

# VENETO

## FEATURES

1,876 - 2026 SF

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



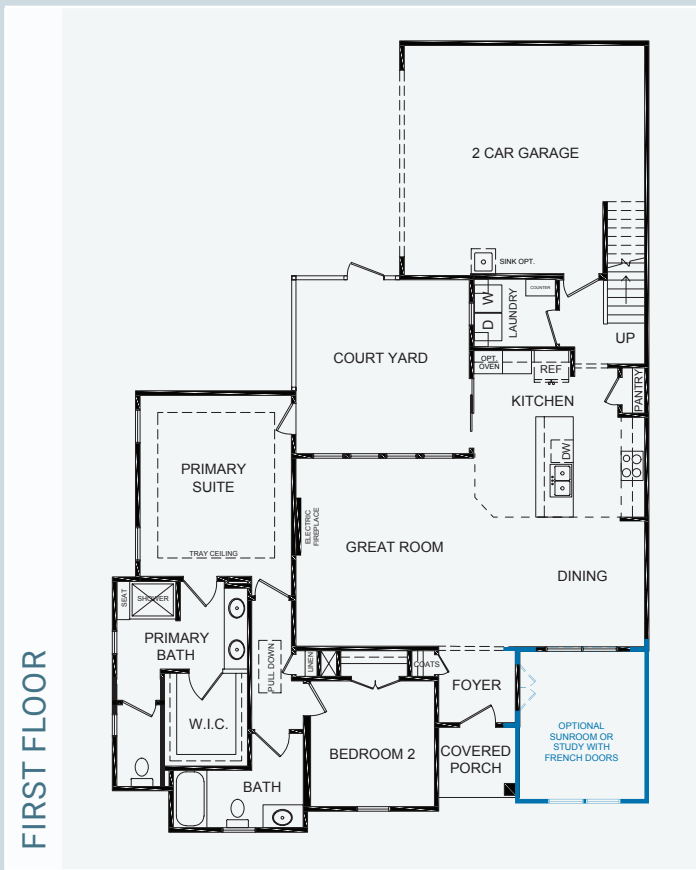
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Airy. Impeccably Planned. **The Veneto** embraces the beauty of soaring ceilings in its dining and great rooms, skillfully harnessing natural light that gracefully permeates its open-concept layout. Seamlessly flowing from one living space to another, this home offers panoramic views that enhance its sense of boundless space, making the Veneto a marvelously roomy home.

▶ [napolitanohomes.com/new-homes/suffolk/community/hallstead-reserve/](http://napolitanohomes.com/new-homes/suffolk/community/hallstead-reserve/)



RW TOWNE REALTY



# THE VINEYARDS AT HALLSTEAD RESERVE included features

THE PERSONAL TOUCH	<ul style="list-style-type: none"> <li>• Every Napolitano Home comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle.</li> <li>• Home Buyer Seminar- Part of delivering the best new home buying experience is making sure our buyers have all the information they need to make the process as smooth as possible.</li> <li>• Our Personal Builder Program schedules meetings with your Personal Site Builder during the construction process and includes a Pre-Construction and Framing Conference (based on stage of construction)</li> <li>• Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home.</li> </ul>	
INVITING EXTERIORS	<ul style="list-style-type: none"> <li>• Concrete Slab Foundation</li> <li>• Designer-selected exterior Color Packages</li> <li>• Low maintenance exterior with Royal Residential Vinyl Siding and stone accents (per plan)</li> <li>• Metal Wrapped Cornice-Vinyl Soffits</li> <li>• 30-year Architectural roof shingles</li> <li>• Seamless aluminum gutters and downspouts (per plan)</li> <li>• Fiberglass front entry door</li> <li>• Decorative satin stainless handle set on front entry door</li> <li>• Security deadbolt on front and rear doors</li> <li>• Hose connection in courtyard</li> <li>• Front and rear weatherproof receptacles</li> <li>• Farmhouse Style Insulated Garage Door with Garage Door Opener</li> <li>• Professionally landscaped with shrub package and sodded common area</li> <li>• Private courtyard with fence &amp; lockable gate</li> <li>• Termite treatment - Bore Care System</li> <li>• Hurricane fasteners on each rafter</li> <li>• Underground utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Floor plans designed with everyday living in mind</li> <li>• Unfinished room over garage with rough in for bathroom and door at top of stairs</li> <li>• Crown molding in foyer and primary suite (per plan)</li> <li>• Spacious interiors with 9-10ft ceilings on first floor</li> <li>• Comfort height elongated toilet in hall bath</li> <li>• Choice of 3" hardwood or LVP in foyer</li> <li>• 40" Linear Electric Fireplace in Great Room</li> <li>• Choice of plush carpet with quality pad</li> <li>• No-wax vinyl floor in kitchen, secondary baths and laundry</li> <li>• Knockdown walls and ceilings (smooth in baths and kitchen)</li> <li>• Choice of designer selected interior paint color packages</li> <li>• Satin Stainless finish interior door hardware</li> <li>• Designer selected light fixture packages in Your Choice of Brushed Nickel or Matte Black finish</li> <li>• Rocker Switches Throughout Home</li> <li>• Custom designed closets and pantry ventilated shelving</li> <li>• Fully hung, finished, and painted 2 car garage</li> <li>• Laundry room with connections for full-size washer and dryer</li> <li>• Pre-wired for ceiling fan in Great Room, Primary Bedroom and if included, Finished Room Over Garage</li> <li>• Overhead Lights in Secondary Bedrooms</li> <li>• Lighted walk- in closet in Primary Bedroom</li> <li>• Floor outlet receptacle in Great Room</li> <li>• Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets</li> <li>• Advanced home structured wiring package includes: HDMI outlet in Great Room, 1 Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan).</li> <li>• USB Stacked Outlet in Bedrooms and Kitchen</li> <li>• Direct-wire smoke and carbon monoxide detectors</li> </ul>
INSPIRING KITCHENS	<ul style="list-style-type: none"> <li>• Spacious island with ample space for seating</li> <li>• Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer</li> <li>• Convenient Pantry</li> <li>• Custom-designed maple kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves</li> <li>• Under Cabinet Lighting</li> <li>• Choice of level 1 granite countertops</li> <li>• Recessed lighting in Kitchen</li> <li>• Ice Maker hookup in Kitchen</li> <li>• Stainless Steel appliances including smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal, microwave with non-vented hood, dishwasher, and disposal</li> </ul>	ENERGY EFFICIENCY <ul style="list-style-type: none"> <li>• Energy efficient tankless gas hot water heater</li> <li>• 15 Seer HVAC system</li> <li>• Digital programmable thermostat</li> <li>• Energy efficient vinyl Low-E windows with tilt sash and screen</li> <li>• All windows, doors, and penetrations sealed and caulked</li> <li>• House wrap infiltration barrier</li> <li>• Fully weather stripped insulated exterior doors</li> <li>• R-49 blown insulation in flat ceilings</li> <li>• R-15 batt insulation in exterior walls</li> </ul>
BATHS	<ul style="list-style-type: none"> <li>• Luxurious Primary Bath with double bowl adult height vanity, ceramic shower and floor, level 1 granite counter top &amp; comfort height elongated toilet</li> <li>• Easy clean fiberglass tub / shower in secondary bath(s)</li> <li>• Adult height single vanity with cultured marble countertop and elongated toilet in secondary baths.</li> <li>• Delta/Peerless chrome plumbing fixtures.</li> </ul>	AMENITIES <ul style="list-style-type: none"> <li>• Exclusive clubhouse with fitness center, firepit and pool</li> <li>• Pickleball court</li> <li>• Dog park and Community walking trails</li> <li>• Mailbox Cluster</li> </ul>
		COMMITMENT <ul style="list-style-type: none"> <li>• Our Family Building Homes for Your Family since 1977</li> <li>• Nationally known 2-10 Home Buyer Warranty</li> <li>• Full In-House Warranty and Customer Service Department</li> <li>• 12 week Post-Closing Inspection</li> <li>• 11 Month Post-Closing Inspection</li> </ul>