

The Gloucester

13 Viona Lane / Lot #154

Priced as described: \$279,900



Welcome to the Gloucester plan, proof positive that great things come in small packages! With James Hardie siding, stacked stone, gable accents and window shutters, this plan is long on looks. Practical design keeps main living on the first floor with a large bonus room over the garage with closet storage. Great Room ceiling beams & custom trim highlight the open layout. With an adjoining dining area next to the kitchen plus an eat-island, there's plenty of room for entertaining big crowds. The Gloucester has a large back patio, Walk-In Closets in every bedroom plus comes with many Riptide extras such as custom trim package, Lyric Home Automation System, soft close kitchen and our Master Spa Bath option featuring freestanding tub, curbless tiled shower & wood-look floor tile!

1,806 sqft

3 Bedrooms | 2 Baths

MLS # 100054766

910-444-2434



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Stand Out Features



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Exterior

- ◇ James Hardie Siding in Heathered Moss color with stacked stone accents in Bucks County color
- ◇ 3M Algae-proof Atlas 30-year architectural shingles in Pristine Black color
- ◇ Fully sodded lawn with multi-zone Irrigation System
- ◇ Large patio off the rear of home

Interior

- ◇ Beautiful case opening & wainscoting trim in Foyer
- ◇ Vaulted Great Room ceiling with beams
- ◇ Side by side configuration in the generous Laundry Room with built in storage
- ◇ Gas fireplace with custom white trim & porcelain tile surround in Biscuit color

Kitchen

- ◇ White 42" solid wood cabinets with soft close doors & drawers with white subway tile back splash with Carbon color glass accent strip all offset by under cabinet lighting
- ◇ Black Pearl color granite countertops & stainless steel farm sink
- ◇ Whirlpool Stainless Steel Appliances: electric cooktop with range hood, dishwasher, wall oven with microwave
- ◇ Large 8' granite eat-in island with matching cabinets, white wainscoting & decorative post legs

Master Suite

- ◇ Located on the 1st Floor
- ◇ Presidential trimmed ceiling with ambient rope lighting, recessed lights & ceiling fan
- ◇ Large Walk-In closet

Master Bath

- ◇ Stunning Master Spa Bath upgrade that includes a tiled curbless shower in Breeze color with Spa color mosaic accent, a white freestanding tub and wood-look floor tile in Nantucket Gray color.
- ◇ Dual sink upgraded vanity with coordinating framed mirror
- ◇ Toilet in separate water closet for privacy

Riptide Extras

- ◇ Mohawk Stafford Birch floors in a Butternut Birch color throughout the main living spaces
- ◇ App controlled Lyric Alarm & Comfort System!
- ◇ Navien Tankless Gas Water Heater
- ◇ HERS Energy Efficiency Certified by RESNET
- ◇ 7 1/4" baseboards throughout plus 3 1/4" door & window casings along with custom window sills
- ◇ 2-10 Home Warranty at no charge providing 1-year workmanship, 2-year systems and 10-year structural coverage



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The Gloucester—1st Floor



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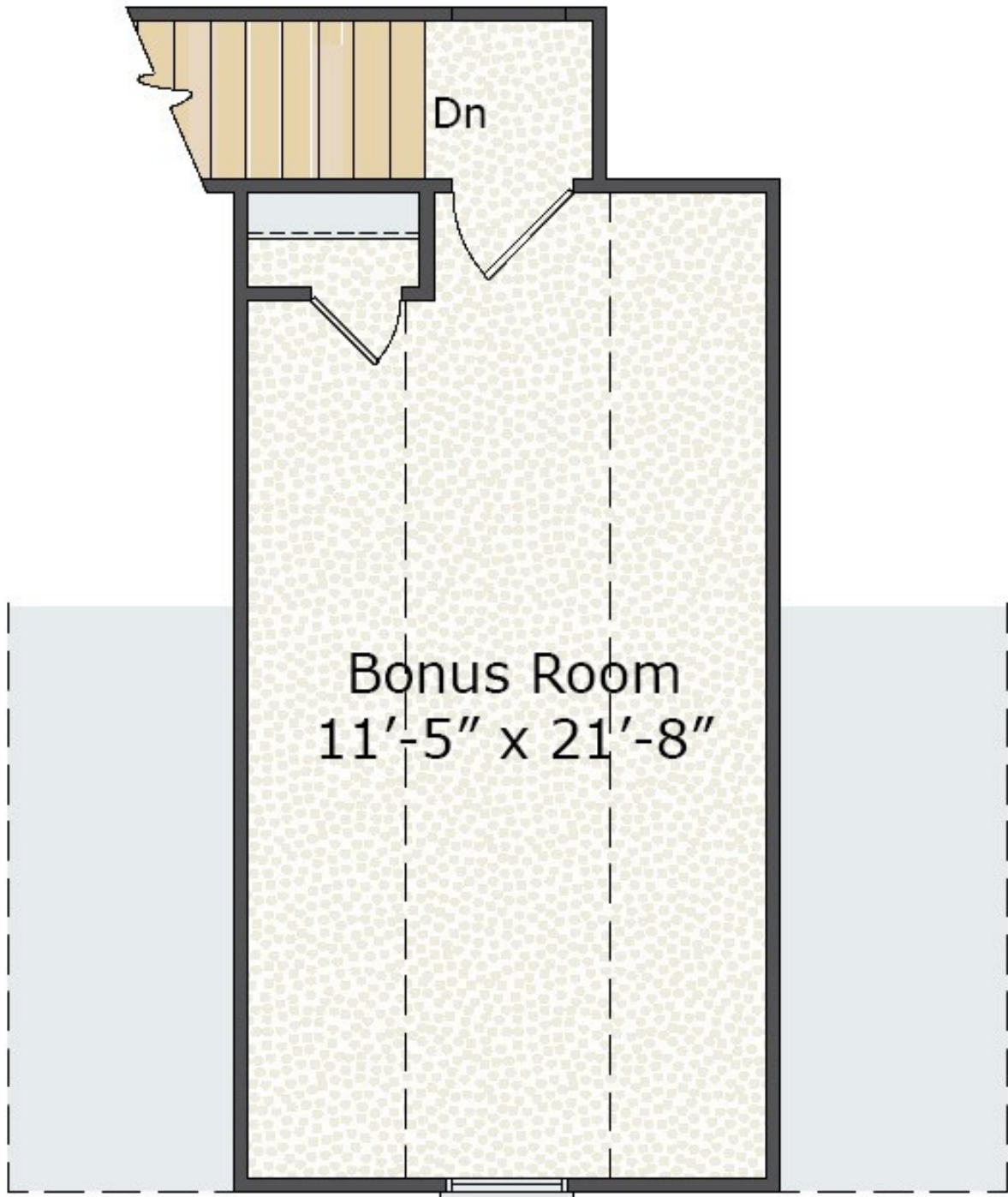


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The Gloucester—The 1.5 Floor

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Warranty & Sales Contacts



Secure in the quality we deliver with 2-10 Home Buyer's Warranty. Riptide Builders provides at no cost to you, the complete 1-2-10 warranty coverage. The 2-10 Home Buyers Warranty® structural home warranty coverage are HUD-approved and fully transferable.

- ◆ Our 1 year warranty provides surety coverage against defects in workmanship and materials.
- ◆ Our 2 year warranty provides systems surety coverage for defects in wiring, piping, and ductwork in electrical, plumbing, heating, cooling, ventilating and mechanical systems.
- ◆ Our 10 year warranty provides coverage for structural defects to load-bearing components protecting properties right from the closing day.



LONG LIVE HAPPY HOMES®

Learn more at www.RiptideBuilders.com/Warranty

The Riptide Sales Team is available to answer all your questions and personally tour you through our finished homes, model homes and jobsites. Please call for more information, visit our website email us. We will be onsite beginning mid-April 2017 every day!

Come on out and see what we have to offer!

910-444-2434 | info@riptidesalesteam.com | www.RiptideBuilders.com



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