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**Lot 23 – Tate –2,000sf –1.476 acres \$259,950 SIGNATURE CUL-DE-SAC LOT**

- \*19'x16' Master Bedroom with Cathedral ceiling and Gas fireplace\*
- \*Brick to Grade, Brick porch with pavers on sidewalk\*
- 500sf-attached garage (25'x20'). Basement extended 500sf under garage
- \*1328sf Basement-unfinished w/ rough-in bath, includes basement under garage for work space

This fine home is the classic Country Colonial designed by award winning architect Frank Betz. 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 provided by AEP to a 200-amp breaker box. Telephone service is provided by Verizon.

Structure – 3000psi steel reinforced concrete footers and foundation. 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.

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

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 faucets, 8" stainless steel kitchen sink. The hot water heater is 50 gallon manufactured by A. O. Smith. Septic system will include a 1000 tank pumped to 5 – 48" deep 86' lines. HVAC -The main level is serviced by a 2 ton Carrier heat pump; an additional 2-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 shingles are Owens Corning - Architectural with a 25-year guarantee on 30# felt. The vinyl siding is Owens Corning –Double Dutch 5". The 30' front country porch is supported with 4"x4" posts enclosed in vinyl sleeves. Vinyl pickets are used on the front porch, vinyl lattice trims under the porch. The porch ceiling is finished with vinyl soffit material. The rear deck is 12'x16' built with pressure treated lumber.

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" teccly underlayment in kitchen and baths. Exterior Doors will be Therma-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 closet storage organizers.

The 500sf garage is plastered and includes a Foam Core II - 16'x 7' insulated garage door with raised panels and includes a ½ hp electric opener. A pull down stairs is included for access to garage storage. Range, microwave and dishwasher by GE 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 36" Superior wood burning zero-clearance fireplace with a 5' oak stained mantle with natural rock surround is included downstairs. **The 19'x16' Master bedroom includes a 36" gas fireplace with marble surround and a cathedral ceiling.**

**Upgrades included:** -Paved Driveway

- Corian counter top in Kitchen
- Brick pavers added to front porch and sidewalk
- Marble surround at Master bedroom gas fireplace
- Basement extended 500sf (25'x20') under garage using Metwood system

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