



60 Old Field Rd • Irvington, VA 22480

60OldField.com

Features of the Home:

- New Construction w/1,800 sq ft to include a layout for 3 bedrooms / 2 full baths
- **Property conveys at current stage of construction**
- Open living/kitchen/dining w/double french doors to back deck (20'x12' and completed)
- Owner's suite with large walk-in closet and ensuite bath w/ linen closet
- Separate foyer
- Separate laundry room with access to the oversized 2 car attached garage
- Hall bath with walk-in shower insert, installed
- Pull down attic with storage
- Stone Core, high quality waterproof SPC flooring: Boxed in garage and conveys
- 9' ceilings
- Overhead Hunter fans with lights in all bedrooms, installed
- LED recessed lighting, installed
- 200 amp electric service, installed

Features of this Property:

- .301 acre
- 2 car oversized attached garage with automatic garage door opener
- Certainteed premium vinyl siding, installed
- Conditioned crawlspace, completed
- 30 year architectural shingles (30 year warranty), installed
- 4" seamless aluminum gutters and downspouts, installed
- Paved driveway and concrete front walk, completed
- Weatherproof exterior electrical outlets and frost-free exterior hose bibs, installed
- Insulater fiberglass front door, installed

Energy Efficient Features of the Home:

- 16 SEER HVAC system with programmable thermostat and energy recovery ventilator, installed
- Pella low E vinyl double hung windows, installed
- R-38 attic insulation; R-15 exterior wall insulation, installed
- Conditioned foundation walls with R-value of R-11, installed
- Comprehensive air sealing package around doors, windows, joints and sill plates, installed
- Typar moisture and air barrier, installed

*** Options for builder to complete home at an agreed upon price.**

Hills Quarter Amenities:

More info at www.hillsquarterva.com

- Pool, clubhouse, tennis & pickle ball courts
- Lawn maintenance to include mowing, trimming, spraying for weeds, seeding and mulching once a year
- Trash pick-up
- Road maintenance and snow removal
- Dues: \$242/month

Utilities:

Power: Dominion Energy

Water: Aqua America, hook up complete

Sewer: Public, Town of Kilmarnock, hook up complete

Internet: Breezeline available

APPLIANCES AND SYSTEMS		AGE
Refrigerator	GE - from Noblett's, boxed in garage	NEW
Dishwasher	GE - from Noblett's, boxed in garage	NEW
Range	GE - from Noblett's, boxed in garage	NEW
Microwave	GE - from Noblett's, boxed in garage	NEW
Heat Pump #1	Goodman - installed	2022

** All information is believed accurate, but not guaranteed. Facts of importance should be verified by Purchaser.*