

# INCLUDED FEATURES & FINISHES

## TOWNHOMES & VILLAS



Your new home at Lake Frederick combines classic detailing and craftsman-style accents with the allure of laid-back living. The Van Metre Design Centre team will help you select personalized finishes that best reflect your lifestyle.

### DESIGNER KITCHENS

- 42" flat panel wooden cabinetry with choice of two finishes and decorative knobs
- Abundant LED lighting
- Black GE® Energy Star 25.3 cu. ft. side-by-side refrigerator
- Black GE® dishwasher with front controls
- Black GE® 30" free-standing range
- GE® over the range recirculating hood
- Granite countertops with under-mounted, stainless steel sink and chrome pullout spray faucet

### LUXURIOUS BATHS

- 34" Backsaver height vanities
- Granite countertops with oval, undermount sink in all full bathrooms
- Chrome faucets
- 6"x6" hand-laid ceramic floor and wall tile in all bathrooms

### DISTINCTIVE DETAILS

- Attractive and on-trend Luxury Vinyl Plank (LVP) flooring in a variety of colors in the foyer, kitchen, pantry, powder room, laundry room, and garage entry (per plan)
- Wall-to-wall stain resistant carpet by Shaw® with upgraded pad throughout
- Partial stone fronts and cedar shake vinyl siding (per elevation)
- Front load garage with openers optional
- 9 ft. ceilings on all three levels
- Pine stairs (carpeted) with 36" kneewalls and oak stained handrail
- Goodman 90%+ efficient gas furnace
- R-15 Exterior Wall Insulation and R-49 Attic Insulation
- Weather resistant barrier on exterior walls
- Trim package to include 5 1/2" base molding and 3" window and door casing
- Structured home wiring system with a 30" connection center, choice of three singles outlets (cable or data), 4 Port TV Ethernet adaptor, and conduit with pullstring
- 1-Year Limited Warranty plus 10-Year Structural Warranty
- Customer Care Service Program
- Over 65 years of homebuilding service

Van Metre

📞 (703) 348-5831  
📍 OPEN DAILY 10AM-5PM

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