

2028 Hackberry Rd Virginia Beach, VA 23451

Broad Bay Island

Property Feature sheet

Exterior:

- Solid slab foundation with brick skirt
- Everlast composite siding
- 30-year asphalt architectural shingles
- Seamless gutters
- Simonton double hung insulated vinyl windows with screens
- Simonton Sliding glass door to screened porch
- Fiberglass coastal package entry doors
- Covered front porch with brick steps, with black trex railing on porch and steps
- 12X16 screen porch, prewired for heater, cable and speakers
- 12x16 pressure treated deck with built-in benches
- Concrete driveway and walks; 2 gravel parking spaces on each side of driveway
- 6-foot white vinyl privacy fence with 2 gates enclosing backyard property line and up to part of each side of house
- Decorative black accents on large garage door

Interior:

- Two story approx. 2650 sq ft living space
 - 450 sq.ft approx. garage with door opener and remote
 - 4 Bedroom 3 and half baths
 - Smooth finish drywall
 - Custom 2-tone paint
 - Craftsmen's style wood interior trim package
 - Built-in shelves in mudroom and fireplace surround
 - Gas direct vent fireplace
 - Custom LED lighting package
 - GE Profile Stainless steel appliance package
 - Quartz countertops in master bath & utility room with undermount sinks, cultured marble countertops in guest baths
 - Quartz countertops in kitchen with farm sink, undermount cabinet lighting
 - Soft close cabinetry in kitchen
 - Large walk-in pantry
 - Wolf White custom shaker style cabinets, Center Island, blue
 - Bordeaux Gunstock 3/8" x 5" x 48" Hickory Hand scraped Wood flooring on steps and engineered wood flooring throughout 1st and 2nd floor living spaces and bedrooms
 - Tile floors in 2nd floor bathrooms and laundry room
 - Goodman 2 zone gas and heat pump with central A/C (gas 1st floor 2-ton, heat pump 2 ton 2nd floor), high efficiency
 - 200-amp electric with underground service
 - Prewired for internet, cable in all bedrooms, great room, front room and prewired for speakers in great room
 - Gas water heater, 50 gallons
 - Delta plumbing fixtures
 - Tile surround showers and tubs
- **All specs per builder/seller

Items that will not convey:

- All shelving in primary bedroom and bathroom
- All shelving in Nursery and guest bathrooms
- In garage: surfboard shelf and racks; industrial shelving, custom wood shelving near interior door (tool racks will convey)