



P.O. Box 4205, Richmond, VA. 23220  
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## **2.73 Acres on Three Bridge Rd - Specifications**

### **Driveway**

- Gravel

### **Concrete**

- Garage Floor- Smooth Hard Trowel
- Sidewalk- Brushed Concrete finish

### **Masonry**

- Brick Foundation

### **Trim-**

- Casing-3 ¼" "445"
- Base-5 ¼" speed base
- Door Style-2 panel-sq

### **Cabinets-**

#### *Kitchen Cabinets-*

- "White" Shaker Style Cabinets
- "Espresso" stained Island
- Granite Top

#### *Master Bath*

- 6' Double vanity – "Espresso" stained
- Granite Top

#### *Hall Bath*

- 30" Single bowl vanity - "Espresso" stained
- Cultured marble top

### **Siding**

- Double 5" dutchlap siding
- Board and batten vinyl siding at front of house
- Vinyl shake siding in front gables
- PVC coated aluminum fascia and rake boards
- Vinyl soffit
- Board and batten shutters

### **Roofing**

- Owens Corning "Oakridge" Architectural shingle

### **Exterior Doors**

- Front Door- Craftsman Style with Dentil Shelf
- Rear door- White vinyl sliding glass door

### **Garage Door**

- 16' Wide Amarr Stockton Garage Door, white, long panel bead board sections, and glass inserts. LiftMaster motor with 2 remotes.

### **Windows**

- Vinyl window with 4 over 1 grids.

### **Painting**

- Paint-One wall color, White Ceilings, White Trim

### **Hardwood-**

- 2 ¼" Solid Oak Hardwood Flooring
- Locations- family room, hallway, kitchen, breakfast nook

### **Carpet-**

- Locations-All bedrooms, bedroom closets

### **Vinyl**

- Locations-Hall bathroom, Laundry room

### **Tile**

- Master bath floor tile
- Master bath shower walls

### **Toilet and Bath Accessories**

- Semi-Frameless glass shower door in master
- Individual mirrors over sinks in master bathroom
- Plate mirror in hall bathroom
- Brushed nickel towel bars and toilet paper holder
- Wire shelving in closets
- Brushed Nickel door knobs and hinges

### **Countertops**

- Granite kitchen countertop and backsplash
- Granite master bathroom countertop
- Cultured marble countertop in hall bathroom

### **Appliances**

- Included-Microwave, range, dishwasher

### **Lighting- Per field installation**

- Ceiling fans in all bedrooms
- Can lights in kitchen
- Pendants over the island

### **Plumbing**

- Chrome Fixtures in bathrooms
- Stainless Steel sink in kitchen
- 1 exterior hose bib

### **HVAC**

- 14 Seer, Goodman heat pump with electric back up

**Gutters**

- White gutters and downspouts

**Insulation**

- R-19 Underfloor
- R-15 Walls
- R-30 Sloped Ceilings
- R-38 Ceilings

**Other Features**

- Large covered front porch
- Treated rear deck
- Railings provided only if required by code