



SPECIFICATIONS

106 Buckingham Circle
Charlottesville, VA 22903

GENERAL:

- New home designed and constructed by local husband and wife team, who select and fulfill projects thoughtfully - with attention and care given to each step of the process
- 2240 total finished square feet
- DOE Zero Energy Ready Home certified
- Energy Star certified
- Located in established neighborhood minutes from UVa and Ragged Mountain Natural Area
- 3 bedrooms, 2-1/2 baths
- Gracious front porch, rear deck
- 9 ft ceiling height on main floor; 8 ft ceiling height on second floor
- 2x6 exterior wall thickness for energy efficiency
- 2 Zone Daikin HVAC system
- Conditioned crawlspace and conditioned attic for energy efficiency
- Private septic system; public water
- Carefully considered selections throughout

EXTERIOR:

- Pella 250 series windows
- Full lite French doors to rear deck, 3/4 lite door in front
- Fiber cement siding
- 30 year architectural, fiberglass roofing shingle
- Oversized 5" gutters and 4" downspouts
- Handcrafted metal railings, composite decking and tongue and groove ceiling on front porch
- Wood decking on rear deck

INTERIOR:

- Flooring on main floor - maple hardwood in entry, living room, dining and study; marmoleum in kitchen, half bath, pantry
- Flooring on second floor - LVP (Coretec Plus) in bedrooms, closets and upstairs hall; marmoleum in baths
- Hardwood stairs with wooden architectural screen
- Large study connected to entry by full-lite glass French doors (frosted for privacy)
- Option to include custom built-in shelves, cabinets and/or panelling

KITCHEN:

- Granite countertops on sink and range walls; butcher block island
- Tiled walls with hardwood floating shelves
- Custom cabinets: solid wood doors and drawer fronts
- Large island with seating
- Appliances: dishwasher, 30" induction range, free-standing range hood, 36" French door refrigerator w/ ice and water dispenser, disposal
- Nook adjacent to kitchen with desk; solid wood doors and drawer fronts, butcher block top
- Walk-in pantry with shelving

PRIMARY SUITE:

- Tiled shower with *glass wall surround, *glass door
- Vanity with limestone countertop
- *Wood shelving in closet

SECOND FLOOR FULL BATH:

- Ceramic tile shower/tub surround

LINEN CLOSET:

- *Shelving

BEDROOM AND ENTRY CLOSETS:

- *Shelf and rod

LAUNDRY:

- Side-by-side washer and dryer
- Large utility sink
- Storage cabinets with countertop

*to be completed prior to closing