

For more pictures and information please visit www.laynedonovan.com

Exterior Features:

- Exterior with low-maintenance materials
- James Hardie® Plank composite pre-finished siding
- Shutters with brackets & shutter dogs (solid black PVC - not painted)
- Raised foundation with Stucco finish
- Brick exterior steps
- Paver porch floor
- Porch ceilings PVC V-groove profile
- Architectural shingle roof
- Metal roof accents
- Professionally landscaped exterior with irrigation system
- Concrete driveway with stepping stone walk
- Double hung windows - Encompass by Pella
- Front door stained fiberglass
- Carriage style insulated garage door with automatic opener and keyless entry pad



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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



112 A 74th Street

\$1,089,000

North End

Virginia Beach

New Construction ~ Custom Design/Build
4 Bedrooms ~ 3.5 Bathrooms ~ 2,771 +/-sf ~
Attached Garage

Interior Features:

- Smooth finish walls & ceilings with wood panel and shiplap wall and ceiling accents
- Custom Craftsman style interior trim package with gracious crown throughout 1st floor, 2nd floor hall & bedrooms (excluding Master)
 - Windows fully cased with stool/apron & 3 piece tops
 - Vaulted ceiling in Master Suite with wood accent
 - Vaulted ceilings on 3rd floor
 - Interior steps to 2nd floor are stained wood treads with painted risers
 - Bench with "cubbies" in Mudroom
 - 42" gas fireplace with tile surround
 - Custom tile work in Bathrooms with built in niches

Kitchen, Baths & Cabinetry:

- Custom Kitchen & Bath cabinetry with soft close doors & drawers
- Farmhouse style sink with pull out spray faucet in Kitchen
- Calacatta Santa Quartz countertops & tile backsplash in Kitchen
- Under cabinet accent lighting & electrical outlets in Kitchen
- Upgraded appliance package with Stainless steel appliances: 36" slide-in gas range (dual fuel), 30" convection microwave, 36" cabinet depth refrigerator, 24" quiet dishwasher with matching cabinet front, & disposal
 - Kitchen exhaust with built-in cabinet style hood
 - Pedestal sink in Powder Bath with shiplap walls
- Calacatta Santa Quartz vanity tops with china white undermount bowls in all other Baths
- Tile shower in Master Bath with dual shower heads, pebble floor & tile shelf inserts
 - Frameless 3/8" glass shower door/enclosure in Master Bath
- 2nd Floor Bath fiberglass/acrylic "jumper" tub with tile surround & designer mirrors over vanity
 - 3rd Floor Bath with tile shower & fiberglass/acrylic shower pan
- Laundry room on 2nd floor with upper wall cabinets and floor drain
 - Custom built wood shelving in all closets
- Great storage space with 2 floored walk-in attic areas & a large walk-in closet in 3rd floor Bedroom

Plumbing, Mechanical & Electric:

- Upgraded designer electrical & plumbing fixtures throughout
 - Exterior shower
 - (2) exterior hose outlets
 - Gas on demand tankless hot water heater with circulation pump
 - 2 zone HVAC system, 16 seer, programmable thermostats (Trane equipment)
- Structured wiring package with outlets for TV, phone, and/or high speed internet and central hub. Also pre-wired for security & front door camera.
 - Pre-wire for 5.1 surround sound in Living Room

Flooring:

- Engineered hardwood floors with 5" wide plank throughout 1st floor, 2nd floor hallway & Master Suite
 - Tile flooring in Mudroom and Pantry
 - Tile floor in all Baths (except Powder)
- Balance of floor space is upgraded carpet over 8 lb. pad (Bedrooms)

