

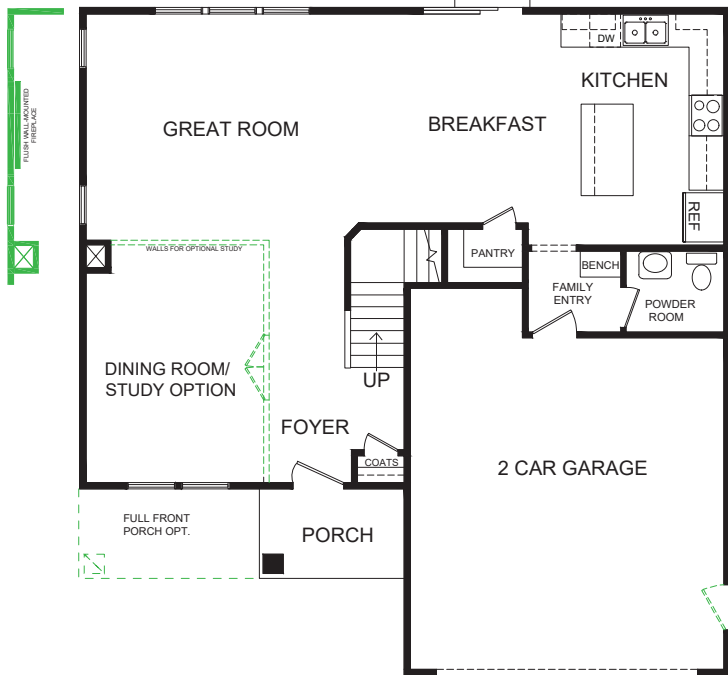
THE VENOSA



THE VENOSA's open floor plan and large square footage make this home feel welcoming and elegant yet at the same time both smart and functional. If you choose, the dining room can be converted into a study with French doors without sacrificing the roomy feel of the foyer and great room. The upstairs has a spacious landing with a loft which it too can be converted into a fifth bedroom. This home is perfect for any growing family, a home office and even for entertaining!

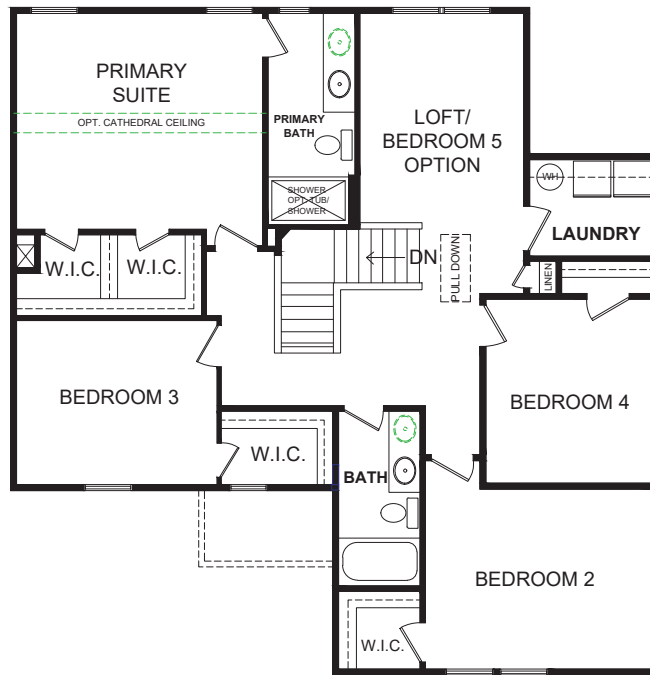
- FEATURES** {
- 2,278 SF
 - 4 - 5 BEDROOMS
 - 2.5 - 3 BATHS
 - 2 CAR GARAGE

FIREPLACE OPTION



FIRST FLOOR

BEDROOM 5 OPTION



SECOND FLOOR



NAPOLITANO HOMES

EST. 1977

SALES COUNSELOR: JASMINE FELIU

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www.napolitanohomes.com/new-homes/suffolk/community/village-pointe

Rose & Womble
REALTY COMPANY



REALTOR

VILLAGE POINTE INCLUDED FEATURES

THE PERSONAL TOUCH

- **Home Buyer Seminar**- Part of delivering the best new home buying experience is making sure our buyers have all the information they need to make the process smooth as possible.
- **Personal Builder Program**-Scheduled meetings with your Personal Builder during the construction process of your home.
- **Buyer Orientation**-Day of closing with your Personal Builder to assure your satisfaction with your new home.
- Every Napolitano Home comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle.

INVITING EXTERIORS

- Slab on grade
- Designer selected exterior Color Packages
- Low maintenance exterior with Royal Crest Straight Double 4" Vinyl Siding
- Metal Wrapped Cornice-Vinyl Soffits
- 30-year Architectural roof shingles
- Seamless aluminum gutters and down spouts (per plan)
- Fiberglass front entry door
- Satin Stainless finish exterior door hardware
- Security deadbolt on front and rear doors
- Front and rear hose connections
- Front and rear weather proof receptacles (2 total)
- Decorative raised panel metal garage doors with glass
- Professionally landscaped lawn with nursery tree, shrub package, and sodded front yard.
- Termite treatment - Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox Cluster

INSPIRING KITCHENS

- Spacious eat-in kitchen with island and pantry
- Custom designed birch kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves
- Choice of granite counter tops, undermount double bowl premium stainless steel sink with single handle pull down faucet sprayer
- Ice Maker hookup in Kitchen
- GE Stainless Steel appliances including self-cleaning smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal

LUXURIOUS BATHS

- Elongated toilets in all baths
- Adult height vanities in full baths
- Birch cabinets in all baths
- Cultured marble vanity tops
- Luxurious Master Bath with single bowl vanity, easy clean fiberglass shower with glass door
- Easy clean fiberglass tub / shower in secondary baths
- Pedestal sink and designer oval mirror in powder room

INTERIORS WITH PERSONALITY

- Floorplans designed with everyday living in mind
- Spacious interiors with 9ft ceilings on first floor
- Choice of plush carpet with quality pad
- No-wax vinyl floor in kitchen, all baths, foyer and laundry
- Textured walls and ceilings
- Choice of designer selected interior paint color packages
- Satin Stainless finish interior door hardware
- Designer selected light fixture packages in Brushed Nickel Finish
- White switch and outlet covers
- Lighted walk-in closets in master bedroom
- Custom designed closets and pantry ventilated shelving
- Pull down attic stairway (per plan)
- Fully hung, finished, and painted garage walls & ceiling
- Washer and dryer hookups in laundry room
- Pre-wired for garage door opener
- Pre-wired for ceiling fan in the Family Room and Master Bedroom
- Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets
- Advanced home structured wiring package to include: one medium-sized structured wiring cabinet (video, telco, & CAT-5), One Advanced Outlet in Kitchen. 4 cable/data Master Bedroom, Family Room & 2 buyers choice. 1 HDMI outlet. Dual feeds for Verizon.
- Copper wiring throughout
- Direct-wire smoke detectors and carbon monoxide detector
- Family Entry with bench and cubby built-in (per plan)
- Overhead lights in all secondary bedrooms, lofts and study

ENERGY EFFICIENCY

- Energy Efficient Heat Pump and 14 SEER AC
- Energy efficient 50-gal. quick recovery electric water heater
- Digital programmable thermostat
- Recessed LED puck lighting
- Energy efficient vinyl Low-E windows with tilt sash and screen
- All windows, doors, and penetrations sealed and caulked
- House wrap infiltration barrier
- Fully weather stripped insulated exterior doors
- R-38 blown insulation in flat ceilings
- R-15 batt insulation in exterior walls
- EnergySense Home

OUR COMMITMENT

- Our Family Building Homes for Your Family for since 1977
- Nationally known 2-10 Home Buyer Warranty and Full In-House Warranty and Customer Service Department
- 12 week Post-Closing Inspection
- 11 Month Post-Closing Inspection



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