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Lot 10– Barnwell 1648sf –1.067 acres -\$269,950

Attached garage included – (20'x20')
1648sf living level + sf covered porch
1648sf Basement –unfinished w/ rough-in bath

This fine home is 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 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. Floor and roof trusses (8/12 pitch) have been engineered by Shoffner Industries. The sub floor is ¾" tongue and groove advantec board. All stud walls are built in place, no prefabrication in this quality built home. The house is wrapped with Dupont Tyvek house wrap on 7/16" Georgia Pacific OSB plywood and Dow R-tuff. **Brick** is provided on the front elevation and to grade around the foundation. **Brick** pavers provided on 42" sidewalk and on the front porch.

A **vaulted cathedral ceiling** is included in the **master bedroom**, family, kitchen and dining rooms. All other ceilings are 8' flat. A laundry room is included on the living level. The master suite includes a shower and soaker tub. Soaker tub has a ceramic tile surround.

Mechanical- 1" 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-Lasco fiberglass shower, Akers soaker tub, American Standard –cadet line elongated toilets, Moen chateau line faucet, 8" stainless steel kitchen sink. The hot water heater is 50 gallon manufactured by A. O. Smith. Septic system will include a 1000 tank and pumped through 4 – 77" deep 86' lines. HVAC -The main level is serviced by a 3 ton Carrier heat pump. Ductwork will be made of sheet metal and wrapped with 1 ½" insulation.

Windows are MW vinyl clad, double hung, insulated with panes hidden. Window returns will be 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 19' front country porch is supported with decorative vinyl columns. Vinyl pickets are used on the front porch. The porch ceiling is finished with vinyl soffit material. A 14'x 7' **covered porch** is included off the breakfast room.

Carpet is Cabin Crafts with stain control and scotchguard protection, manufactured by Shaw Industries. 4 lb – ½" bonded padding is used. Vega II vinyl flooring by Mannington is applied on ¼" tectply underlayment in kitchen and baths. Exterior Doors will be Therma-Tru insulated. Interior doors to be raised panel. The garage (20'x20') includes (2) Foam Core II - 8'x 7' insulated garage doors with raised panels, each includes a ½ hp electric opener. Walls will be sand finished plaster, smooth in kitchen and baths. 1 coat latex paint on finished walls, and 2 coats on interior wood. Closets include storage organizers.

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

A 42" gas fireplace is used. A 5' oak mantle with natural rock surround is included.

Brick pavers added to front walk are included in above price

Prices subject to change based on market conditions

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