

EXTERIOR FEATURES

- Stucco Skirt
- Hardie Plank PrePast 20yr Warranty Siding
- Vented Crawl Space
- 30 yr Architectural Shingles
- No maintenance. All covered porches wood composite with bead board ceilings
- 2 car garage with electric door opener and additional side parking
- Concrete driveway
- Outdoor approved ceiling fans throughout front & side porch areas.
- Professional Landscape
- Sod front & side yards
- Sprinkler System
- Speaker System
- Hot/Cold outdoor water spigot

INTERIOR FEATURES

- 10ft ceiling heights on first floor & 9ft ceiling heights on second floor
- 5 ¼ boards foyer/ hall, dining room, & family room, and kitchen.
- Ceramic tile laundry room, Jack & Jill bath and Master bath
- 5.1 wired system in Family room with Speakers
- Structured wiring package internet, phone, cable, & satellite
- Pre-wire for wall mounted flat panel TV, surround sound, & HDMI cable in Family room
- Security system included
- Upgrade trim package featuring fully trimmed windows and cased openings
- 3 piece crown molding in foyer hall, hall, family room, & master bath and chair rail in dining room
- Master Bedroom with cathedral ceilings with custom lighting
- Functional direct vent gas fireplace mantle

INTERIOR CONTINUED...

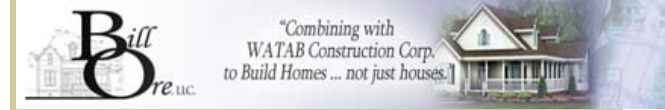
- Over fireplace, trimmed & inserted for 50" Plasma TV for that "Custom Look"
- All bedrooms, prewired for ceiling fans & lights
- All bedrooms have walk-in closets
- All kitchen doors & drawers feature self closing doors
- Oil brushed bronze hardware
- Standard wood shelving custom design by your needs
- Functional & efficient kitchen design with homeowner selection of maple pickled cabinet doors & granite tops
- Appliance package to include stainless steel gas stove with microwave, garbage disposal, dishwasher, & refrigerator
- Carpet over 8 lb pad in all bedrooms
- Large 1st floor master bath suite has ceramic tile shower with dual heads, acrylic glass door, jetted tub, and dual vanity sinks
- Generous lighting allowance with a few special home builder additions with no extra charge
- Custom Interior Designer & Homeowner selection of paint colors

ENERGY EFFICIENT

- 13 SEER energy efficient central air conditioning & gas heat—2 zone
- Instant Rinnai gas hot water heater
- Insulated Windsor Legend series windows, garage door, and smooth fiber glass entry/exit doors
- House wrap air & vapor barrier
- Continuously vented exterior trim for improved attic ventilation

WARRANTY

- 2-10 Year Home Warranty



THE LIVE OAK



COTTAGE

EAST BEACH



Bill Ore, LLC.

Corporate Address:

805 Live Oak Dr. Ste.101
Chesapeake, VA 23320

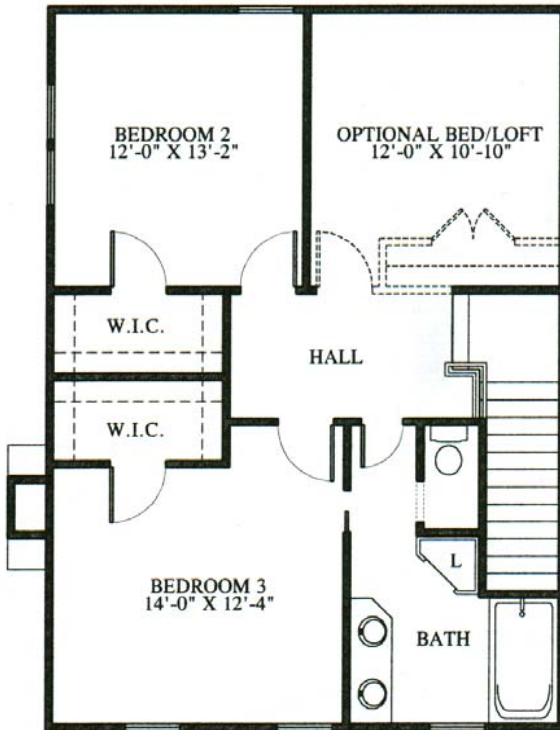
Phone: 757-431-1591

www.BillOreLLC.com

Marketed
By:



SECOND FLOOR

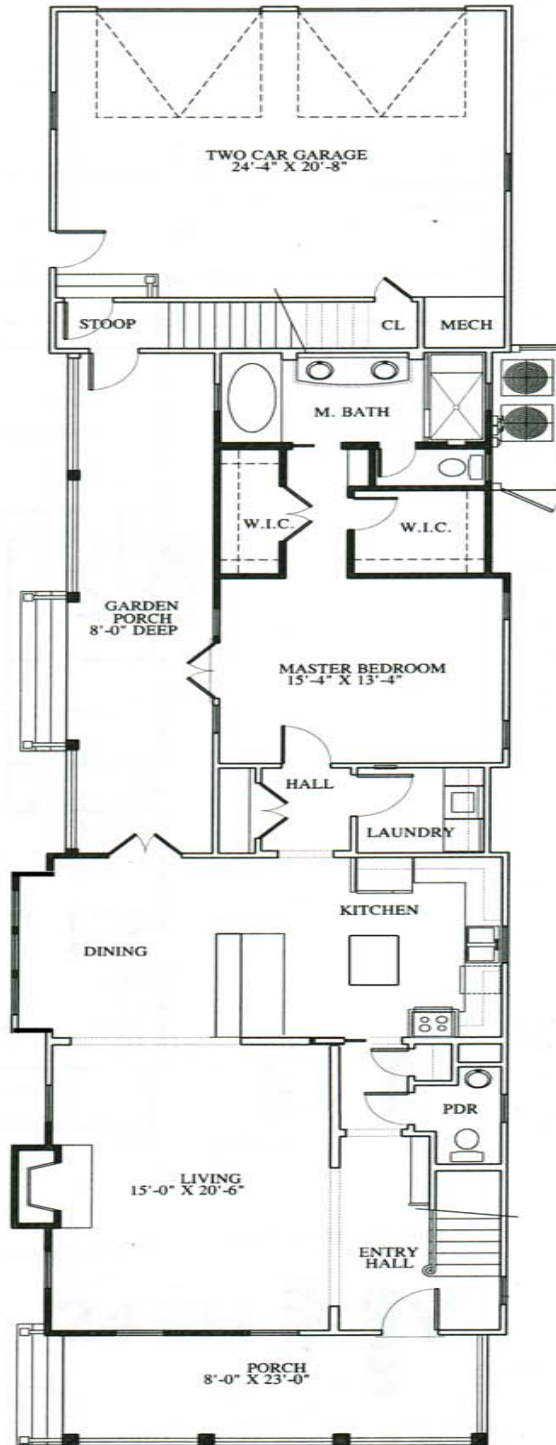


SPECIAL FEATURES...

- 50 Inch Plasma TV Included
- Speaker System throughout Home and patio
- 2 Car Electric Garage Door opener
- Hi-Efficiency A/C
- Rinnai Instant Hot Water Heater System
- Landscape package
- Christmas Light Package
- Sprinkler System
- Outdoor grilling area w/hot & cold water sink, garbage disposal, and fridge.

ADDITIONAL OPTIONS

- Room over garage finish with full bath
- Second Story front porch front
- Fencing
- Fire Pit & water feature



FRONT ENTRY / FIRST FLOOR

"The Live Oak Cottage"



OFFERED AT

Base Price (w/o lot)	\$402,900
East Beach Lot 6-47	\$559,900

ABOUT US...

- We pay attention to small details
- 2-10 Home Warranty
- Custom Home Builder since 1972
- Award winning HomeArama Builder for over 27 years!
- Visit us on the web at www.billorellc.com and see the actual construction process.



EAST BEACH

SITE MANAGERS

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www.eastbeachnorfolk.com