

# INCLUDED FEATURES & FINISHES

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Your new single family home in Glenmore Farm provides a modern twist on the American farmhouse. The Van Metre Design Centre team will help you select personalized finishes that best reflect your taste and lifestyle.

## DESIGNER KITCHENS

- Classic kitchen cabinet layout with choice of two finishes and decorative knobs
- Granite countertops with undermount stainless steel sink
- Chrome pull out spray faucet
- Stainless steel cooktop appliance package

## LUXURIOUS BATHS

- Classic bathroom cabinet layout with backsaver height vanities
- Granite countertop with oval undermount sink
- Chrome faucets
- 12"x12" ceramic floor and 6"x6" ceramic wall tile
- Framed mirror

## DISTINCTIVE DETAILS

- Luxury Vinyl Plank (LVP) flooring (locations per floorplan)
- Wall to wall stain resistant carpet (locations per floorplan)
- Oak main stairs and oak railing with newel posts and white painted pickets
- Satin nickel levered interior door handles
- Trim package to include base board, door, and window casing
- Structured home wiring system
- Home automation package with IQ Qolsys touchscreen command center and one-year free activation with Alarm.com®
- Smart programmable thermostat
- Abundant LED disc lighting
- Garage door opener with exterior keypad
- High efficiency heating system
- Brick or stone and cementitious siding exterior per floorplan and elevation
- 10' ceilings on main level
- 9' ceiling in lower level
- 9' ceiling in upper level
- Energy Star®
- Solar panel ready
- 30-Year architectural shingles
- 1-Year limited warranty plus 10-year structural warranty
- Customer Care service program
- Over 65 years of homebuilding experience



 (703) 348-5833

\*Pricing and availability are subject to change without notice. Maps and renderings are for illustrative purposes only and should not be relied on for making a purchasing decision. Details may differ from actual plans. Standard and optional features may vary. Van Metre Homes reserves the right to initiate changes without prior notice. See Community Experience Team for details. Current as of 09/13/2024.



# HEALTHY HOME FEATURES

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## BREATHE EASIER

- Air barrier and ductwork sealing to minimize air passing in and out of your home
- Energy efficient Barricade Wrap System® engineered to keep your home comfortable and durable
- R15 insulation on 2×4 framed exterior walls, R19 insulation on 2×6 framed exterior walls, and R49 attic insulation with spray foam insulation in strategic areas to increase thermal resistance and reduce pests, mold and airborne pollutants
- UV air purification system to kill airborne pollutants and viruses (offered)
- Dehumidifier for ideal humidity levels which reduces dust and cleaning frequency (offered)

## LIVE HEALTHIER

- Exterior elevations with 4 sides, low maintenance HardiePlank® siding—better for the environment and your family
- Energy-saving Ecobee® Lite programmable thermostat with smart thermostat technology for better use of resources
- Soil pre-treatment application and Taexx® for pest-free living
- Construction site recycling of wood, cardboard and scrap metal, reducing the volume of trash going to landfills
- Electric car chargers (offered)

## STRESS LESS

- Gas tankless hot water heaters for better water efficiency (offered)
- Exceed latest Energy Star® standards, leading to wall-to-wall comfort
- Custom floor, wall and roof systems handcrafted with care by Van Metre employees, giving you peace of mind
- 100% LED bulbs for greater energy efficiency
- Carbon monoxide and smoke detectors for emergency protection
- GAF® lifetime architectural roof shingles for low maintenance
- Network ready package includes: (1) 14" electronics enclosure; (1) 8 port gigabit unmanaged network switch; (2) advance data outlets; (2) video outlets (one coax); (1)
- Service run to NID with two coax and two CAT6, allowing homeowners to easily connect technology of choice after closing

## SLEEP BETTER

- Double-hung windows with full-size screens featuring Low-E glass, which reflects infrared energy and blocks UV light, improving energy efficiency and protecting your home from harmful rays
- Whole-home humidifier allowing more comfortable and restful sleep (offered)
- Smart switches for easy control of lighting (offered)
- State-of-the-art security system and video doorbell to ensure safety of family (offered)
- Smart home sensors to detect unwanted elements in your home, such as fire and water (offered)

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