



The Farms at Turkey Run

CHARLOTTESVILLE, VA

Farmhouse

at Turkey Run

Four Bedrooms, 4.5 Baths, on a Crawl Space

3654 Square Feet

Low Maintenance Exterior Features

25'8" x 23'8" Two-Car Side Load Garage with two 8' x 7' Insulated Doors with Openers

Manufactured Soffit and Fascia

Oversized Seamless Gutters and Downspouts

50 Year Architectural Shingles

Professionally Landscaped Yard

Two Hose Bibs

Concrete Walkway

Front and Rear Weatherproof Electrical Outlets

10' Deep Front Porch with Composite Decking

Screened Porch with Pressure-Treated Flooring

Appealing Interior - First Floor 2313 SF

9-Foot High Ceilings on 1st Floor

** Features and Specifications are subject to change without notice due to the Builder's ongoing design improvements and actual building conditions. Artist renderings are for illustrative purposes only.

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Moen Faucets throughout 1st Floor

Designer Lighting Package throughout 1st Floor

Two Tone Accent Paint throughout 1st Floor

Smoke Detectors, Carbon Dioxide Detector and fire extinguisher

Foyer

Oak Stairs with Painted Risers

Hardwood Flooring

Ship-lap Boards on Walls

Dining Room

Hardwood Flooring

Living Room

Propane Fireplace

Hardwood Flooring

Crown Molding

Keeping Room

Hardwood Flooring

First Floor Laundry Room (Washer and Dryer Hookups)

Ceramic Tile Flooring

Rear Entry/Mud Room

Ceramic Tile Flooring

Powder Room

Pedestal Sink

Hardwood Flooring

Large Eat-In Kitchen

Hardwood Flooring

42-Inch Cabinetry

Open Shelving with Subway Tile

Granite Countertops

Apron Front Single-bowl Sink

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Wall Oven/Microwave

40" Commercial Style Dual-Fuel Range in Stainless Steel

Commercial Style Stainless Steel Hood

Sound Insulated Dishwasher

26.7 cubic foot Trio® Bottom Freezer Refrigerator in Stainless Steel

Recessed Lighting

Master Suite Carpeted with Luxury Master Bath

Bath features His and Her Vanities and Decorative Solid Surface Tops

Clawfoot Tub

Separate Walk-In Shower with Ceramic Surround

Ceramic Flooring

Oversized Carpeted Walk-In Closet Connected to Bath Area

Appealing Interior - Second Floor 1341 SF

8-Foot High Ceilings

Wall to Wall Carpet in Bedrooms

Hallway Hardwood Flooring

Moen *Faucets throughout 2nd Floor*

Designer Lighting Package throughout 2nd Floor

Two Tone Accent Paint throughout 2nd Floor

Smoke Detectors

Three Full Baths

One Bath with Soaker Tub and Vanity Cabinet with Decorative Solid Surface Top

Two Baths with Shower with Ceramic Surround and Pedestal Sink

Ceramic Flooring in all Baths per Builder Selections

Structural Features

Advantech *Tongue and Groove sub-floors*

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Wood Sheathing on all Exterior Walls

Steel Reinforced Concrete Foundation

Energy Saving Features

2" x 6" Exterior Walls

Insulation: R38 in Ceiling, R16 in Exterior Walls

Three Zone Heating Systems

Dual Fuel 90+ System with Air Conditioning

Heat Pump

Mini-Split in Bedroom #4

On Demand Propane Water Heater

Insulated Fiberglass Exterior Doors

Solid Vinyl, Insulated, Double Hung, Full Tilt Windows with Grilles between the Glass, Low E Full Screens

Tyvek House Wrap

Warranty

Termite Treatment

Pre-Settlement Orientation

One Year Warranty Inspection

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