

Greenbrier Station

SINGLE FAMILY HOMES | CHESAPEAKE, VIRGINIA

STANDARD
FEATURES

Attractive Interiors

- 9' Ceilings Both Floors!
- Carriage style interior doors
- Direct vent fireplace w/surround in your choice of Granite/Marble
- Electric washer and dryer hook-up, vented outside
- GFCI circuits for kitchen, baths, garage and exterior
- Hardwood flooring in foyer
- Knockdown textured walls and ceilings - smooth in kitchen & baths
- Lever door handles
- No-wax vinyl flooring in hall & powder baths, utility & kitchen
- Overhead lights in all bedrooms
- Pre-wired for ceiling fans in family room & all bedrooms
- Pull down attic stairs
- Rebond padding throughout
- Rocker switches for easy on/off operation
- Security system w/ LCD touchscreen & Wi-Fi ready master panel, SMARTPHONE Ready! (Monthly subscription required)
- Hard-wired smoke detectors w/battery back-ups all bedrooms
- Carbon monoxide detector Hard-wired w/battery back-up
- Stain resistant wall to wall carpet in your choice of colors
- Staircase w/painted pickets & stained handrails (select floorplans)
- Structured wiring throughout & pre-wired for high speed internet
- Digital Networking in predetermined locations
- Phone/Data port (Cat5-E) in family room & all bedrooms
- Cable (RG-6 Quadshield Coax) in family room & all bedrooms
- Vinyl coated, ventilated shelving in all closets
- Walk-in closet in master bedroom

Crafted Exteriors

- Choice of stone or brick skirt (front of home only)
- 30 Year Architectural Roof Shingles
- Aluminum Gutters and Downspouts
- Concrete patio—approx. 150 sf (10'x15'), location determined by builder
- Exterior shutters in color of your choice
- Exterior siding—Premium Quest low maintenance vinyl
- Fully landscaped lawn featuring trees, shrub package and fully sodded front yard
- Fiberglass entry doors featuring Framesaver NO-ROT door jambs (All exterior doors)

- Garage side service door w/deadbolt, concrete pad & light
- Hose bibs (2) for water hose connection
- Hurricane clips on Rafters/Trusses
- Insulated steel carriage style garage door w/decorative glass
- Metal wrapped low maintenance exterior trim & fiberglass columns (Craftsman columns are PVC clad for no-rot properties)
- Pre-wired for dedicated circuit in garage (1) for fridge/freezer
- Pre-wired for garage door opener
- Raised foundation construction
- Two car garage w/finished interior including paint and trim
- Weatherproof electrical outlets (3)

Professionally Designed Kitchens

- 42"/36" Staggered Kitchen cabinets w/ Crown molding and adjustable shelving
- Knobs and Pulls throughout
- Garbage disposal
- Granite counter tops in color of choice w/Delta faucet and sprayer as well as double bowl stainless steel undermount sink
- Ice-maker hook-up
- Island or bar area (model specific)
- Pantry for additional storage
- Pendant lighting at bar tops
- Recessed lighting
- Under cabinet lighting
- Stainless steel appliances—Dishwasher, Microwave/Hood combo and Electric Range (self-cleaning)

Upscale Baths

- Adult height vanities in all full baths
- Ceramic tile tub surround in Master Bath
- Level 1 tile in MBA
- Cultured marble tops in bath vanities
- Double porcelain sinks set in your choice of granite—master bath
- Custom cabinets—St. Croix model master bath
- Easy maintenance fiberglass tubs and/or showers
- Elongated toilets in all baths
- Pedestal sink in powder room
- Separate master shower with semi-frameless shower door

- Water conserving plumbing fixture/washerless faucets

Ashdon Energy Advantage

- HERS rated home
- 14 SEER rated condenser
- LED lighting
- Energy efficient natural gas heat featuring 80% furnace
- Full home wrap moisture barrier installed
- Insulated Fiberglass entry doors featuring Framesaver No-Rot door jambs at all exterior doors
- Insulated Low-E glass windows with tilt sash feature and screens (screens provided for all operable windows)
- Natural gas tankless hot water heater
- Ridge Vented Roofs for efficiency
- Programmable thermostat
- R-15 Insulated exterior walls
- R-38 Insulation in blown areas & flat ceilings of thermal envelope
- ASK ABOUT OUR ENERGY SAVER PACKAGE!

Your Greenbrier Station Community

- Association maintained walking paths
- Association maintained gazebo and green areas

Quality Construction and Customer Care

- Full in house warranty and customer service program
- National 2-10 Home Buyer's Warranty participation
- Builder provided one year warranty
- Complete building review prior to construction
- Site visit with construction supervisor prior to drywall installation to review specialty options and see the final framed structure
- Conventional stick frame construction and/or engineered joists/trusses
- Termite treatment and warranty
- Family owned and operated for over 37 years - two generations with years of field experience and hands-on approach

Ashdon
BUILDERS
It's About Living

ashdonbuilders.com

Site Manager:
Christina Sancilio

757-651-4895

christina@ashdonbuilders.com

Site Assistant:
Tresha Lee

757-285-7525

tresha@ashdonbuilders.com

Wainwright
REAL ESTATE
EST. 1901

