

# Lot 2 Charter Lake



# Colonial Homecrafters, Ltd.

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## Charter Lake Lot 2

\$420,000

Approx. 2,463 sq. Ft. Finished Area

### Square footage breakdown:

#### Interior Living Spaces

First Floor 1,956  
Second Floor 507

### Ceiling Height:

9'-0"  
8'-0"

#### Exterior Living Spaces

Garage 576

#### Exterior Living:

- MW Vinyl Tilt-In Insulated Windows (white) with Screens
- Vinyl Siding, all sides with Shutters, front only
- Covered Stoop
- Aggregate Driveway
- Concrete Aggregate Front Walk and Aggregate Patio, 12 x 16
- Roof: 30 year Dimensional Fiberglass Shingle, black
- Sod and Irrigation Front, Side and Rear Yard
- Weatherproof Receptacle (Front & Rear Of House)
- 2 Frost Free Hose Bibs
- Gutters, Downspouts and Splash blocks
- Two Rear Floodlights
- Two Car Garage 24 x 24: Electric Garage Door Openers with Two Transmitters

#### Interior Living:

- 4 Bedrooms, Loft Second Floor, Flex Room First Floor
- 2 Full Baths and 1 Half Bath
- Oak Hardwood Flooring in Foyer, Dining/Great Room and Kitchen
- Carpet in Stairs, Bedrooms, Flex Room, Loft and Upstairs Hallway
- Vinyl In Half Bath, Upstairs Bath and Laundry Room
- Credit to be given: Direct Vent Fireplace with Gas Logs in Great Room, Black Granite Surround, Mt. Vernon Mantel
- Laundry Room, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent

#### Kitchen:

- Maple Stained Flat Panel Cabinets with soft close drawers, brushed nickel knobs
- Granite Countertops, 3cm, with Stainless Steel Under-mount Sink, Double Bowl
- Pantry Closet
- Appliance Package: All Stainless Steel Package, General Electric  
GE 30" Free Standing Electric Range SS JB620SRSS  
GE Over The Range Microwave SS JVM3160RFSS  
GE 5 Cycle Dishwasher SS GSD3360DSS  
GE Disposal 1/3 HP GFC320F

**Master Suite:**

- First Floor
- Large Bedroom, Walk in Closet
- Master Bath Stained Maple Vanity Flat Panel Doors with Cultured Marble Countertop
- Moen Bath Fixtures, Eva, Brush Nickel with matching bath accessories
- Water Closet, toilet elongated
- Fiberglass Shower with Seat and Shower Door
- Fiberglass Soaker Tub
- Ceramic Floor

**Half Bath:**

- Maple Stained Flat Panel, Plate Glass Mirror with Cultured Marble Top
- Moen Bath Fixtures, Eva, Chrome with matching bath accessories
- Elongated Toilet, Right Height
- Vinyl Floor

**Upstairs Bath:**

- Maple Stained Flat Panel, Plate Glass Mirror with Cultured Marble Top
- Moen Bath Fixtures, Eva, Chrome with matching bath accessories
- Fiberglass Tub with Shower Rod
- Elongated Toilet, Right Height
- Vinyl Floor

**Hardware:**

- Schlage Door Hardware, Lever, Brushed Nickel, Handleset for Front Door
- Brushed Nickel Towel Bars and Toilet Papers in ½ Bath and Master Bath, Moen Eva
- Chrome Towel Bars and Toilet Papers in Upstairs Bath, Moen Eva
- Door Bumps, Handrail Brackets, Ball Catches Brushed Nickel

**Moulding:**

- 5 ¼ ” OG Base Throughout
- 3 ½ ” Adams Casing Throughout
- Crown Great Room, 1 member
- Doors, Raised 6 Panel
- Ventilated Shelving in Closets

**Energy Standards:**

- Energy Efficient Insulation Package, Blown Cellulose in Walls and Ceilings
- All exterior penetrations sealed with caulk and foam
- Insulated Fiberglass Exterior Doors with Weather Stripping
- Pipes Insulated for Quietness
- 50 Gallon Gas Hot Water

**Miscellaneous:**

- Credit Fireplace, to be given
- Generator, to be priced
- Tub/shower and fixture \$475
- Door add door to top of stairs, no charge
- Garage, add storage above, \$4,000
- Slop sink in Garage \$500

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## Charter Lake Allowances

<b>Brick:</b>	Choice predetermined by neighborhood specifications, foundation
<b>Mortar:</b>	Buff, choice predetermined by neighborhood specifications
<b>Fireplace:</b>	Family Room 36" Direct Vent, Black Granite Surround, Mt. Vernon Mantle
<b>Carpet:</b>	Shaw On Location with 6lb. pad.\$16.00 PER YD.
<b>Tile:</b>	Dal Sandalo Accacia Beige, Serena White, Castillian Gray, Raffia Noce
<b>Hardwood:</b>	Turlington 3", Colors: gunstock, butterscotch, natural, spice
<b>Vinyl:</b>	Mannington Venture \$14.00 per yd
<b>Stairs:</b>	1 <sup>st</sup> to 2 <sup>nd</sup> hardwood, closed riser Richmond Rail Standard Wooden Picket
<b>Lighting:</b>	Standard Package Kichler Lights Brushed Nickel Interior: (one of each unless noted otherwise) Foyer, Dining, Nook, Half Bath, First Floor Hall per plan and quantity dependent per code, laundry, Upstairs Hall per plan and quantity dependent per code Kitchen: 6 recess, 6" Fan, 1 in sunroom and one in loft Baths: one fixture per bowl Exterior: 1 by each exterior door 2 exterior garage
<b>Plumbing:</b>	
Kitchen Sink	Stainless Steel under mount double bowl sink,
Kitchen Faucet	Moen Arborist Pull out stainless 7594SRS
Master Bath Tub	60 x36
Master Bath Tub Faucet	Moen Eva 4792 T493BN
Master Bath Shower	Ceramic Tile
Master Bath Shower Faucet	Moen Eva 2520 valve + T2132BN
Master Bath Lavatory, Faucets	Moen Eva 6410 BN
Master Bath Toilet	Elongated, Right Height
Bath Tub	Fiberglass, 60" with curved shower curtain rod
Bath Tub/Shower faucet	Moen Eva 2520 valve + T2133
Bath Vanity Faucet	Moen Eva 6410 Chrome
Bath Toilet	Elongated, Right Height
<b>Appliances:</b>	
Kitchen:	All Stainless Steel Package, General Electric GE 30" Free Standing Electric Range SS JB620SRSS GE Over The Range Microwave SS JVM3160RFSS GE 5 Cycle Dishwasher SS GSD3360DSS GE Disposal 1/3 HP GFC320F
<b>Trim:</b>	1Member Crown Great Room Crown 4 5/8" paint grade Adams Casing though out windows and doors Base 5 1/4" base, two member profile

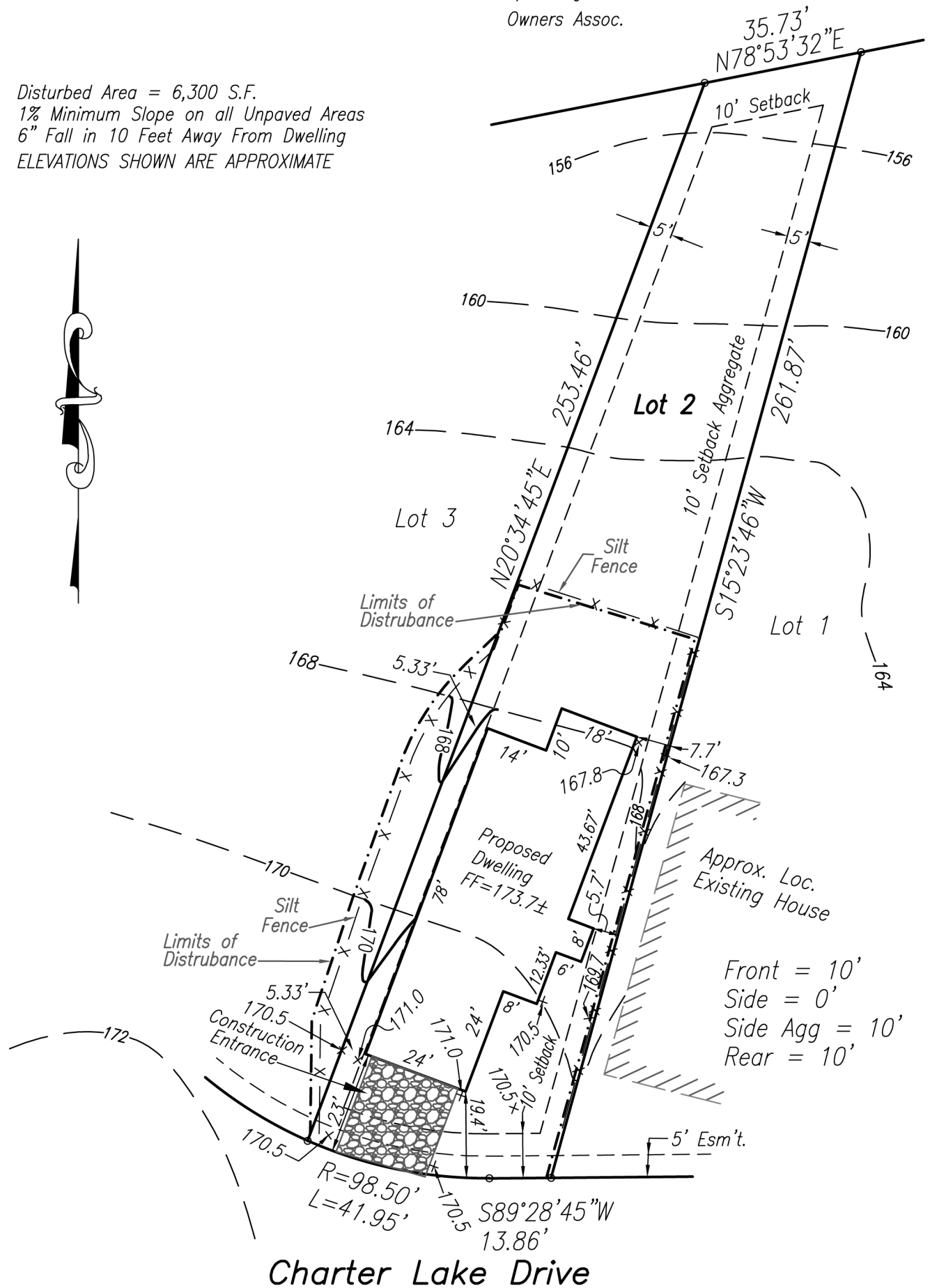


<b>Cabinets:</b>	Kitchen	Maple, painted, flat panel, Merrilat Classics
	Master Bath	Maple, stain, flat panel Merrilat Basics
	Baths	Maple, stain, flat panel Merrilat Basics
	Door Style	Classics: Glen Arbor, Spring Valley Basics: Colony
	Upper Cabinets	42" Height
	Stains:	Natural, Toffee, Hazelnut, Sable, Pecan, Sedona, Kona, Dusk
<b>Countertops:</b>	Kitchen	3 cm. Granite, Uba Tuba or equivalent
	Master Bath Baths	Cultured Marble, Standard Colors Cultured Marble, Standard Colors
	Cultured Marble Sink Bowls, standard shapes	
<b>Paint Type:</b>	Sherwin Williams Paint	Wall, flat, one color, throughout Ceilings white, flat, first floor Trim, Semi-gloss, one color throughout Garage Walls, Antique White
		Sherwin Williams Whites and Lights standard selection palate
<b>HVAC:</b>	Natural Gas/AC, first floor, American Standard, 90 plus AFUE, 14 SEER Heat Pump, second floor, American Standard, 14 SEER Digital thermostats	
<b>Insulation:</b>	Exterior Walls	R-13 Cellulose
	Ceilings	R-38 Blown Cellulose
	Sound insulation	R-11 Batt Master Bath, Pipes, Utility Room,
<b>Windows:</b>	Plygem, white vinyl with screens	
<b>Doors:</b>	Thermatru, exterior 6 panel, Interior Doors	
<b>Hardware:</b>	Door Hinges	Brushed Nickel
	Interior Locksets	Schlage Georgian, F10 FLA 619
	Exterior Locksets	Georgian, 619 series with flair on interior
	Front Door	Schlage F60 PLY 619 FLA
	Mirrors	40" sized to vanity top
<b>Landscaping</b>	Plants	front elevation street trees per county plan
	Sod	front, rear and side yard
	Irrigation	front, rear and side yard

# Lot 2 Typical Dwelling

N/F Kings Charter  
Owners Assoc.

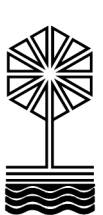
Disturbed Area = 6,300 S.F.  
1% Minimum Slope on all Unpaved Areas  
6" Fall in 10 Feet Away From Dwelling  
ELEVATIONS SHOWN ARE APPROXIMATE



Front = 10'  
Side = 0'  
Side Agg = 10'  
Rear = 10'

## PLOT PLAN OF LOT 2 CHARTER LAKE IN THE ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA

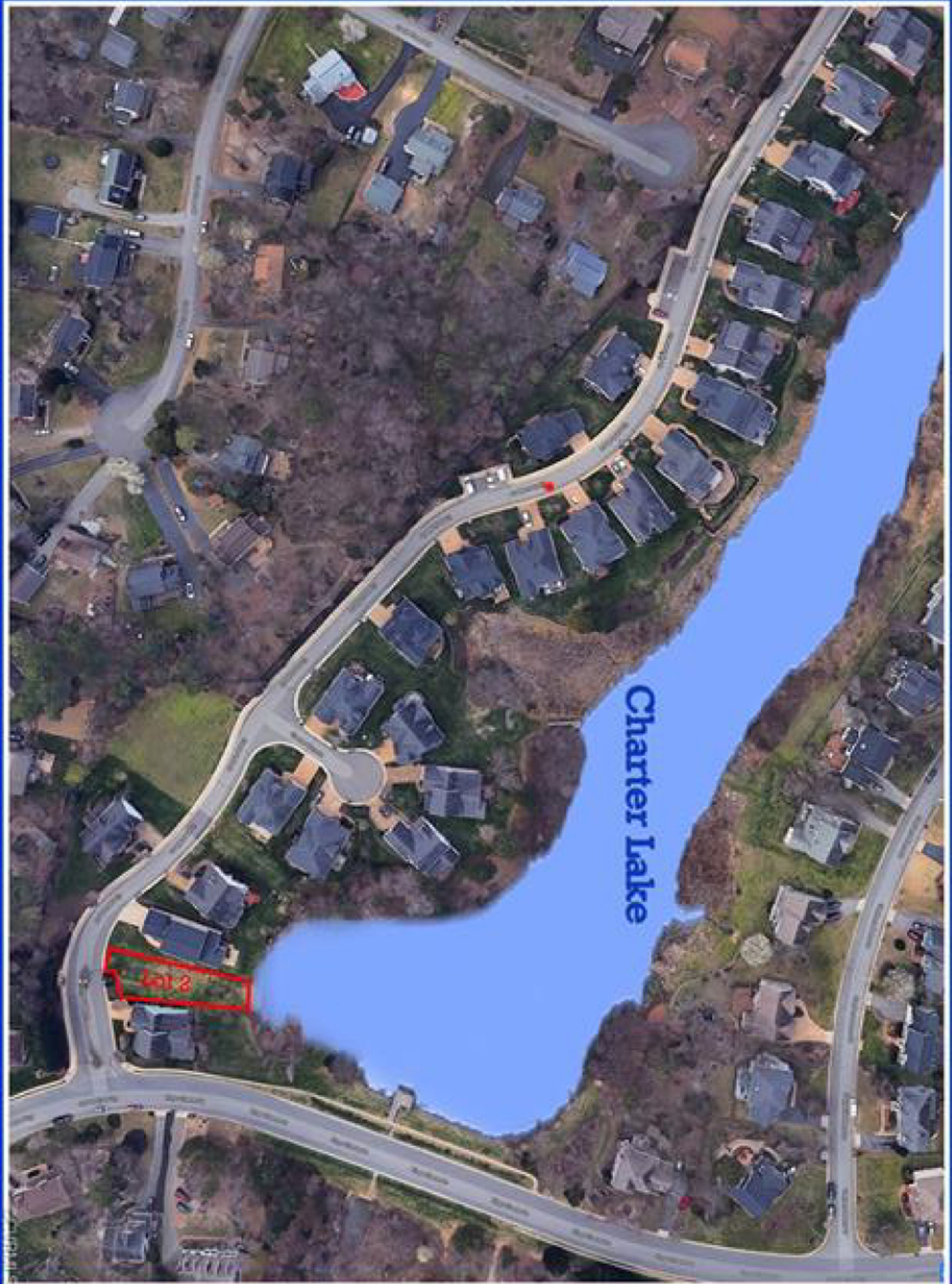
Scale: 1" = 30'



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Charter Lake

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