

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 vinyl ceilings
- 2 car garage with electric garage door opener
- Brushed concrete patio/ driveways
- Outdoor approved ceiling fans throughout front & rear porch areas & patio.
- Landscaped
- Hot/Cold outdoor water spigot
- Sod front & side yards

INTERIOR FEATURES

- 9ft ceiling heights on first floor
- Hardwood 3 ¼ boards foyer in dining room
- 5.1 wired system in Family room
- Structured wiring package internet, phone, cable, & satellite
- Pre-wire for wall mounted flat panel TV & surround sound in Family room
- Upgrade trim package featuring fully trimmed windows and cased openings 3 ¼" casing
- Crown molding in foyer hall, hall, family room, & master bath and chair rail in dining room
- 4 ¼" baseboards
- Sand finish plaster wall texture with smooth finish plaster in kitchen, baths, & dining room
- Tray ceiling, dining room, master bedroom to give it that extra appeal

ADDITIONAL OPTIONS...

- 4th Bedroom
- Vinyl Fencing
- Gas Stove
- Remote Control for fireplace

INTERIOR CONTINUED...

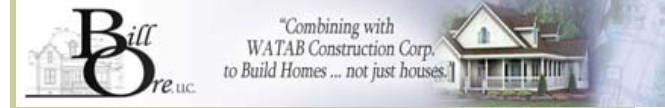
- Decorative wall niche hallway with lighting control
- Functional direct vent gas fireplace mantle
- Over fireplace, trimmed & inserted for 42" Plasma TV for that "Custom Look"
- All bedrooms, prewired for ceiling fans & lights
- All kitchen doors & drawers feature self closing doors
- Walk-in Closets in ALL bedrooms
- Chrome Hardware
- Wood shelving custom design by your needs
- Functional & efficient kitchen design with home-owner selection of maple stain cabinet doors & granite tops
- Appliance package to include stainless steel electric stove with microwave with hood, garbage disposal, dishwasher, and refrigerator.
- Carpet over 8 lb pad
- Large 1st floor master bath suite, 1st floor with tray ceiling, shower & garden tub with dual vanity sinks
- Generous lighting allowance
- Custom Interior Designer & Homeowner selection of paint colors

ENERGY EFFICIENT

- 13 steer energy efficient central air conditioning & gas heat - 2 zone
- 50 gal high efficiency gas water heater
- Insulated vinyl 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 DAWN-MICHELLE

CULPEPPER LANDING



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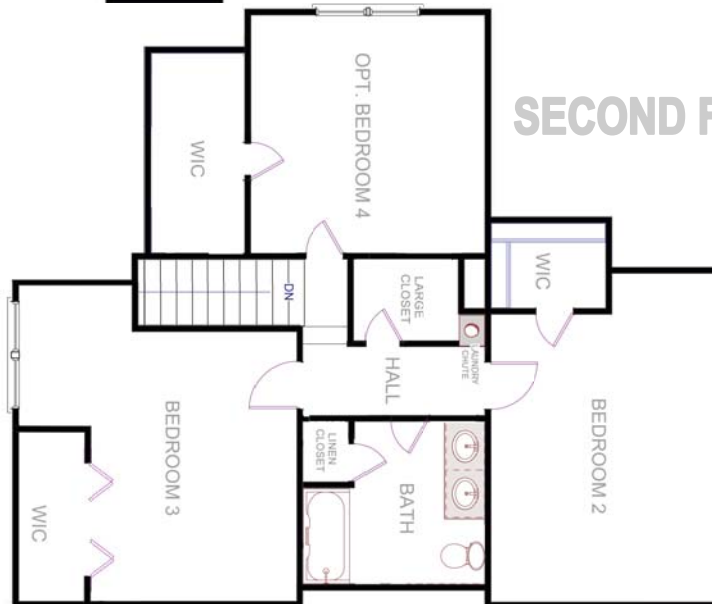
"The Dawn-Michelle"



FRONT ENTRY / FIRST FLOOR



SECOND FLOOR



OFFERED AT

Base Price (Lot not Included)	\$214,900
Culpepper Landing Lot	\$299,900
Culpepper Landing Corner Lot	\$304,900

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.



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