



# HERITAGE ESTATES

A SCRIPTURE COMMUNITY

**Oakmont LFR on Lot 29 • \$389,400**



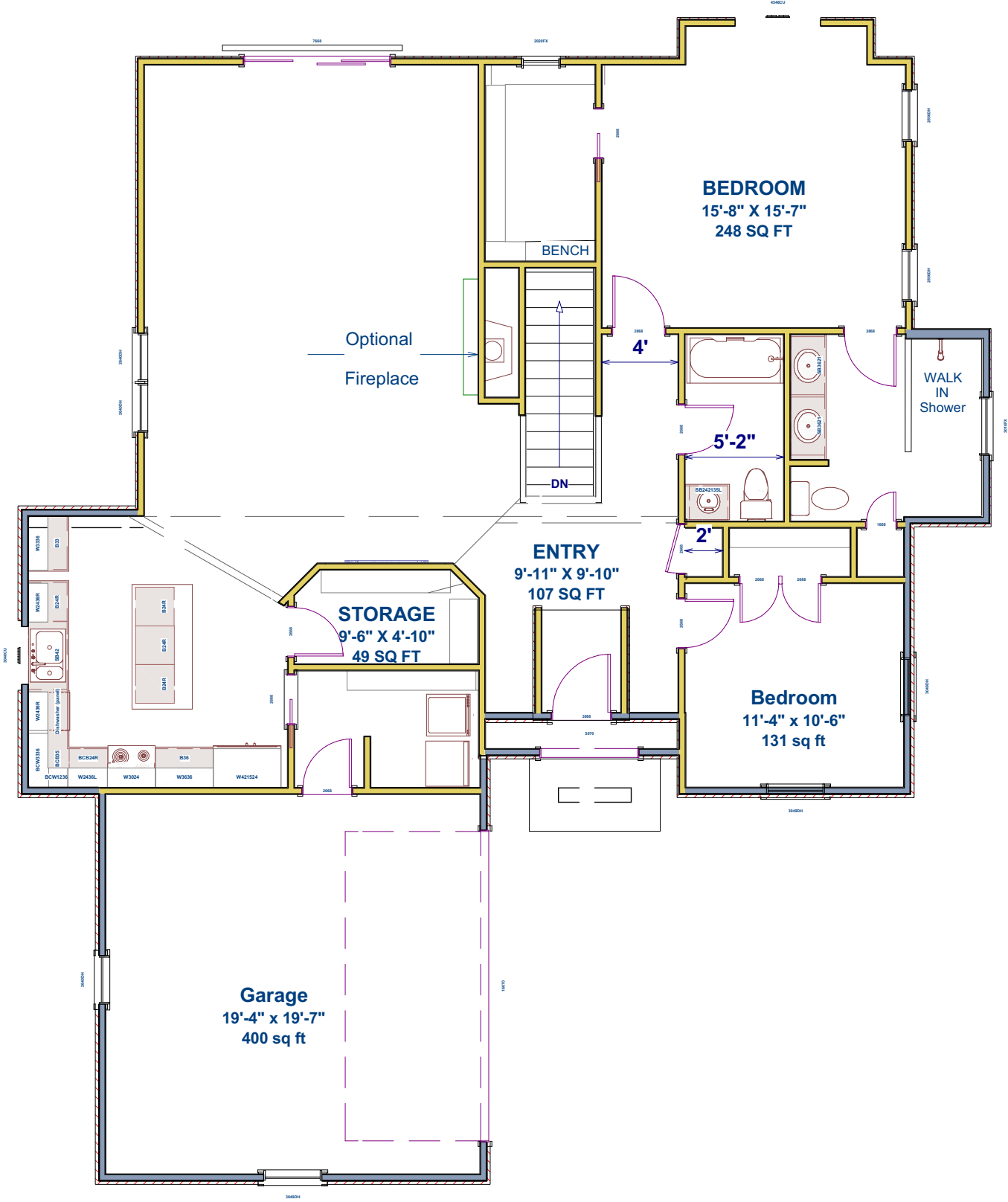
For more information call Suzanne Trow, Funkhouser Real Estate Group, 540-383-7173 or visit [HeritageEstates.us](http://HeritageEstates.us)



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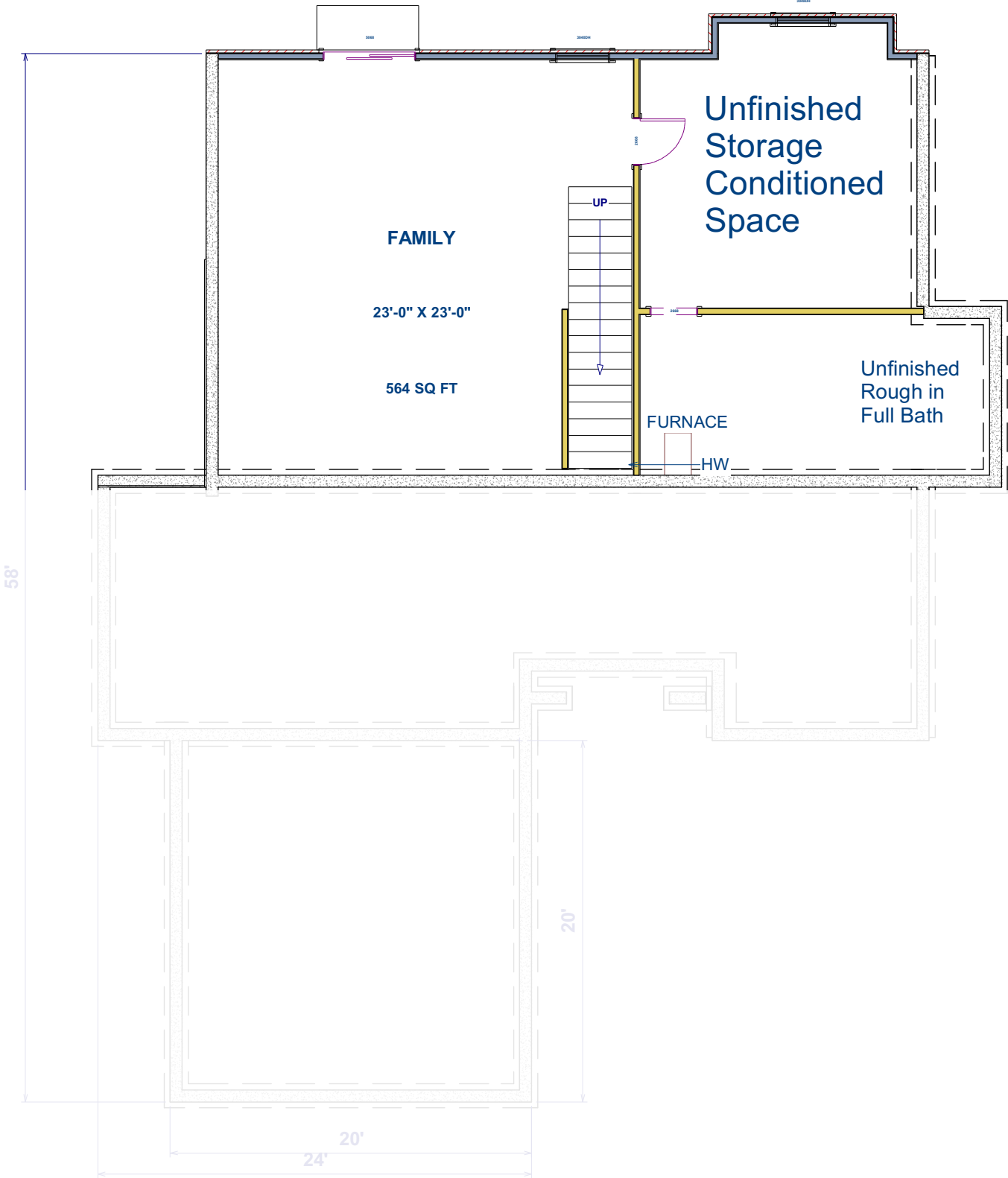




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### STANDARD FEATURES

2/11/2019

		HERITAGE ESTATES
EXTERIOR	Roof	30-Year Dimensional Shingles
	Exterior	Low Chroma Earthtone Stucco Fieldstone Veneer
	Shutters	Stained Rough-Sawn Cedar
	Deck / Patio	optional
	Driveway	Concrete Driveway
	Gutters	Downspouts and Splash Blocks
	Landscaping	Seeded Lawn & Basic Landscaping
	Fencing	optional

		HERITAGE ESTATES
INTERIOR	Ceiling Height	9' Ceilings on Main Level 7'9" Ceilings on Lower Level
	Flooring	3/8" Thick, 3" Wide Oak Engineered Hardwood in Living Areas
		Carpet in Bedrooms, Basement
		Ceramic Tile in Powder Room
		Ceramic Tile in Bathrooms, Laundry
	Stairs	Carpeted
	Windows	Double Hung Insulated Windows
	Paint	Two Flat Paint Colors
		Eggshell in Kitchen and Bathrooms
	Closet Shelving	White Wire Closet System
	Door Hardware	Brushed Nickel
Trim	White Painted Trim and Doors	
Tray Ceiling	Standard in Living Room	
Gas Fireplace	optional	

		HERITAGE ESTATES
KITCHEN	Countertops	Granite - Classic Kitchen Level A
	Cabinetry	River Run Cabinetry Dovetail Drawer Construction Lenox, Dalton Sable or Desoto Brushed Nickel Hardware
		Stainless Steel Refrigerator, Dishwasher Glass Top Range, Microwave

		HERITAGE ESTATES	
BATHROOMS	Cabinetry	River Run Cabinetry Dovetail Drawer Construction Lennox or Dalton Sable Brushed Nickel Hardware	
		Countertops	Cultured Marble
		Vanities	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	
		Accessories	Brushed Nickel
	Shower Door(s)	optional	
Miscellaneous	Comfort Height Toilets		

		HERITAGE ESTATES
MECHANICAL	HVAC	High Efficiency Heat Pump
	Water Heating	Quick Recovery Water Heater
	LED Snap Lights	Thirteen in Kitchen / Living Room
		Six more with Finished Basement
	Under Cabinet Lights	standard in kitchen
	Ceiling Fans w/ Light	Living Room, Master Bedroom
	Phone / Cable TV	Four Drops
	Smoke Detectors	Wired w/ Battery Backup
GFCI Outlets	Kitchen, Bathrooms, Exterior	