

## EXTERIOR FEATURES

- Brick Skirt with custom stone front
- Vented Crawl Space
- 30 yr Architectural Shingles
- No maintenance 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.
- Landscaped & Sprinkler sys.with Hot/Cold outdoor water spigot
- 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
- 42 Inch Plasma TV Standard trim
- 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 dim lighting control

## INTERIOR CONTINUED...

- Decorative wall niche hallway with lighting control
- Stone Fire place with Functional direct vent gas fireplace and custom mantle
- Over fireplace, trimmed & inserted for 42" Plasma TV for that "Custom Look"
- 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 homeowner 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 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



"Combining with  
WATAB Construction Corp.  
to Build Homes ... not just houses."



# THE ELDERBERRY II RIVER RETREAT

## FOUNDERS POINTE



## Bill Ore, LLC.

Corporate Address:

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

Phone: 757-431-1591  
E-Mail: wabrice@aol.com or  
les.ore@discountautosound.com

[www.BillOreLLC.com](http://www.BillOreLLC.com)

Marketed By:

**EAST WEST PARTNERS**



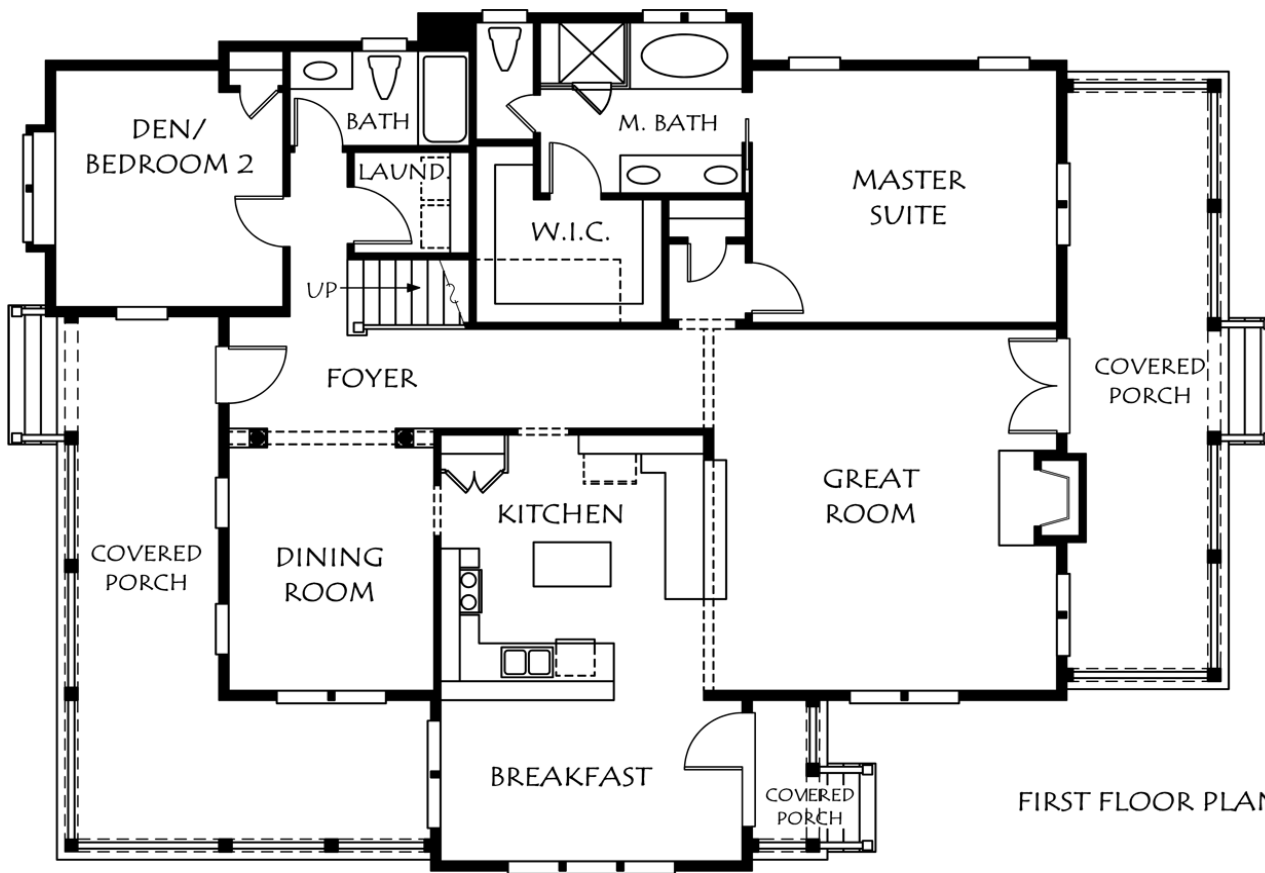
# THE ELDERBERRY II RIVER RETREAT



OFFERED AT ....

Base Price (Lot not Included)	<b>\$382,900</b>
Including Options	<b>\$499,900</b>
Founders Pointe Lot	<b>\$519,900</b>

FRONT ENTRY



FIRST FLOOR PLAN

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.billorelli.com](http://www.billorelli.com) and see the actual construction process.

**EAST WEST PARTNERS**

- **Donita Frantz**

Site Manager

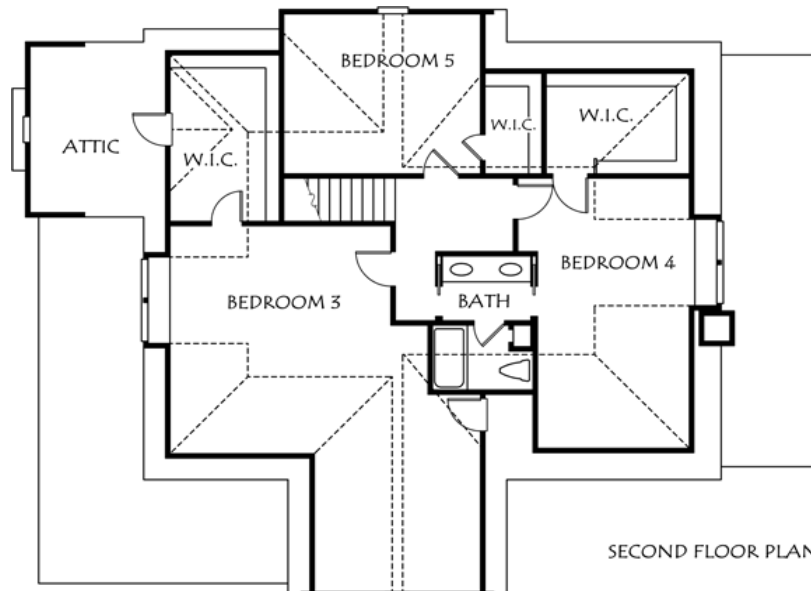
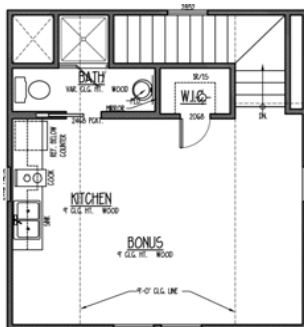
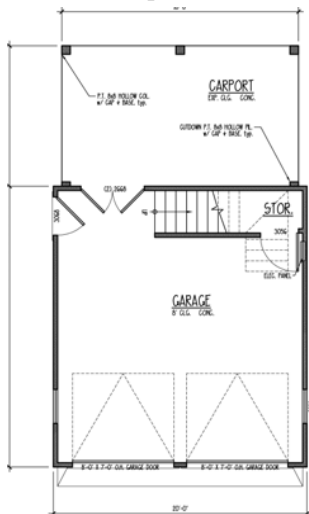
Cell: 757.371.3398

Site: 757.238-9009

Fax: 757.238-9311

[www.founderspointe.com](http://www.founderspointe.com)

## Detached Garage Optional Finished Room



SECOND FLOOR PLAN