



HERITAGE ESTATES

A SCRIPTURE COMMUNITY

The Augusta Pines



This one-level Augusta Pines home offers hardwood in living room, kitchen & pantry. Standard granite choices, 9ft ceilings, tray ceilings in master bedroom, ceramic tile in master and hall bath, and a vented gas fireplace.



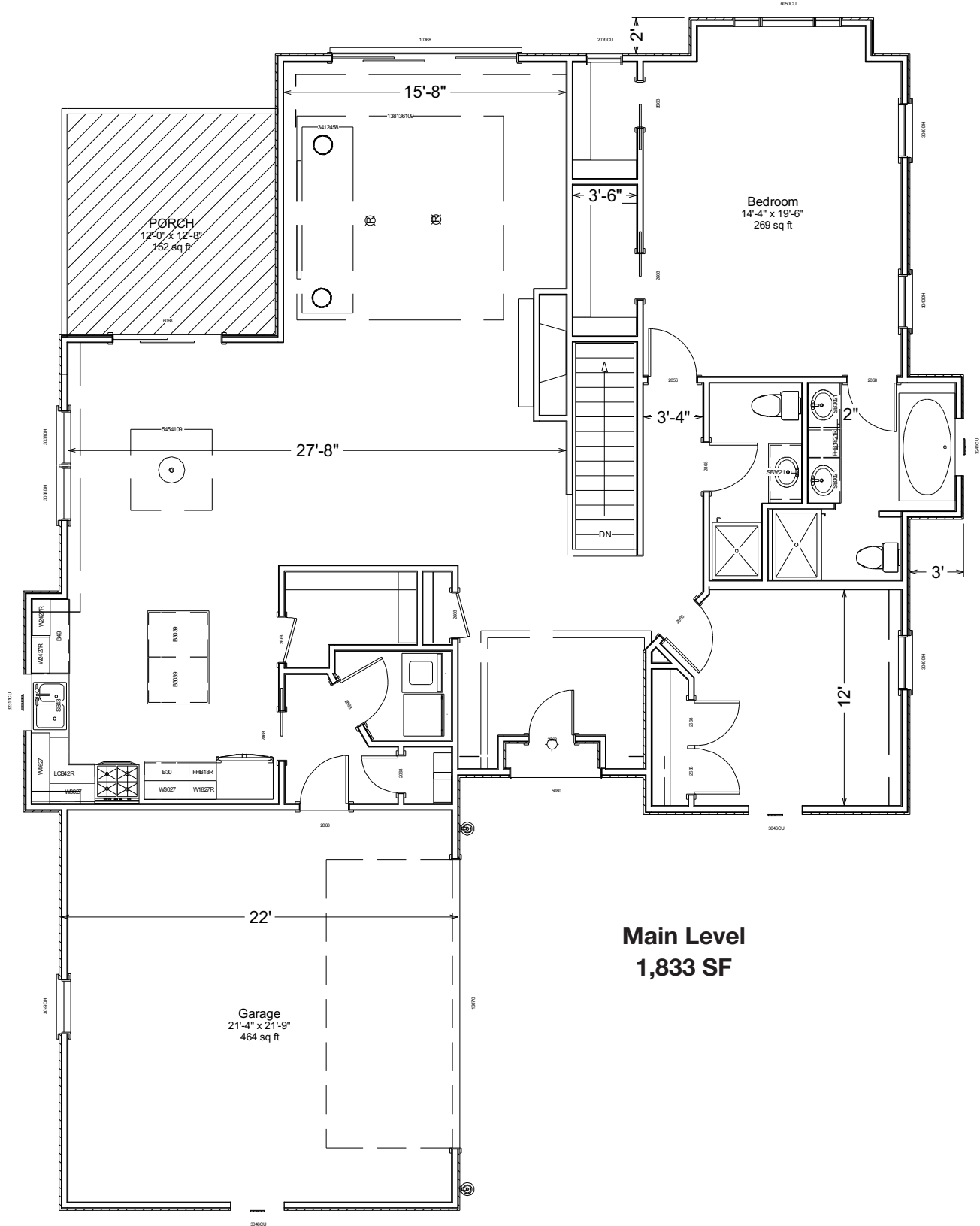
For more information call **Suzanne Trow**, Funkhouser Real Estate Group, 540-383-7173 or visit HeritageEstates.us



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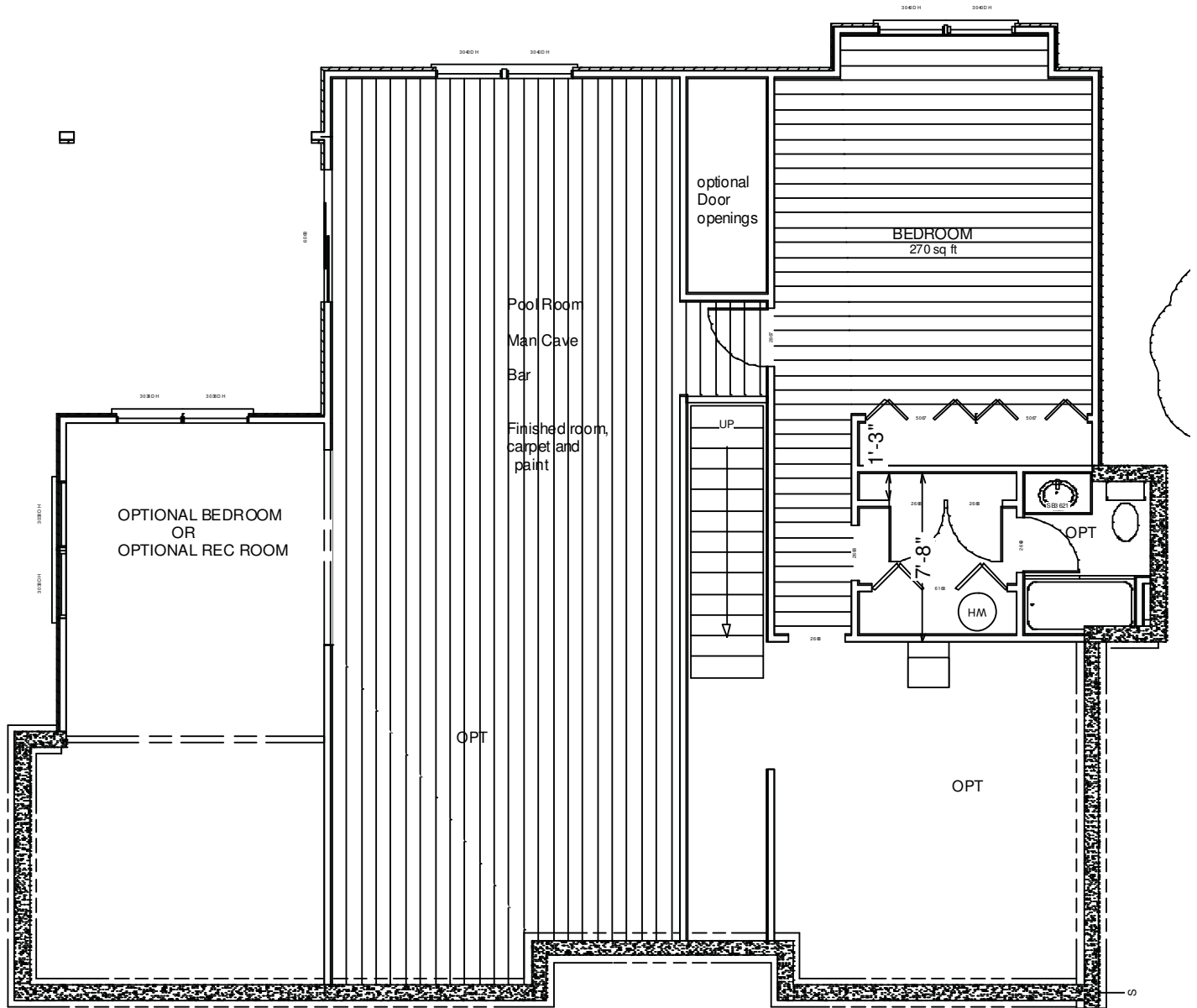




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Unfinished Basement
1,833 SF



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HERITAGE ESTATES			
Single Family Homes			
		Oakmont LFR / LBB	
EXTERIOR	Roof	30-Year Dimensional Shingles	30-Year Dimensional Shingles
	Exterior	Low Chroma Earthtone Stucco Fieldstone Veneer with Brick Accents	Low Chroma Earthtone Stucco Fieldstone Veneer with Brick Accents
	Deck / Patio	Composite Deck	optional
	Driveway	Concrete Driveway	Concrete Driveway
	Landscaping	Seeded Lawn & Basic Landscaping	Seeded Lawn & Basic Landscaping
	Fencing	optional	optional

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Single Family Homes			
		Oakmont LFR / LBB	
INTERIOR	Ceiling Height	9' Ceilings on Main Level 8' Ceilings on Other Levels	9' Ceilings on Main Level 8' Ceilings on Other Levels
	Flooring	Hardwood in Living Areas Carpet in Bedrooms Ceramic Tile in Powder Room Ceramic Tile in Bathrooms, Laundry	Engineered Hardwood in Living Areas Carpet in Bedrooms Ceramic Tile in Powder Room Ceramic Tile in Bathrooms, Laundry
	Stairs	Carpeted	Carpeted
	Windows	Double Hung Insulated Windows	Double Hung Insulated Windows
	Paint	Two Matte Paint Colors	Two Matte Paint Colors
	Closet Shelving	White Wire Closet System	White Wire Closet System
	Door Hardware	Brushed Nickel	Brushed Nickel
	Trim	White Painted Trim and Doors	White Painted Trim and Doors
	Tray Ceiling	Standard in Living Room	Standard in Living Room
Gas Fireplace	Living Room	optional	

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Single Family Homes			
		Oakmont LFR / LBB	
KITCHEN	Countertops	Granite (from CK standards)	Granite (from CK standards)
	Cabinetry	River Run Cabinetry Dovetail Drawer Construction Lennox or Dalton Sable Brushed Nickel Hardware Black or White	River Run Cabinetry Dovetail Drawer Construction Lennox or Dalton Sable Brushed Nickel Hardware Black or White
	Appliances	Glass Top Range, Refrigerator Dishwasher, Microwave	Glass Top Range, Refrigerator Dishwasher, Microwave

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Single Family Homes			
		Oakmont LFR / LBB	
BATHROOMS	Cabinetry	River Run Cabinetry Dovetail Drawer Construction Lennox or Dalton Sable Brushed Nickel Hardware	River Run Cabinetry Dovetail Drawer Construction Lennox or Dalton Sable Brushed Nickel Hardware
	Countertops	Cultured Marble	Cultured Marble
	Vanities	Double Bowl in Master in Bathrooms Single Bowl in Additional Bathrooms n/a	Double Bowl in Master in Bathrooms Single Bowl in Additional Bathrooms n/a
	Tub / Shower	5' Soaking Tub in Master Bath 4' Shower in Master Bath 5' Tub / Shower in Guest Bath	5' Soaking Tub in Master Bath 4' Shower in Master Bath 5' Tub / Shower in Guest Bath
	Accessories	Brushed Nickel	Brushed Nickel

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MECHANICAL	HVAC	High Efficiency Heat Pump	High Efficiency Heat Pump
	Water Heating	Quick Recovery Water Heater	Quick Recovery Water Heater
	Can Lights	Eleven in Kitchen / Living Room	Eleven in Kitchen / Living Room
	Under Cabinet Lights	standard in kitchen	standard in kitchen
	Ceiling Fans w/ Light	Living Room, Master Bedroom	Living Room, Master Bedroom
	Phone / Cable TV	Four Drops	Four Drops
	Smoke Detectors	Wired w/ Battery Backup	Wired w/ Battery Backup
	GFCI Outlets	Kitchen, Bathrooms, Exterior	Kitchen, Bathrooms, Exterior