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**Lot 19 – Jessamine Park –2,256sf –.893 acre – SIGNATURE LOT with LAKE VIEW \$399,950**

1798 1st and 2<sup>nd</sup> level finished

458sf finished bonus room – 2<sup>nd</sup> level, total = 2,256sf

520sf Garage (26'x20')

1451sf Basement –unfinished w/ rough-in bath, metwood system used to expand basement under garage

This fine home is a **Southern Living Design Collection** home designed by award winning architect Frank Betz and built on a .893 acre lot. Your home is built by Argabright Contractors – a Class A contractor serving Virginia since 1964.

Water is provided by Virginia Ridge Water Company, an independently owned utility company. The water system installation has been inspected and approved by Bedford County PSA and includes 2 fire hydrants. A \$1,500 hook-up fee is due at closing to Virginia Ridge Water Company. Your onsite developer/builder, Argabright Contractors has provided and supervised the installation of the water system, road, and underground utilities. Electricity is by AEP and telephone is by Verizon.

Structure – 3000 psi steel reinforced concrete footers and foundation. Foundation waterproofing carries 10 year manufacture's warranty. Floor and roof trusses have been engineered by Shoffner Industries. The sub floor is ¾" tongue and groove advantec board. All stud walls are built in place, no prefabrication in this quality built home. The house is wrapped with Dupont Tyvek house wrap on 7/16" Georgia Pacific OSB plywood.

Mechanical- 1" water line to home and ¾" interior main lines with commercial "L" type copper pipe in your home. Schedule 40 PVC drain lines are used. Plumbing fixtures include-Lasco fiberglass shower, Akers soaker tub, American Standard –cadet line elongated toilets, Moen chateau line faucet, 8" stainless steel kitchen sink. The hot water heater is 50 gallon manufactured by A. O. Smith. Septic system will include a 1000 tank distributed through 5 – 54" deep 70' lines. HVAC -The main level is serviced by a 2-ton Carrier heat pump, an additional 2 ½ ton unit services the upstairs. Ductwork will be made of sheet metal and wrapped with 1 ½" insulation.

Windows are MW vinyl clad, double hung, insulated with panes hidden. Window returns are cased with painted wood jambs and sills. Screens are included. All exterior walls are insulated with 3 ½" R-13 Kraft faced insulation. The attic space is insulated with R-30 blown cellulose insulation.

The foyer is open to the 2<sup>nd</sup> floor; all other ceilings are 8' flat. The master suite includes a shower and soaker tub. Soaker tub has a ceramic tile surround. A laundry room is included on the second level.

The shingles covering the porch, house and garage are Owens Corning - Architectural with a 25-year guarantee on 30# felt. The vinyl siding is Revere Amherst –Double Dutch 5". The 17' front porch is supported with Decorative vinyl posts and has a metal roof with vinyl soffit ceiling. The rear deck is 12'x16' built with pressure treated lumber.

The front elevation of the garage and the front gable is covered with **brick**. The home will be **brick** to grade with **brick pavers** on front porch. A 42" sidewalk with **brick pavers** is provided from the front porch and to the gravel driveway. A 2 car garage is 520sf with a side entrance and includes second floor finished bonus room of 458sf. A Foam Core II - 16'x 7' insulated garage door with raised panels and a ½ hp electric opener is included.

Carpet is Cabin Crafts with stain control and scotchguard protection, manufactured by Shaw Industries. 4 lb – ½" bonded padding is used. Vega II Vinyl flooring by Mannington is applied on ¼" tectply underlayment in kitchen and baths. Exterior Doors will be Thermo-Tru insulated. Interior doors to be raised panel. Walls will be sand finished plaster, smooth in kitchen and baths. 1 coat latex paint on finished walls, and 2 coats on interior wood. Closets include storage organizers.

Range, range hood and dishwasher by G E are included. Cabinets are Raised panel Oak collection with concealed European hinges, manufactured by Aristokraft. Vanities provided match the kitchen cabinets and are finished with a marbleized vanity top. A 42" Majestic wood burning zero-clearance fireplace is used. A 5' oak mantle with natural rock surround is included.

**Includes the following upgrades:**

- *BRICK PAVERS ADDED TO SIDEWALK and FRONT PORCH*
- *MASTER BEDROOM expanded to 14'3"x17'3", includes cathedral ceiling and gas fireplace with natural rock surround.*
- *Oak hardwood flooring added to 1st level. Home is extended 2' in rear. Bonus room is finished with same quality as rest of home.*
- *Ceramic tile in bathrooms and powder room.*
- *Trim and Cabinet upgrade. Kitchen cabinets to include midrange granite top.*
- *Microwave included, El Dorado stone at fireplaces.*

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