



Pictures are of similar homes built by builder



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Exterior Features

- Professional landscape package with sod
- Broom finished concrete driveway and walkway with paver accents per site plan
- James Hardie© siding
- Prefinished aluminum trim wrap
- Aluminum gutters and downspouts
- 30 year architectural roof
- Standing seam metal accent roofs
- Termite soil treatment
- Outdoor shower
- Two weather proof electrical outlets
- Wood privacy fence with one gate (6' tall)
- Double pane low-e vinyl windows with screens
- Fiberglass exterior doors
- Carriage style garage door with opener

YOUR OCEANFRONT SPECIALIST FROM CROATAN TO THE NORTH END



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All information is believed to be correct and reliable to the best of the agents' knowledge but is not guaranteed by agent and should be independently verified for accuracy.

THE
LAYNE DONOVAN
Real Estate Group



440 24th 1/2 Street

OLD BEACH / VIRGINIA BEACH

New Construction ~ Custom Design/Build

4 bedrooms, 3.5 bathrooms, 2,245 square feet +/-

\$539,900

Another top quality custom design & build by Beach Building Group! Detached NO FEE condo only 3 short blocks to the beach/boardwalk. Wide open floor plan with lots of windows and natural light throughout! Attention to detail and top quality finishings and fixtures used throughout!

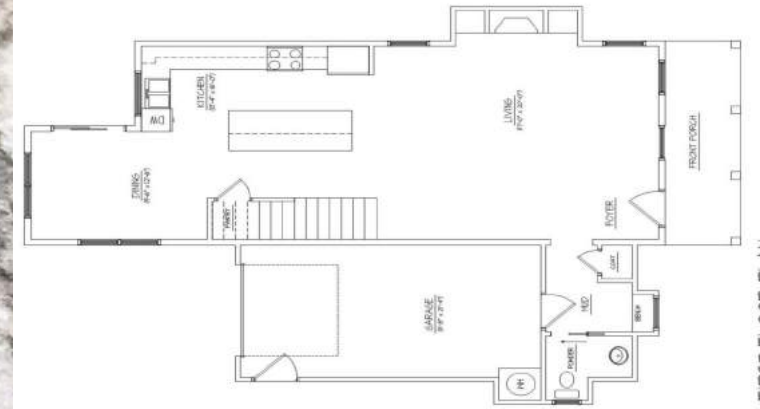
Interior Features

- Natural gas fireplace in living room
- Nine-foot ceiling on first and second floors and eight-foot ceiling third floor
- Custom trim package
- Drywall with knockdown finish
- Hardwood flooring throughout first floor
- Ceramic tile on bathroom floors, master shower and laundry floor
- Upgraded carpet and padding
- Custom mudroom bench with hanging hooks above
- Prewired for cable and network in family room and bedrooms
- Prewired for ceiling fan in family room and bedrooms
- Prewired for 5.1 surround sound in family room
- Washer and electric dryer connections
- Mirrors over vanities
- Natural gas water heater
- 14 seer A/C with natural gas heat HVAC, 1st floor heat pump (two zones)
- Choice of interior door style
- Brushed nickel door hardware
- Custom wood shelving in closets
- Designer electrical fixtures
- Brushed nickel bathroom accessories
- Glass shower enclosure with brushed nickel hardware
- Gourmet kitchen designed by Heritage Woodworks, White shaker style cabinets, 42" uppers with crown, soft closer drawers and doors
- Stainless steel appliance package (Gas range with convention oven, Microwave, Dishwasher)
- Granite countertops with under mount sinks in the kitchen and bathrooms

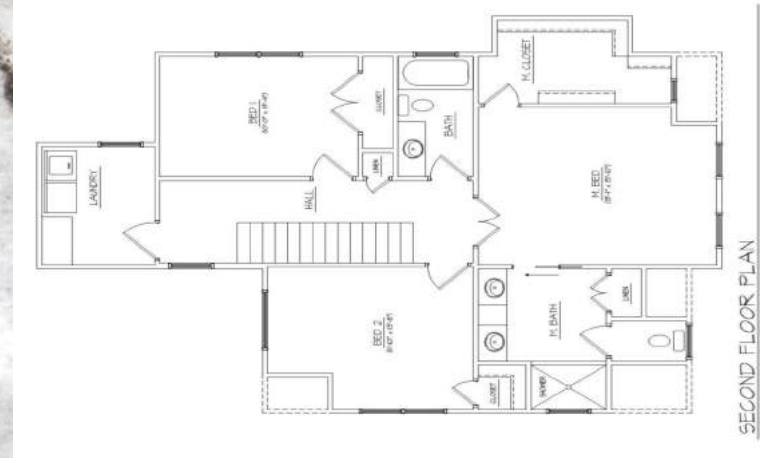


Photos shown are of model home and may feature optional upgrades

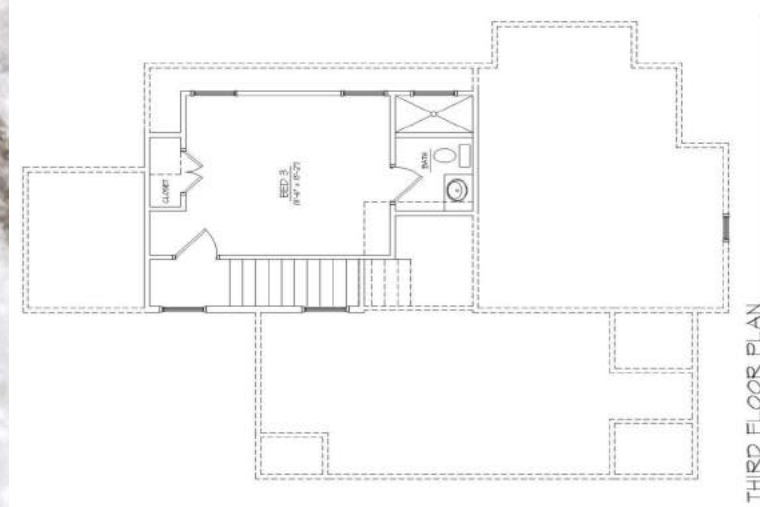
Specs and features are subject to change during construction at the builders discretion



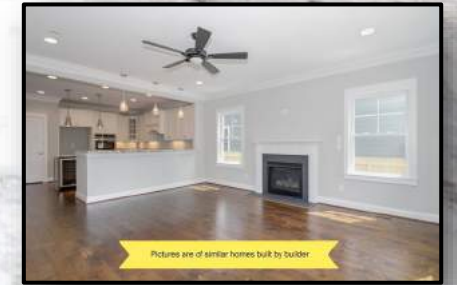
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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