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Jasmine 1940sf (current pricing available upon request)

Attached garage included – (24'x21' with bonus room)

1642sf living level with 298sf in finished bonus room above Garage= 1940sf

1642sf Basement –unfinished w/ rough-in bath

This fine home is the classic Country Ranch designed by award winning architect Frank Betz. Your home is built by Argabright Contractors – a Class A contractor serving Virginia since 1964.

Water is provided by Virginia Ridge Water Company, an independently owned private utility company. The water system installation has been inspected and approved by Bedford County PSA and includes 2 fire hydrants. A \$1,500 hook-up fee is due at closing to Virginia Ridge Water Company. Your onsite developer/builder, Argabright Contractors, has provided and supervised the installation of the water system, road, and underground utilities. Electricity is provided by AEP to a 200-amp breaker box. Telephone service is provided by Verizon.

Structure – 3000psi steel reinforced concrete footers and foundation. Foundation waterproofing carries 10-year manufacturer's warranty. Floor and roof trusses (9/12 pitch) have been engineered by Universal Forest Products. The sub floor is ¾" tongue and groove underlayment. All stud walls are built in place. The house is wrapped with Dupont Tyvek house wrap on 7/16" Georgia Pacific OSB. Natural rock is provided on the front gable and to grade around the foundation.

The great room and master bedroom have **vaulted cathedral ceilings**. All other ceilings are 8' flat. The laundry room is included on the living level. The master suite includes double vanity, shower, and soaker tub. Soaker tub has a ceramic tile surround.

Mechanical- ¾" water line to home and ¾" interior main lines of FlowGuard CVPC in your home. Schedule 40 PVC drain lines are used. Plumbing fixtures include: Akers fiberglass shower, Akers soaker tub, ProFlow elongated toilets, Moen chateau line faucets, 6" stainless steel kitchen sink. The hot water heater is 50 gallon manufactured by A. O. Smith. HVAC -The main level is serviced by a 3-ton Goodman heat pump (Goodman ARUF036 air handler with 15KW heat and a Goodman GSZ13036 heat pump). Ductwork will be made of sheet metal and wrapped with 1 ½" insulation. Septic system will include a 1,000-gallon tank and is distributed through 6 – 54" deep 60' lines.

Windows are MW vinyl clad, double hung, insulated with panes hidden. Window returns are cased with painted wood jambs and sills. Screens are included. All exterior walls are insulated with 3 ½" R-13 Kraft faced insulation. The attic space is insulated with R-30 blown cellulose insulation

The shingles are Owens Corning - Architectural with a 25-year guarantee on 30# felt. The vinyl siding is Revere Amherst–Double Dutch 5". The 18' front country porch is supported by decorative vinyl posts. Vinyl pickets are used on the front porch railing and the porch ceiling is finished with vinyl soffit material. The rear deck is 12'x16' built with pressure treated lumber.

Carpet by Shaw Industries with stain control and Scotchguard protection. 4 lb – ½" bonded padding is used. Vega II vinyl flooring by Mannington is applied on ¼" teccply underlayment in kitchen and baths. Exterior Doors will be Therma-Tru insulated. Interior doors to be raised panel. The garage (24'x21') includes a Foam Core II - 16'x 7' insulated garage door with raised panels and includes a ½ hp electric opener. Walls will be sand finished plaster. 1 coat latex paint on finished walls, and 2 coats on interior wood. Closets by Closet Storage Organizers.

Range, microwave, and dishwasher by GE are included. Cabinets are Raised panel Oak collection with concealed European hinges, manufactured by River Run. Vanities provided match the kitchen cabinets and are finished with a marbleized vanity top.

A 42" Monessen gas fireplace is used. A 5' oak mantle with natural rock surround is included. A 42" wide concrete walk from the front porch to the gravel driveway is included.

Pricing is available for wood flooring.

Prices subject to change due to market conditions. Substitutions of "or equal" products in the same quality and performance level are at the discretion of the Builder. Revised 7/1/2015.

Developer/ Builder: **Argabright Contractors, Inc.**

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