



# HERITAGE ESTATES

A SCRIPTURE COMMUNITY

## Oakmont LBB



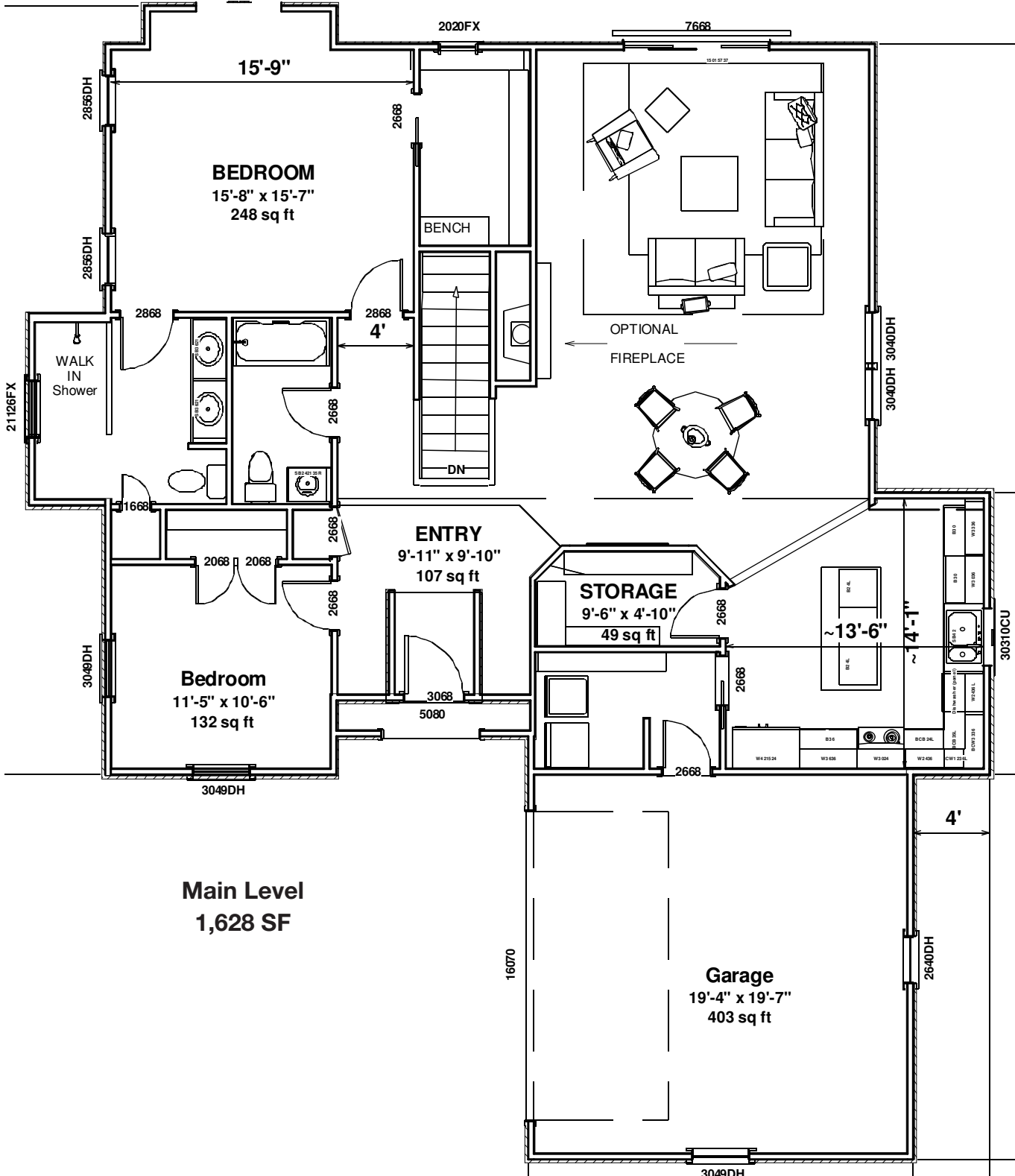
For more information call Suzanne Trow, Funkhouser Real Estate Group, 540-383-7173 or visit [HeritageEstates.us](http://HeritageEstates.us)



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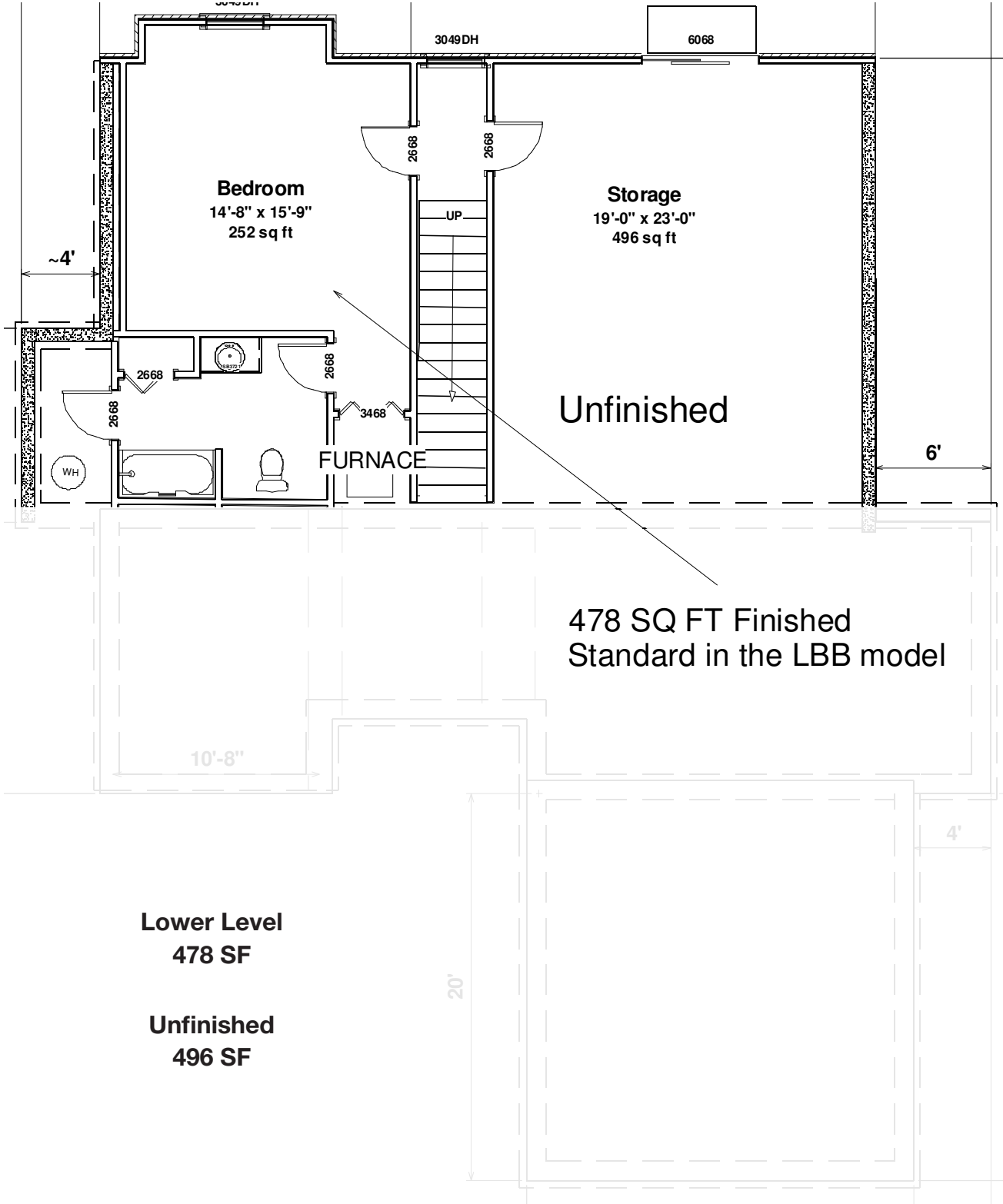
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**Lower Level**  
478 SF

**Unfinished**  
496 SF



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

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		Single Family Homes	Oakmont LFR / LBB
INTERIOR	<b>Ceiling Height</b>	9' Ceilings on Main Level 8' Ceilings on Other Levels	9' Ceilings on Main Level 8' Ceilings on Other Levels
	<b>Flooring</b>	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
	<b>Stairs</b>	Carpeted	Carpeted
	<b>Windows</b>	Double Hung Insulated Windows	Double Hung Insulated Windows
	<b>Paint</b>	Two Matte Paint Colors	Two Matte Paint Colors
	<b>Closet Shelving</b>	White Wire Closet System	White Wire Closet System
	<b>Door Hardware</b>	Brushed Nickel	Brushed Nickel
	<b>Trim</b>	White Painted Trim and Doors	White Painted Trim and Doors
	<b>Tray Ceiling</b>	Standard in Living Room	Standard in Living Room
<b>Gas Fireplace</b>	Living Room	optional	

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KITCHEN	<b>Countertops</b>	Granite (from CK standards)	Granite (from CK standards)
	<b>Cabinetry</b>	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
	<b>Appliances</b>	Black or White Glass Top Range, Refrigerator Dishwasher, Microwave	Black or White Glass Top Range, Refrigerator Dishwasher, Microwave

		HERITAGE ESTATES	
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BATHROOMS	<b>Cabinetry</b>	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
	<b>Countertops</b>	Cultured Marble	Cultured Marble
	<b>Vanities</b>	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
	<b>Tub / Shower</b>	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
	<b>Accessories</b>	Brushed Nickel	Brushed Nickel

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