



Specifications

108 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 sited on .36 acres
- 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) Trane electric heat pumps; separate systems serving second floor and main floor
- Private septic system; public water
- Carefully considered selections throughout

Exterior:

- Pella 250 series windows
- Pella 250 series sliding door
- Fiber cement siding
- 30 year architectural, fiberglass shingle
- Oversized 5" gutters and 4" downspouts
- Handcrafted metal railings, composite decking and tongue and groove ceiling on front porch
- Wood decking and stone retaining wall in rear

Interior:

- Flooring on main floor - maple hardwood in entry, living room and study; marmoleum in kitchen, half bath, pantry
- Flooring on second floor - LVP (Coretec Advanced Plus) in bedrooms, closets and upstairs hall; marmoleum in baths
- Hardwood stairs
- Entry bench with shiplap paneling
- Option to include custom built-in shelves, cabinets and/or panelling
- Large study connected to living area by French doors

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, 36" French door refrigerator w/ ice and water dispenser, free-standing range hood, 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 concrete countertop; linen cabinet with glass doors
- Wood shelving in closet

Second Floor Full Bath:

- Ceramic tile shower/tub surround

Linen closet:

- Wood shelving

Bedroom closet and entry closet:

- Shelf and rod

Laundry:

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

To be completed:

- Paving driveway
- Closet and pantry outfitting
- Native grass plantings along retaining wall in rear yard