

## EXTERIOR FEATURES

- Stucco Skirt
- Vented Crawl Space
- 30 yr Architectural Shingles
- No maintenance. All covered porches wood composite
- Electric garage door opener
- Brushed concrete patio/ driveways
- Car port which doubles as a covered family entertainment area
- Outdoor approved ceiling fans throughout front & rear porch areas & patio.
- Professional Landscape
- Sod front & side yards
- Outdoor Patio Speakers

## INTERIOR FEATURES

- 9ft ceiling heights on first floor
- Hardwood 3 ¼ boards foyer/ hall, dining room, & family room
- Ceramic tile powder bath, utility room, Jack & Jill bath and Master bath, kitchen, and breakfast area
- 5.1 wired system in Family room
- Over fireplace, trimmed & inserted for 42" Plasma TV for that "Custom Look"
- Structured wiring package internet, phone, cable, & satellite
- Speaker system throughout Home & patio
- Security system included
- Upgrade trim package featuring fully trimmed windows and cased openings 3 ¼" casing
- 2 piece 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, & master bath to give it that extra appeal
- Foyer, dining room, and master bath with dimmer lighting control

## INTERIOR CONTINUED...

- Decorative wall niche hallway with lighting control
- Functional direct vent gas fireplace mantle
- All bedrooms, prewired for ceiling fans & lights
- Open floor plan in kitchen, breakfast & family room
- All kitchen doors & drawers feature self closing doors
- Custom Columns
- Bead board style interior doors with brushed nickel hardware
- Standard 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 or gas stove with microwave with hood, garbage disposal, dishwasher, & **REFRIGERATOR**
- Carpet over 8 lb pad in master bedroom, front bedroom, 2<sup>nd</sup> floor bedrooms, and stairway
- Large 1<sup>st</sup> floor master bath suite, 1<sup>st</sup> floor with tray ceiling, shower & jetted tub with dual vanity sinks
- Generous lighting allowance
- Christmas Light Package
- Custom Interior Designer & Homeowner selection of paint colors

## ENERGY EFFICIENT

- 6 ton 14 steer energy efficient central air conditioning & gas heat— 2 zone
- 50 gal high efficiency gas water heater
- Insulated vinyl windows, garage door, and 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 AWARD WINNING ELDERBERRY



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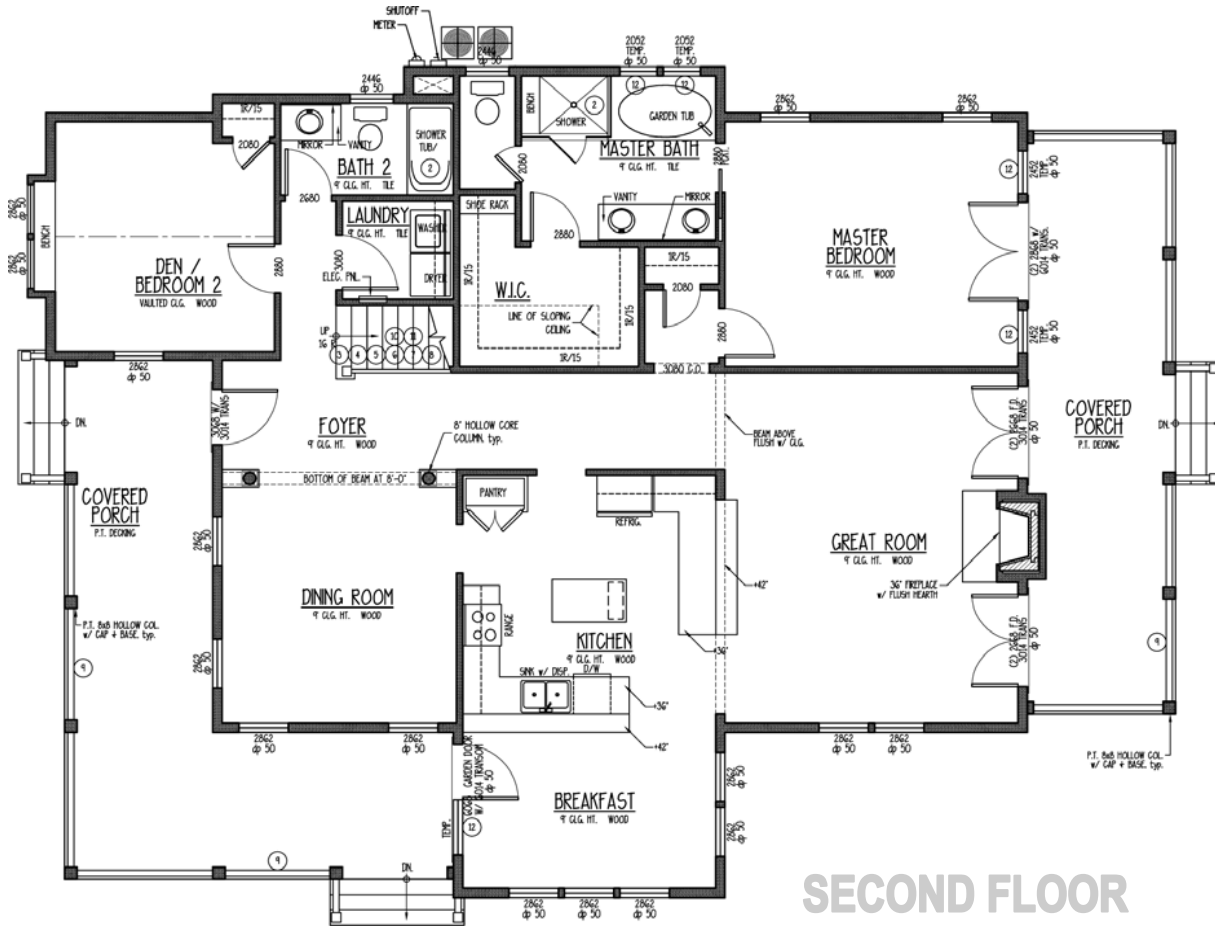
**“THE ELDERBERRY”**  
AWARD WINNING HOME



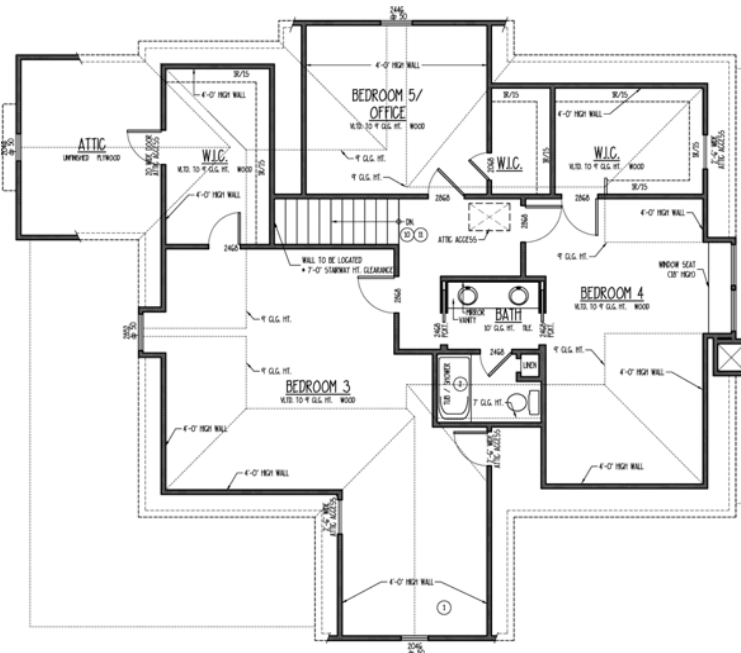
OFFERED AT ....

Base Price (Lot not Included)	<b>\$364,900</b>
Culpepper Landing Lot	<b>\$479,900</b>

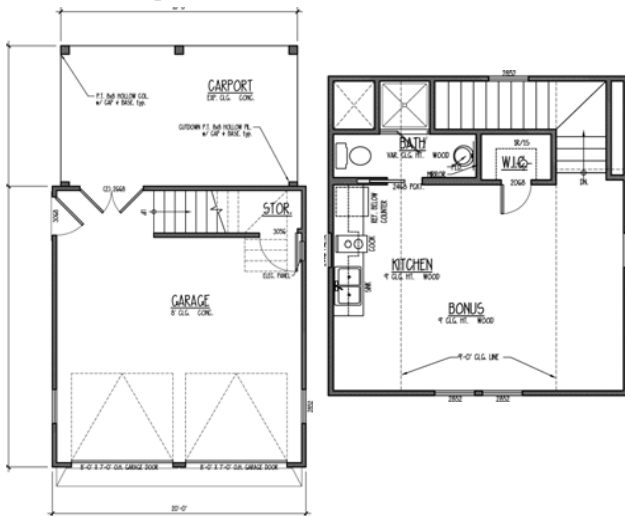
FRONT ENTRY / FIRST FLOOR



SECOND FLOOR



**Detached Garage  
Optional Finished Room**



ABOUT US...

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- 2-10 Home Warranty
- Custom Home Builder since 1972
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