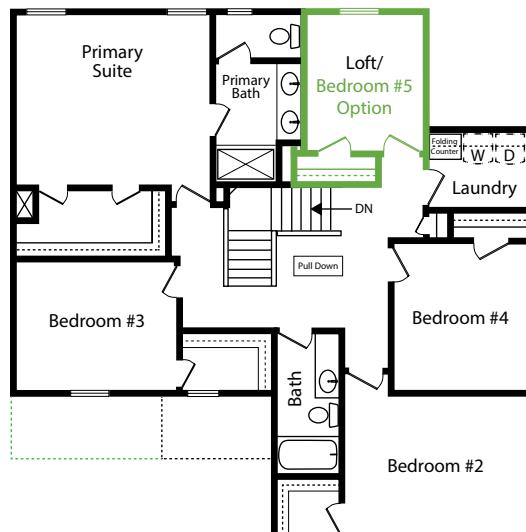


► [napolitanohomes.com/new-homes/suffolk/community/the-vistas/](http://napolitanohomes.com/new-homes/suffolk/community/the-vistas/)

FIRST FLOOR



SECOND FLOOR



The loft option features two windows but does not include a closet.

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 trimmed 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-striped 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>