



P.O. Box 4205, Richmond, VA. 23220
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Midway Plan - Specifications

Driveway

- Gravel

Concrete

- Front Porch and sidewalk- Broom finish Concrete
- Garage Floor- Smooth Hard Trowel

Masonry

- Brick Foundation
- Stone Surround at Fireplace

Trim-

- Casing-3 1/4" "445"
- Base-5 1/4" speed base
- Door Style-2 panel-sq
- Crown Molding in Dining Room
- Mantel for Fireplace

Cabinets-

Kitchen Cabinets-

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

Master Bath

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

Hall Bath

- 5' vanity - "Espresso" stained
- Cultured marble top

Powder Room

- Pedestal Sink

Fireplace

- Propane gas

- Stone Surround
- Slate Hearth

Siding

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

Roofing

- Dimensional Architectural shingle

Exterior Doors

- Front Door- Craftsman Style with Dentil Shelf
- Exterior Rear Door - White Vinyl Sliding Glass

Garage Door

- 16' Wide White Craftsman Style Garage Door. Automatic Door opener 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-Entry, family room, dining room, powder room, kitchen, breakfast nook

Carpet-

- Locations-All bedrooms, bedroom closets, stairs, upstairs hall

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
- Individual mirror in powder room
- 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 and backsplash
- Cultured marble countertop in upstairs hall bathroom

Appliances

- Included-Microwave, range, dishwasher

Lighting- Per field installation

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

Plumbing

- Chrome Fixtures in bathrooms
- Stainless Steel sink in kitchen
- 1 exterior hose bib
- Propane gas for fireplace

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