



2,305 SQFT | 3-4 BEDROOMS | 3 BATHS

## STAND OUT FEATURES

### EXTERIOR

- James Hardie Siding and Metal accent roof
- Fully sodded lawn with multi-zone Irrigation System
- Enormous screened porch with ceiling fan/light fixture
- Double front door entry for a unique look

### INTERIOR

- Custom cross coffer ceiling & wainscoting in Foyer
- Split floor plan with loads of storage
- Telescoping sliding rear door option!
- Vaulted ceilings throughout Great Room, Kitchen & Dining Nook
- Bonus Room or 4th bedroom with bath & Walk-In closet

### KITCHEN

- 42" maple cabinets in a variety of paints & stains with soft close doors & drawers
- Tile back splash with under cabinet lighting
- Granite countertops and Stainless steel farmhouse sink
- Whirlpool Stainless Steel Appliance Package: electric cooktop with range hood, dishwasher, wall oven & microwave combo
- Large cabinet pantry seamlessly blends with decor
- Raised bar island with wainscoting front for elegance

### MASTER SUITE

- Located on the 1st Floor
- Presidential ceiling with ambient rope lighting
- Large Walk-In closet complete with shelving

### MASTER BATH

- Tiled master bath shower with mosaic accent strip, bench seat and storage niches
- Dual shower heads include a handheld and stationary
- Drop-in tub with tile surround and privacy glass window
- Dual sink vanity with coordinating framed mirrors
- Water closet with pocket door and plus Linen Closet
- Stunning Master bath upgrade option available!

### RIPTIDE EXTRAS

- Multiple fireplace options from which to choose!
- Hardwood floors throughout the main living spaces
- Lyric Alarm & Comfort System controllable via app!
- Navien Tankless Gas Water Heater
- HERS Certified by RESNET for energy efficiency!
- 7 1/4" baseboards throughout plus 3 1/4" door and window casings with custom window sills!

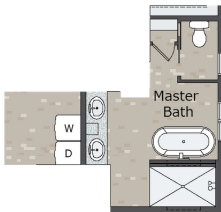
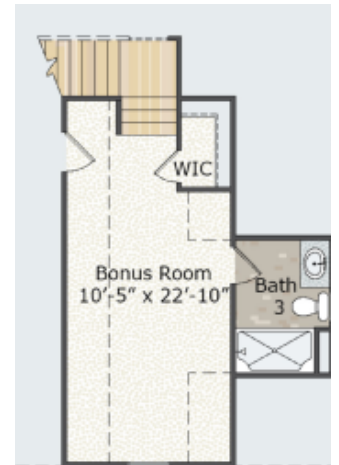
# THE VINEYARD

2,305 SQ. FT.

## 1ST FLOOR



## 2ND FLOOR



Master Bath  
Option #1



12'x8' Telescoping  
Sliding Door Option #1



Fireplace Option #1  
45" Linear