

LIVE A LIFE OF

Community



Brentwood Subdivision in Harrisonburg

KLINE MAY
Realty

A MESSAGE FROM THE AGENTS:

*“Begin your next chapter in the beautiful Brentwood community.
Located conveniently close to the city while still offering that ‘tucked away’ feel.”*

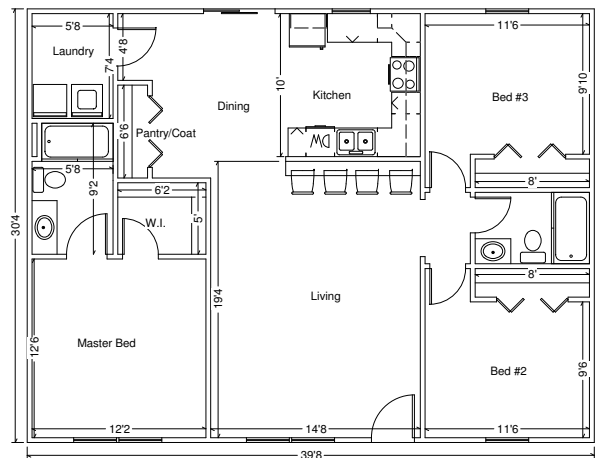
BRENTWOOD SITE MAP



The Anderson — 3 Bed, 2 Bath

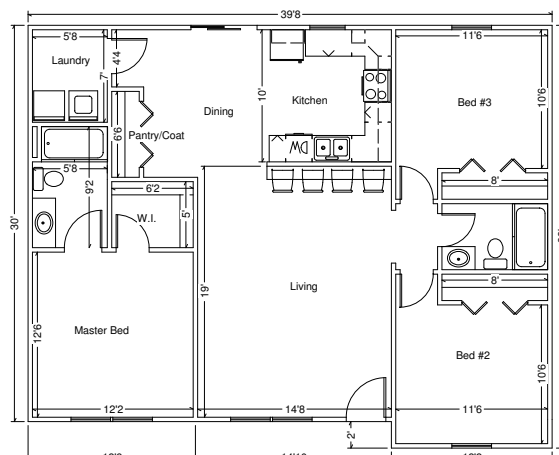


Built similar to



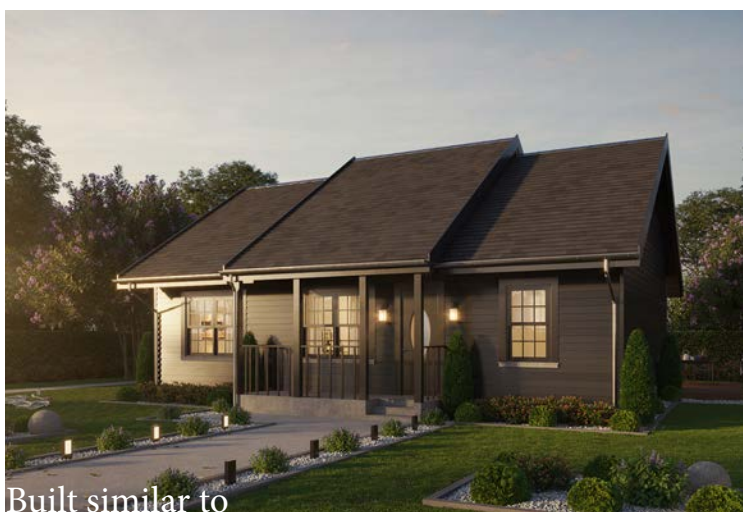
1204 sq. ft. finished living space

The Dartford — 3 Bed, 2 Bath

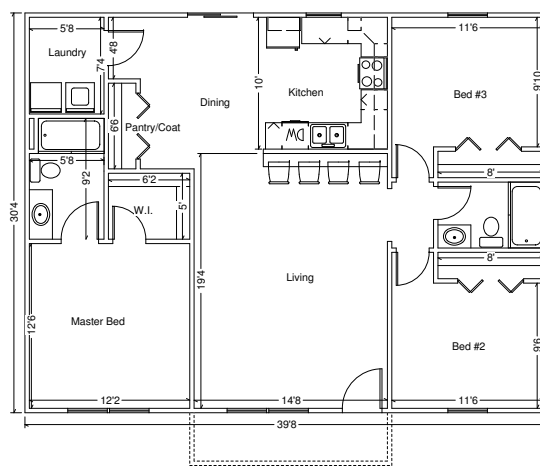


1214 sq.ft. finished living space

The Norwood — 3 Bed, 2 Bath



Built similar to

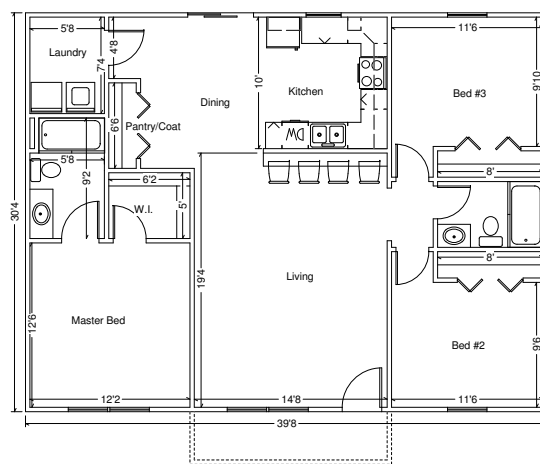


1204 sq.ft. finished living space
61 sq.ft. front porch

The Sutton — 3 Bed, 2 Bath



Built similar to



1204 sq.ft. finished living space
61 sq.ft. front porch

— Allied Construction Inc. —

Brentwood Construction Specs

Footing	24"x8" concrete footing	Plumbing	Plumbed to code w/ 2 full baths and one laundry room. One electric water heater
Foundation	8" CMU block foundation with brick to grade (on front and sides only)	HVAC	14 Seer electric heat pump w/ AC. Heil or equal
Framing	2x10 joists, 16" o.c. 3/4" weyerhauser gold subfloor 2x4x8' exterior and interior walls, 16" o.c. 7/16" OSB or Thermo-ply sheathing on walls and roof (depending on availability) 2x6 fascia 2x10 joists	Insulation	Insulated to code. R15 batts in walls, R19 batts in floor, R38 blown cellulose in attic. Plastic vapor barrier in crawl
Roofing	Engineered roof truss	Sheetrock	1/2" throughout, finished in 4 step process
Siding	30 yr. dimensional asphalt shingle .044 vinyl siding Vinyl soffit Aluminum wrapped trim	Paint	Primed and one coat, Sherwin Williams master hide or equal
Gutter	Vinyl raised panel shutters on front only	Trim	Hollow core interior doors, 2 1/4" pine casing and 3 1/4" pine base
Windows	Seamless aluminum	Flooring	Carpet in bedrooms, vinyl in baths/laundry, laminate/LVT in main living area/kitchen/dining
Doors	Vinyl double hung units Steel front	Cabinets	Factory cabinets w/ laminate tops in kitchen, cultured marble in baths
Front Porch	Vinyl sliding rear	Appliances	Whirlpool or equal, glass top range, dishwasher, microwave range-hood and 18 cubic ft. (at minimum) refrigerator/freezer unit. No laundry included
Patio or Deck	Concrete slab w/ step to grade as necessary Off rear door. 12'x12', concrete patio or pressure treated deck if necessary due to grade	Inner Finish	Wire shelving in closets, door hardware/door bumpers throughout, toilet paper holder, towel bar and mirrors in bath
Electrical	Wired to code, w/ ceiling fan in living room and master bedroom	Driveway	Concrete or asphalt per builders' discretion
		Landscaping	Front of house, mulch along front w/ some plantings, one tree in each front yard if required



Debbie Knupp REALTOR®

(540) 820-2074

Debbie.Knupp@KlineMay.com

DebbieKnupp.com



Crissy Nesselrodt REALTOR®

(540) 810-5967

Crissy.Nesselrodt@KlineMay.com

CrissyNesselrodt.KlineMay.com

Proudly
presented
by

KLINE MAY
Realty