



HERITAGE ESTATES

A SCRIPTURE COMMUNITY

The Oakmont on Lot 17 • \$448,900



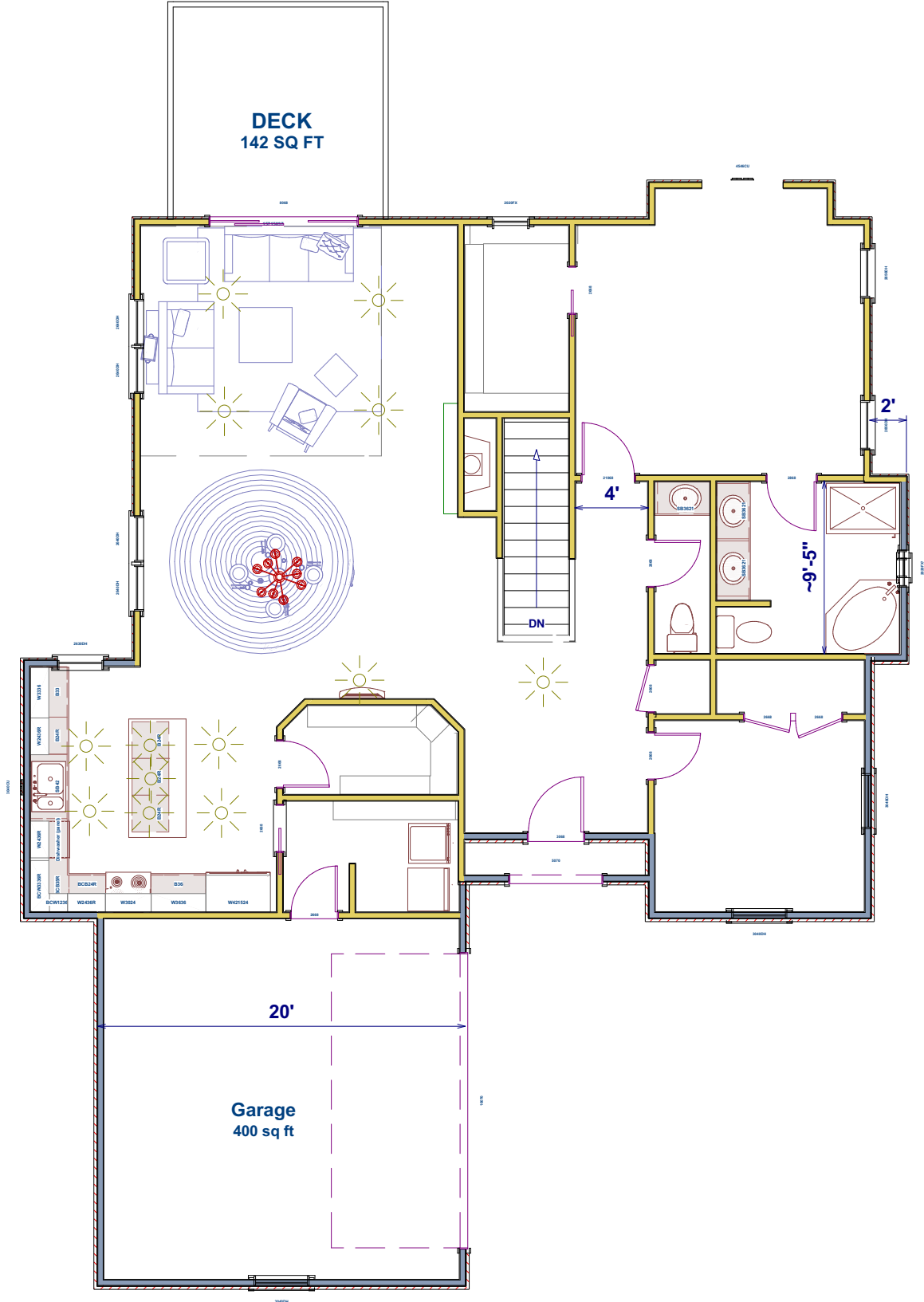
For more information call Suzanne Trow, Funkhouser Real Estate Group, 540-383-7173 or visit HeritageEstates.us



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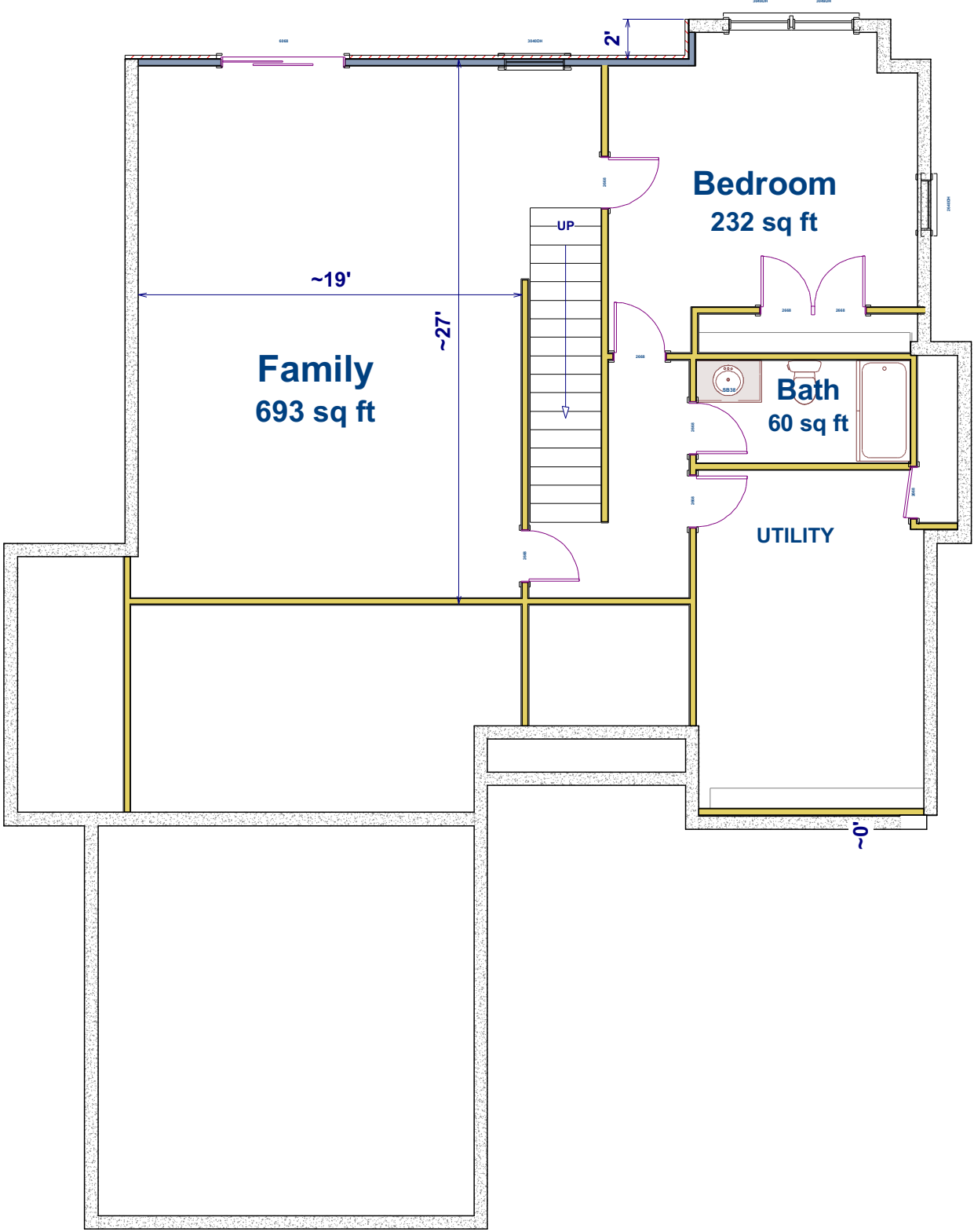




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| HERITAGE ESTATES | | | |
|------------------|--------------|--|--|
| | | Single Family Homes | All Oakmont Floor Plans |
| EXTERIOR | Roof | 30-Year Dimensional Shingles | 30-Year Dimensional Shingles |
| | Exterior | Low Chroma Earthtone Stucco Fieldstone Veneer | Low Chroma Earthtone Stucco Fieldstone Veneer |
| | Shutters | Stained Rough-Sawn Cedar | Stained Rough-Sawn Cedar |
| | Deck / Patio | optional | 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 | All Oakmont Floor Plans |
| INTERIOR | Ceiling Height | 9' Ceilings on Main Level 7'9" Ceilings on Lower Level | 9' Ceilings on Main Level 7'9" Ceilings on Lower Level |
| | Flooring | 3/8" Thick, 3" Wide Oak Engineered Hardwood in Living Areas | 3/8" Thick, 3" Wide Oak Engineered Hardwood in Living Areas |
| | | Carpet in Bedrooms, Basement | Carpet in Bedrooms, Basement |
| | | Ceramic Tile in Powder Room | Ceramic Tile in Powder Room |
| | | Ceramic Tile in Bathrooms, Laundry | Ceramic Tile in Bathrooms, Laundry |
| | Stairs | Carpeted | Carpeted |
| | Windows | Double Hung Insulated Windows | Double Hung Insulated Windows |
| | Paint | Two Flat Paint Colors | Two Flat Paint Colors |
| | | Eggshell in Kitchen and Bathrooms | Eggshell in Kitchen and Bathrooms |
| | 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 | All Oakmont Floor Plans |
| KITCHEN | Countertops | Granite - Classic Kitchen Level A | Granite - Classic Kitchen Level A |
| | Cabinetry | River Run Cabinetry Dovetail Drawer Construction Lenox, Dalton Sable or Desoto Brushed Nickel Hardware | River Run Cabinetry Dovetail Drawer Construction Lenox, Dalton Sable or Desoto Brushed Nickel Hardware |
| | | Appliances | Stainless Steel Refrigerator, Dishwasher Glass Top Range, Microwave |

| HERITAGE ESTATES | | | | |
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| | | Single Family Homes | All Oakmont Floor Plans | |
| 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 |
| | Miscellaneous | Comfort Height Toilets | Comfort Height Toilets | |

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|------------------|------------------------------|-----------------------------------|-----------------------------------|
| | | Single Family Homes | All Oakmont Floor Plans |
| MECHANICAL | HVAC | High Efficiency Heat Pump | High Efficiency Heat Pump |
| | Water Heating | Quick Recovery Water Heater | Quick Recovery Water Heater |
| | LED Snap Lights | Thirteen in Kitchen / Living Room | Thirteen in Kitchen / Living Room |
| | | Six more with Finished Basement | Six more with Finished Basement |
| | 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 | |

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