# Build Your Custom Dream Home at Grassfield Meadows

*Featured Model ~ Sylvan*

*4-6 Bedrooms/3.5 Baths*
*2818-3600 Sq. Ft. on 1 Acre Lots*
*High $400s and Up*
(Sylvan Coastal Elevation Shown at Left)


Call Liz Livernois or Barbara Terranova 757.384.0858
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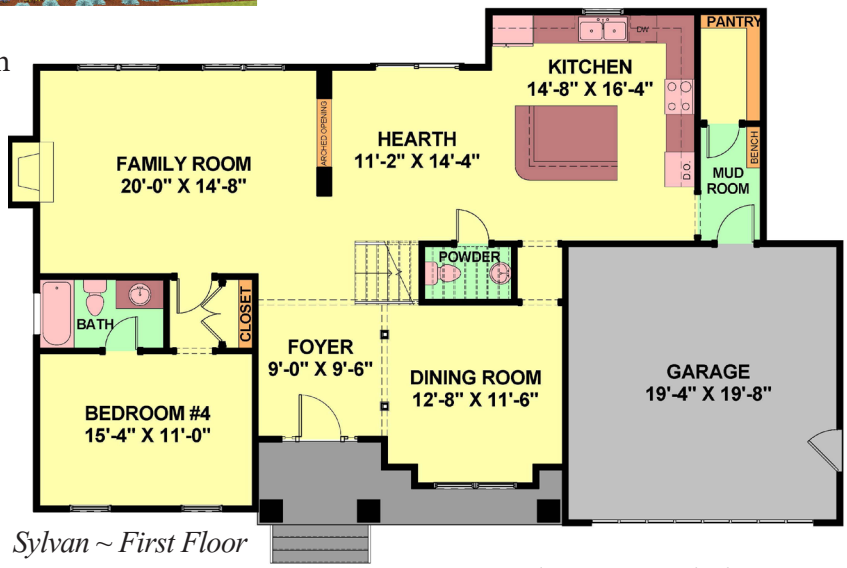
- Most plans have either a first floor master bedroom or first floor bedroom/home office.
- Large kitchen with custom cabinets and center island, granite countertops, hardwood flooring
- Master bath has ceramic tile shower/glass enclosure, separate soaking tub
- 9' ceilings on first floor with crown molding and rounded corner finish
- Energy-saving standard features: 2-zone 14 SEER Heat Pump system with professionally sealed ductwork, insulated Low-E Windows
- 2/10 Home Warranty in addition to one-year building warranty
- Allura fibre cement siding and trim
- Fully sodded and landscaped front yard, seamless gutters and downspouts
- Screened-in porch

**Offer applies to options not yet chosen or installed by builder. Valid when using builder's preferred lender. Call for details.*




*Sylvan ~ First Floor*

*Sylvan ~ Second Floor*

The Estates at Grassfield Meadows

*Standard Features on back/page 2.*

# STANDARD FEATURES

## Exterior

- Crawl space foundation with full brick skirt
- Allura™ Fibre Cement Siding and Trim
- 30 year architectural shingles
- Fiberglass insulated exterior doors
- Security deadbolts on exterior and garage service doors
- Insulated steel raised panel overhead door with opener pre-wire
- 10′ x 10′ rear concrete patio
- Fully sodded and landscape front yard
- Hose bibbs front and rear
- Weather-proof electrical outlets front and rear
- Seamless gutters and downspouts
- Low maintenance vinyl soffits
- Submersible well with variable speed pump for drinking water and irrigation
- ClearStream™ septic system
- Brick front stoop and steps and full brick skirting

## Kitchen

- Custom cabinets with Shaker-styled doors
- Granite countertops
- Center island and open breakfast bar (per plan)
- Kenmore radiant self-cleaning electric cooktop
- Kenmore SS double ovens
- Kenmore dishwasher
- Kenmore built-in microwave, vented to the outside
- 8″ deep SS double sink with custom pull-out faucet; soap dish
- Garbage disposal
- Ice maker hookup

## Bathrooms

- Ceramic tile shower with glass enclosure (per plan) in master suite
- Separate soaking tub (per plan) in master suite
- Adult-height vanities and double-bowl sink in master suite
- Ceramic tile flooring in all baths
- Elongated toilets
- Delta faucets
- Pedestal sink in Powder Room

## Interior

- 9′ ceilings on first floor with crown molding in the foyer, family and dining room
- Ceramic tile flooring in Kitchen and Utility Room
- Hardwood flooring in Foyer and Dining Room
- Pre-wired for surround sound in Great Room
- Santa Fe raised panel interior doors with custom trim
- Coffered ceilings (per plan)
- Ceiling fans with light kit in Great Room and Master Bedroom
- Crown and chairrail moldings in Dining Room
- Gas fireplace with log set, mantle and marble surround and hearth
- Overhead lights in all bedrooms (pre-wired for ceiling fans)
- Soft-corner drywall finish, archways and smooth finish walls throughout
- Custom 5″ base
- Two-story foyer (per plan)
- Brushed Nickel hardware and lighting finish
- Decorative columns (per plan)
- Wall-to-wall carpeting
- Pre-wired for telephone and cable
- Hard-wired smoke detectors with battery back-up
- Pull down attic stairway for easy maintenance access

## Energy Saving and Additional Features

- 2-zone 14 SEER Heat Pump system with professionally sealed ductwork
- Insulated Low-e windows with screens
- Efficient electric water heater
- R-38 ceilings, R-19 floors (crawl) and R-15 sidewalls
- Dow™ brand exterior house wrap
- **2/10 Home Warranty + one-year builder warranty**
- Two pre-closing home orientations prior to settlement

*And more!*

*NewHomesAtGrassfield.com*

*The above information is deemed to be accurate but not warranted. Minor room size variations and reverse floor plans are subject to field conditions. Prices and specifications are based on the latest possible information at the time of publication. Renderings and floor plans depicted in literature, website and sales graphics may show additional options. Builder reserves the right to make changes at any time without notice in specifications, pricing, materials, colors, equipment and models being offered.*