

SPINNAKER II

FEATURES

2,176 -2,806 SF

3-5 Bedrooms | 2.5 - 3 Baths | 2 Car Garage



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THE SPINNAKER II floor plan is the most versatile option in the Vistas community. Featuring a primary bedroom with a full bath on the first floor, this home is perfect for families needing convenient first-floor living for one member while offering ample second-floor space for others. With 3-5 bedrooms, 2.5-3 bathrooms, and a 2-car garage, this home provides plenty of storage and flexibility to suit your family's needs.

NOUVEAU | STANDARD PORCH

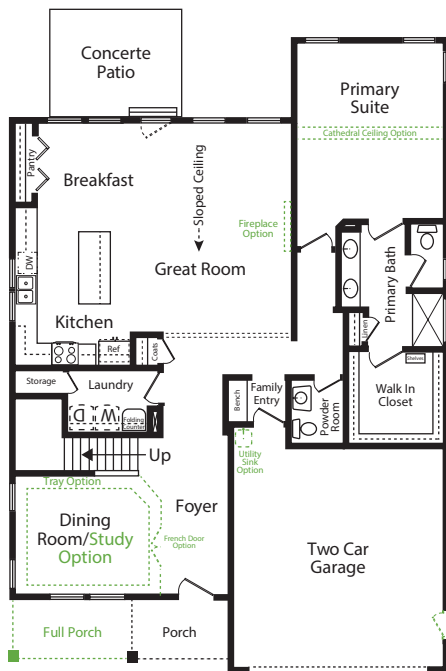


REGAL | STANDARD PORCH

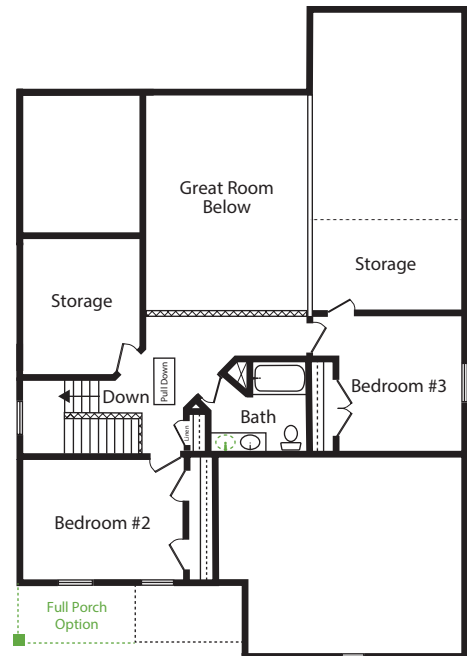


▶ napolitanohomes.com/new-homes/suffolk/community/the-vistas/

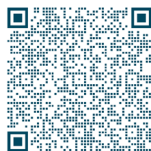
FIRST FLOOR



SECOND FLOOR



Green Dotted Lines and Text = Options with Additional Cost



theVistas
at Bennett's Creek Quarter

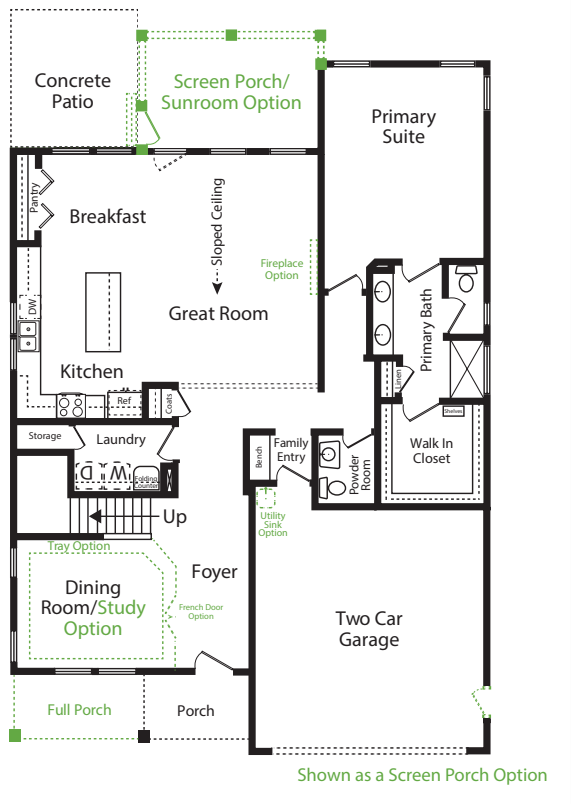

NAPOLITANO HOMES
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Make the Spinnaker II floor plan your own by personalizing it with one or more of these available

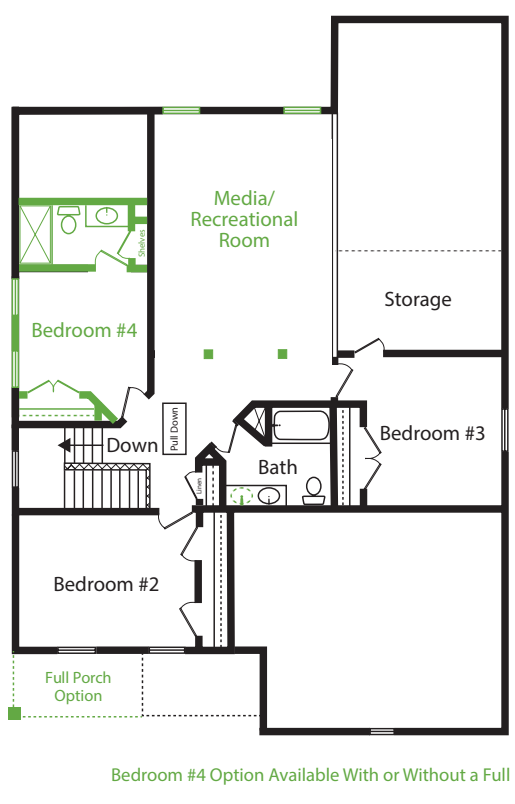
options: Full Front Porch; Sunroom; Screen Porch; Fireplace; Tray Ceiling in the Dining Room; French Doors for Dining Room/Study; Utility Sink in the Garage; Garage Side Door; Cathedral Ceiling in the Primary Bedroom; Media/Recreational Room; Bedroom #4 with Full Bath; Bedroom #5 with Full Bath.

FIRST FLOOR | SCREEN PORCH / SUNROOM OPTION



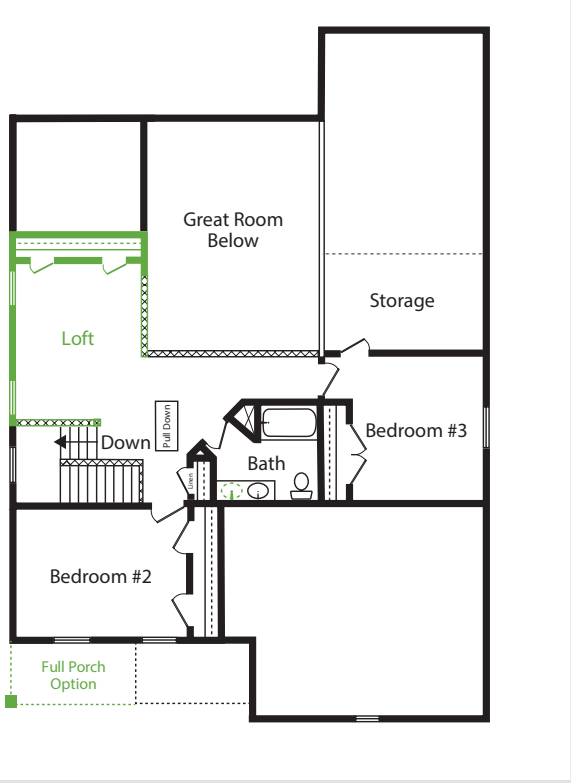
Shown as a Screen Porch Option

SECOND FLOOR | BEDROOM #4, FULL BATH & MEDIA / RECREATIONAL ROOM

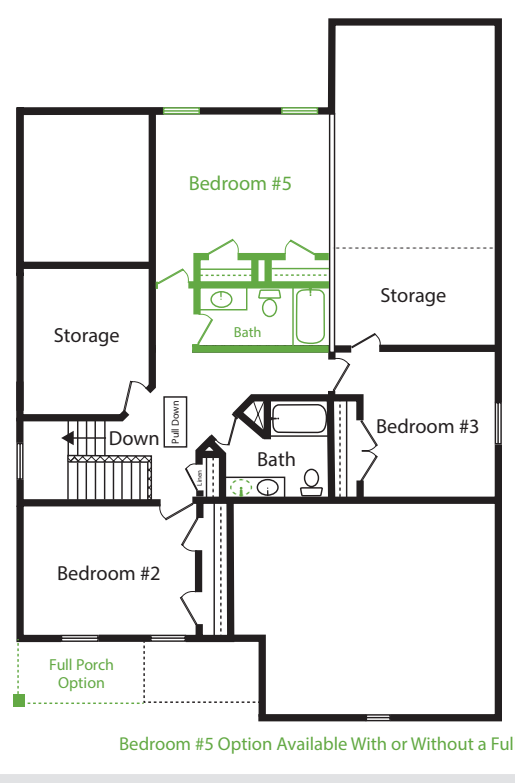


Bedroom #4 Option Available With or Without a Full Bath

SECOND FLOOR | LOFT



SECOND FLOOR | BEDROOM #5 & FULL BATH



Bedroom #5 Option Available With or Without a Full Bath

Green Dotted Lines and Text = Options with Additional Cost

The Vistas at Bennett's Creek Quarter INCLUDED FEATURES

OUR TOUCHES	<ul style="list-style-type: none"> Personalization: Choose upgrades and options to personalize your home and lifestyle Home Buyer Seminar: Ensure smooth home buying experience Personal site builder meetings: Pre-construction and framing conferences Buyer Orientation: On closing day, you'll meet your personal site builder for a comprehensive walkthrough of your new home.
AMENITIES	<ul style="list-style-type: none"> Community clubhouse with fitness center, pool, and fire pit Community playground Community dog park Community trails Community pocket parks
INVITING EXTERIORS	<ul style="list-style-type: none"> Picturesque street trees and community planting Concrete slab foundation Designer-selected exterior color packages Low-maintenance exterior: Premium Royal Residential D4.5 vinyl siding and stone accents Metal wrapped cornice and vinyl soffits 30-year architectural roof shingles Seamless aluminum gutters and downspouts Fiberglass front entry door with satin stainless hardware finish Security deadbolt on front and rear doors Front and rear hose connections Two weatherproof receptacles (front and rear) Insulated decorative raised panel metal garage doors with glass Professionally landscaped lawn with nursery tree, shrub package, and sodded front & side yard Termite treatment: Bore Care System Hurricane fasteners on each rafter Underground utilities Mailbox cluster
KITCHENS	<ul style="list-style-type: none"> Eat-in kitchen with island for extra seating Spacious pantry Custom-designed birch cabinets in a choice of finish with 42" wall cabinets and adjustable shelves with crown molding around bump-up over the range Choice of level 1 granite countertops Choice of 3 under-mount stainless steel sinks with single-handle pull-down chrome faucet sprayer Pendant lights over island with additional recessed lighting Ice maker hookup Stainless steel GE appliances: smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal
BATHS	<ul style="list-style-type: none"> Luxurious primary bath: Double bowl adult height vanity, fiberglass shower, LVT flooring, granite countertop, and adult height elongated toilet Elongated toilets in secondary baths Easy-clean fiberglass tub/shower in secondary bath(s) Adult height single vanity with granite countertop in secondary baths Delta chrome plumbing fixtures

INTERIORS WITH PERSONALITY	<ul style="list-style-type: none"> Floor plans designed for everyday living Spacious interiors: 9' ceilings on first floor LVP flooring in foyer Choice of plush carpet No-wax vinyl floor in secondary bathrooms, kitchen, and laundry Custom textured walls and ceilings (excluding kitchen and baths) Family entry with built-in bench and cubby (per plan) Choice of designer-selected interior paint color packages Choice of 3 raised panel door styles Satin stainless finish door hardware Designer-selected light fixture packages in brushed nickel or matte black Rocker switches throughout home Custom-designed closets and pantry with ventilated shelving Fully finished 2-car garage with pre-wired opener Copper wiring through out Laundry with full-size washer and dryer connections Pre-wired for ceiling fans in the family room, primary bedroom, loft, first floor study and first floor bedrooms (per plan) Primary Suite includes walk-in closet Ground fault interrupter circuits in kitchen, bathrooms, garage, and exterior outlets Dual internet feeds Advanced home structured wiring package includes: One large sized structural wiring cabinet (video,telco, & Cat=5); One HDMI outlet with advanced outlet in family room; Three cable/data outlets in the primary bedroom and two buyers choice USB/USB-C stacked outlet in bedrooms and kitchen Direct-wire smoke detectors and carbon monoxide detector Home automation module Pull-down attic stairway (per plan)
ENERGY EFFICIENCY	<ul style="list-style-type: none"> LP Techshield Roof Sheathing Energy-efficient tankless gas hot water heater Energy-efficient gas heat and 15 SEER HVAC system Digital programmable thermostat Energy-efficient vinyl Low-E windows with tilt sash and screen Sealed and caulked windows, doors, and exterior penetrations House wrap infiltration barrier Fully weather-stripped insulated exterior doors R-49 blown insulation in flat ceilings R-15 batt insulation in exterior walls Energy Sense Home
OUR COMMITMENT	<ul style="list-style-type: none"> Our family has been building homes since 1977 Nationally known 2-10 Home Buyer Warranty Full in-house warranty and customer service department 12-week post-closing inspection 11-month post-closing inspection