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**Tate –2,000sf** (proposed for Lot 24 – 2.27 acres PRIVATE CUL DE SAC LOT, current pricing available upon request)

19'x16' Master Bedroom with Cathedral ceiling and Gas fireplace

500sf-attached garage (25'x20').

960sf Basement-unfinished w/ rough-in bath

This fine home is the classic Country Colonial 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. Foundation waterproofing carries 10-year manufacturer's warranty. Floor and roof trusses (8/12 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. **Brick** is provided to grade around the foundation.

The foyer is open to the 2<sup>nd</sup> floor. All other ceilings are 8' height on the first level. A laundry room is included on the first level. **The 19'x16' Master bedroom includes a 36" gas fireplace and cathedral ceiling.** 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, ProFlo 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 2-ton Goodman heat pump and 2-ton for the second floor. 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 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 30' front country porch is supported with 4"x4" posts enclosed in vinyl sleeves. Vinyl pickets are used on the front porch, vinyl lattice trims under the porch. 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" tectply underlayment in kitchen and baths. Exterior Doors will be Therma-Tru insulated. Interior doors to be raised panel. Walls will be sand finished plaster. 1 coat latex paint on finished walls, and 2 coats on interior wood. Closets by Closet Storage Organizers.

The 500sf garage is plastered and includes a Foam Core II - 16'x 7' insulated garage door with raised panels and a ½ hp electric opener. Pull down stairs is included for access to storage area in garage trusses. A 42" wide concrete walk from the front porch to the gravel driveway is included.

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 36" Monessen gas fireplace is used with a 5' oak stained mantle with natural rock surround is included downstairs.

**Pricing is available for wood flooring, brick pavers on the front sidewalk and porch, and Metwood system under garage.** 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 6/9/2014.

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

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