

New Home Specifications

2667 Maidens Road Powhatan, Va. 23139

Footing	Concrete- 18X10
Foundation	Monticello Brick OS
Concrete	
Front Porch	Broom Finish Concrete
Front Sidewalk	Broom Finish Concrete
Garage	Smooth
Garage Apron	Broom finish
Back Deck – 5X5	
Material	All Treated lumber
Railing	All treated lumber
Steps	All treated lumber
Windows	
Manufacturer	Plygem
Brand	Double Hung Twinseal Low-E
Type	Four over one grid design
Color	White
HVAC	
Manufacturer	Trane XR14
Seer	14
Roofing	
Manufacturer	Tamko
Color	Rustic Black
Type	Architectural
Warranty	30 Year
Insulation	
Brand	
Floor	R-19
Walls	R-15
Ceilings	R-38
Garage ceiling	R-19
Garage walls	R-13
Water Heater	
Size	50 Gallon

Type	Electric
Doors	
Exterior Manufacturer	ThermaTru
Exterior Type Front	Fiberglass Smoothstar with Grid
Exterior Type Back	Fiberglass Smoothstar, Raise, Lower, Tilt Blinds
Interior Manufacturer	Reeb
Interior Type	2 Panel Cambridge Smooth
Garage Door	
Manufacturer	Amaar
Size	14'x8'
Opener	Electric Chain Opener
Fascias	Aluminum
Soffit	Vinyl
Door Hardware	
Exterior Brand	Gatehouse
Exterior Finish	Brushed Nickel
Interior Brand	Gatehouse
Interior Finish	Brushed Nickel
Siding (Main House)	
Brand	Sovereign Select
Type	Dutch Double Five
Color	Moonlit Moss
Porch Ceilings	White Vinyl
Front Porch Railing	NONE
Exterior Shutters	
Manufacturer	Mid Atlantic
Type	Raised Panel
Color	Black
Brick	
Manufacturer	Red Land
Type	Monticello
Front Porch Rowlock	Yes
Front Steps	Brick
Interior walls and ceilings	Drywall
Baseboard	

Type Size	Wood Base with Cap Primed 5 ¼
Window and Door Casing	3 ¼ Colonial Wood Primed
Crown Moulding and Chair Rail	None
Interior Extras	
Guest Bath Mirror	Frameless 24x36
Master Bath Mirror	Frameless 48x36
Half Bath	Framed
Appliances- Allowance price on appliances listed below is \$1,500.00	
Dishwasher	
Manufacturer	TBD
Model	
Color	Stainless
Range	
Manufacturer	TBD
Model #	
Color	Stainless
Microwave	
Manufacturer	TBD
Model #	
Color	Stainless
Cabinets	
Kitchen	
Manufacturer	Diamond
Color	White
Hardware	Brushed Nickel
Baths	
Manufacturer	Diamond
Color	White
Hardware	Brushed Nickel
Countertops	
Kitchen	
Type	Granite
Color	New Venetian Gold
Edge	Full Bullnose
Baths	
Type	Cultured Marble
Color	White and white with tan vein
Edge	Square
Kitchen Backsplash	

Type	Granite
Color	New Venetian Gold
Size	4"
Showers/ Tub Shower	One piece Aker Fiberglass
Plumbing-	
Master shower	Delta
Guest bath Tub/Shower	Delta
Bath Faucets	Aquasource
Kitchen Faucet	Delta
Toilets	White Mannsville Summit Comfort Height
Electrical Lighting	
Great Room	2- 44" Hunter Fan/Light Ridgefield
Over Sink	Flourescent
Dining	Five Light
Kitchen	Three recessed LED
Island	Three light
Utility	One recessed LED
Hall	Two Recessed LED
Master Closet	Two recessed LED
Master BR	Hunter 44" Fan/Light Ridgefield
Master Bath	Two 2 Light over sink
Master Shower	Recessed Fan light
Freestanding tub area	One recessed LED
Guest Bath	One 2 light over sink
Guest bath Tub	Recessed Fan Light
Half Bath	One recessed LED
Two guest Bedrooms	Flush mount fixtures
Bonus Room	Two Hunter 44" Fan/Light Ridgefield
Outside Door Lights-1	Portfolio Wall Lantern
Front Porch	Two recessed LED
Floodlights- Total of 3	White LED at each corner front and back
Garage	Four LED
Flooring	
Great Room, Kitchen, and Dining and Bonus Room	Wood- 3 ¼" Baytown Old Mission Oak
Utility and Baths	Vinyl- Magnitude 19002
Bedrooms	Carpet color- Taffy with 8# pad
	Manufacturer- Shaw
Paint	
Number of wall colors	2
Great room, kitchen, dining area, and Bonus room	Texas Sage

Baths	Carrington Beige
Bedrooms	Carrington Beige
Garage	High Hide White Flat
Ceilings	High Hide White Flat
All Trim	White Semi-Gloss
Gutters and Downspouts	Entire House
Landscaping	
Seed	Entire Yard
Straw	Entire Yard
Gravel	Driveway