

2718
Live Oak
Lane

Our Nantucket Farmhouse

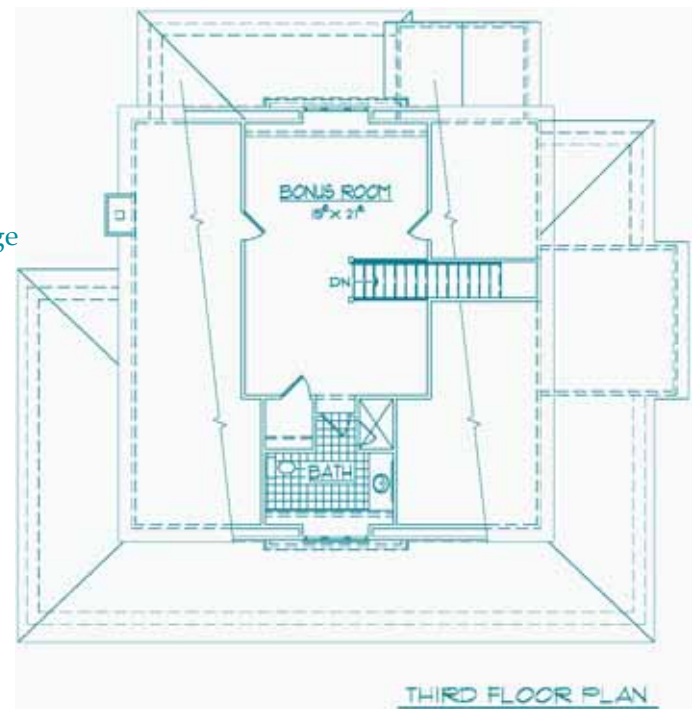
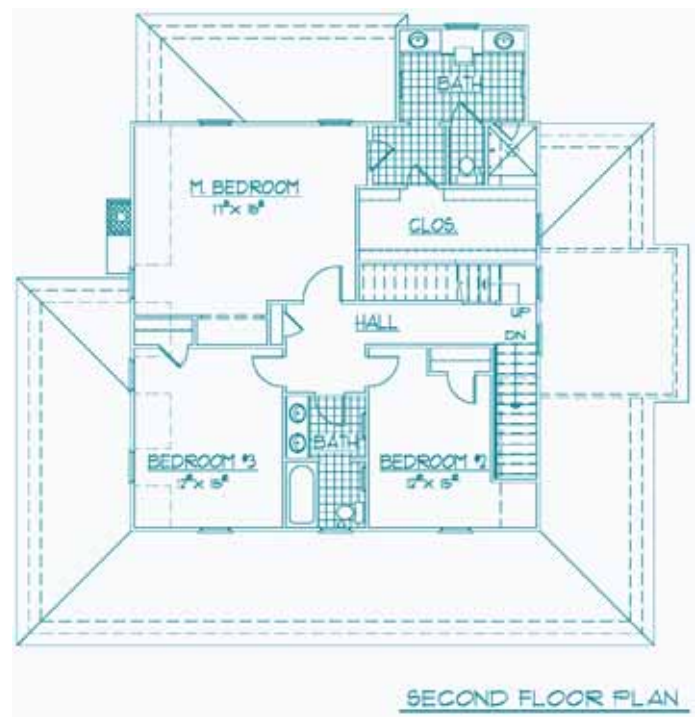
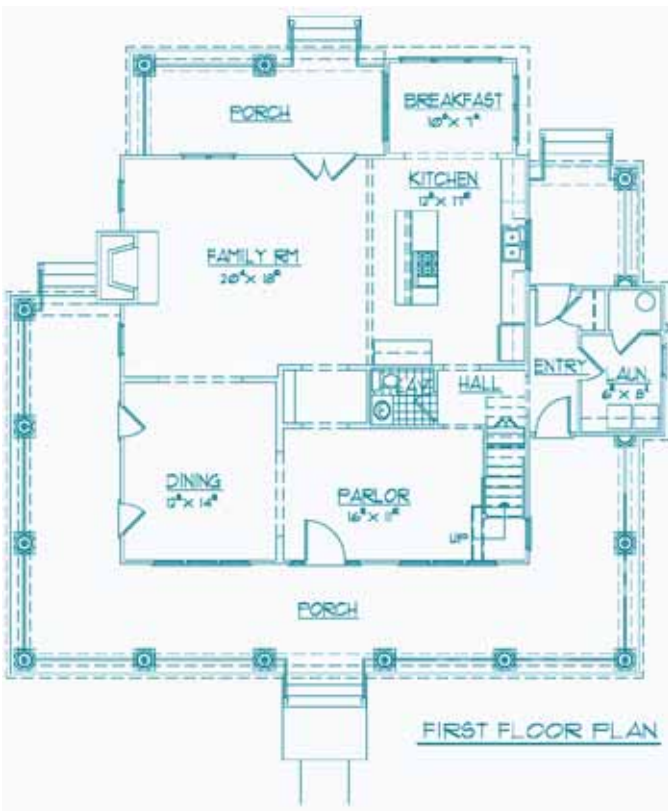


This home features 4 bedrooms and 3 ½ baths. The downstairs features a spacious family room with built in bookcases flanking the fireplace. The kitchen, breakfast nook, formal dining room and entry parlor complete the first floor. Outside, the home showcases a full wrap porch and stone details on the chimney. Two car detached garage off the alley and landscaping included.

*All prices include homesite, and are subject to change without notice.
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Contact the GrayCo Realty Sales Staff at (804) 323-4080.





Features

- Approximately 3,100 square feet with detached 2-car garage on the alley
- Open family room/kitchen/breakfast room
- Maple cabinets with granite countertop and stainless-steel appliances
- 3 bedrooms on the second floor
- Bonus room with full bath on third floor
- A total of 3½ baths
- Wraparound front porch
- Covered rear porch and concrete patio
- Hardwood flooring on first floor and upstairs hallways
- Masonry fireplace with gas logs and custom mantle
- Separate mudroom entrance
- Complete landscape package with sod and irrigation

This home and landscape have received architectural approval from the Review Board.

SouthCoast

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Specification Highlights and Features by SouthCoast Construction

Foundation

- Foundation walls of block and stone on oversized reinforced concrete footings

Framing

- 2" x 4" exterior walls, with floor and roof members, per plan
- 3/4" tongue and groove Advantech subflooring

Siding and Trim

- Hardishake siding, primed and painted, per plan
- Hardiplank and fir trim materials throughout, primed and painted

Windows

- Norco windows with metal clad exteriors and wood sashes on the interior, with simulated divided lites
- Double-hung and casements, per plan, with screens

Shutters

- Operable wood shutters, primed and painted, with authentic hardware

Front Porch

- Fiberglass columns with 11 foot ceiling with stained fir bead board
- Wood rail and pickets
- IPE wood porch flooring
- Wrap around style

Roof

- Landmark 30 Year Warranty Shingles

Exterior Doors

- Custom fir front entry door, painted
- Fiberglass patio doors, painted
- Emtek front entrance hardware
- Schlage hardware on all other exterior doors

Chimney

- Cultured stone with decorative top

Exterior Lighting

- Lamppost at front sidewalk
- Lighting at all entries
- Exterior GFI receptacles on three sides
- Flood lights on the garage

Hose Bibbs

- Three frost-proof water spigots

Garage

- 24' x 24' free standing two car garage, finished to match the house, per plan, with two 8' wide carriage house doors from the Clopay's "Coachman Collection"
- Automatic garage door openers included
- Interior of garage unfinished

Ceiling Heights

- Nine foot ceilings on the first floor; eight foot otherwise

Paint

- Benjamin Moore or Sherwin Williams latex wall and trim paint throughout the interior and exterior

Interior Trim

- 6" base board with base cap, painted
- Custom window and door trim by SouthCoast Construction

Interior Doors

- Solid core, standard height doors throughout the home
- Two panel design, painted
- Pocket doors, per plan
- Rubbed bronze hardware

Flooring

- White oak hardwood flooring throughout the first floor and second floor hallway
- Oak stair treads to second and third floor (if any), painted risers
- All baths and laundry room feature ceramic tile
- Bedrooms on second/third floor are carpeted with upgrade carpet and padding

Cabinetry

- Custom kitchen design with maple cabinets in butternut stain
- Bathrooms and laundry are finished in the same style cabinet as the kitchen

Countertops

- Granite kitchen countertop and cultured marble vanity tops in the baths

Appliances

- Stainless Steel GE Profile Appliances

Plumbing Fixtu

- Ceramic tile shower/tub surrounds in all baths
- Custom glass shower door in master suite
- All bath fixtures are Delta Victorian Series
- Kitchen sink fixture is Delta Saxony.
- Kohler sinks and toilets in all baths

Closets

- Wood shelves with heavy duty wooden clothes rods

Interior Lighting

- All interior wall and ceiling fixtures through Ferguson Enterprises
- Recessed cans through out
- All bedrooms and family room have ceiling fans

Fireplace

- Masonry fireplace, with gas logs
- Bluestone surrounds
- Custom mantle by SouthCoast

HVAC

- Gas forced hot air system on first floor, with central air
- Heat pump on second floor
- Two zones

Wiring Featur

- Bundled electric and cable wiring system
- Prewired for central vac and security

Patio

- Brushed concrete patio off family room
- Covered rear porch off family room

Landscaping

- Custom designed landscaping package by SouthCoast to compliment the home
- Entire yard design includes: sod, irrigation, shrubs and trees
- One Off-street paved parking space in the rear off alley