



HERITAGE ESTATES

A SCRIPTURE COMMUNITY

Oakmont LFR on Lot 29 • \$389,400



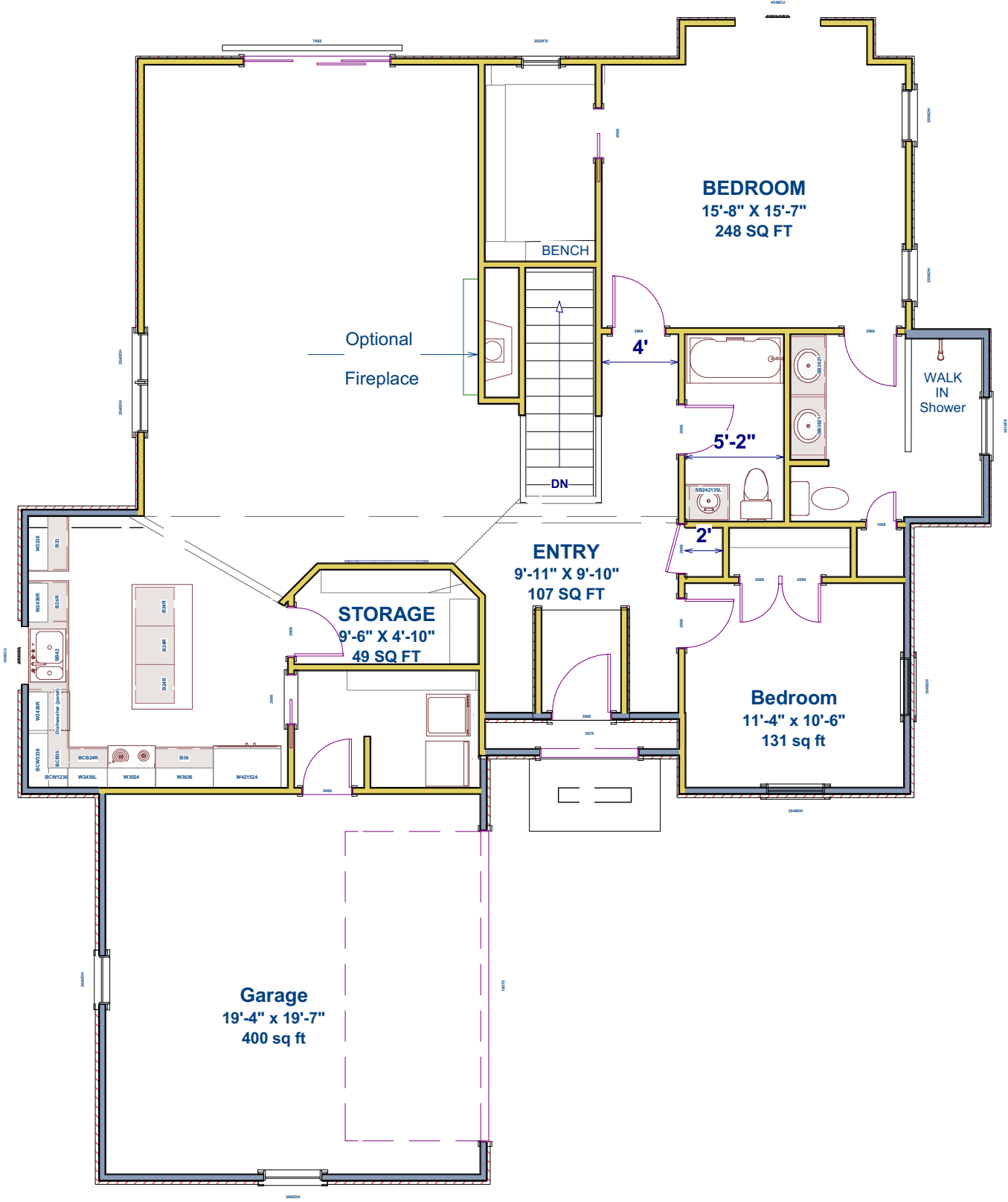
For more information call Suzanne Trow, Funkhouser Real Estate Group, 540-383-7173 or visit HeritageEstates.us



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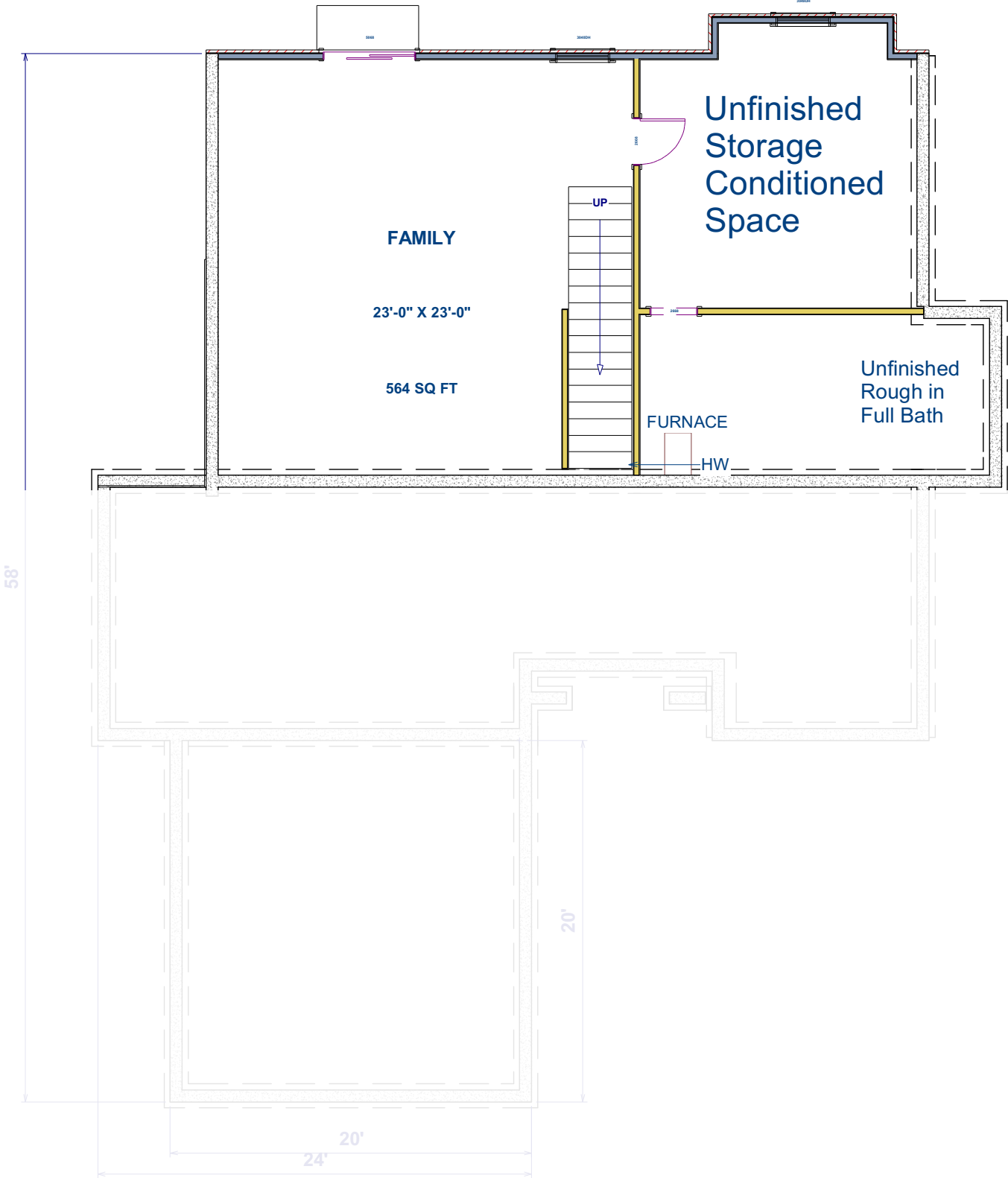




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HERITAGE ESTATES			
Single Family Homes			
All Oakmont Floor Plans			
EXTERIOR	Roof	30-Year Dimensional Shingles	30-Year Dimensional Shingles
	Exterior	Low Chroma Earthtone Stucco Fieldstone Veneer	Low Chroma Earthtone Stucco Fieldstone Veneer
	Shutters	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

HERITAGE ESTATES			
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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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

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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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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