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Spec List
840 Olivia Court
Earlysville, VA 22936

General Specs:

- 2820 square feet finished, above grade, 9 ft ceiling height on first floor, 8 ft ceiling height on second floor
- 1530 square feet unfinished basement - 8 ft ceiling height
- 2.4 acres - wooded lot with creek in rear
- Located on quiet drive within a small subdivision of new construction - 5 homes planned
- 4 bedrooms, 3-1/2 baths; primary bedroom on main floor; additional primary bedroom on second floor; large study
- 2x6 exterior wall thickness for energy efficiency
- 2 Car garage with 2 garage doors, automatic openers
- Private well, septic system

Heating and Cooling:

- (2) Trane electric heat pumps - 14 SEER. Separate systems serving each floor.

Windows:

- Andersen 200 Series: Wood, white interior and exterior, double hung, tilt sash with screens

Patio sliding door:

- Andersen 200 Series: Wood, white interior and exterior, French sliding doors (2 sliding panels), sliding screens

Flooring:

- Maple on main floor
- Red oak on second floor
- Tile in laundry, primary bath, second floor baths

Kitchen:

- Granite countertops, tile backsplash
- Tiled range wall with wood floating shelves
- Custom cabinets: solid wood doors and drawer fronts, pull-out trash, built-in microwave cabinet, (2) full height pull-out pantries, built-in cabinetry with glass doors

- Large island with seating
- Appliances: dishwasher, 30" gas range, 36" French door refrigerator w/ ice and water dispenser, free-standing range hood, disposal
- recessed lighting

Primary Bathroom:

- Tiled shower with glass wall surround, glass door
- Flooring: ceramic penny tiles
- Double vanity with custom stone countertop

Second Floor Primary Bathroom and Hall Bathroom:

- Ceramic tile shower/tub surround
- Ceramic tile flooring
- fiberglass shower pan / tub

Living Room:

- - Custom built-in shelves and cabinets
- - recessed lighting

Laundry:

- side-by-side washer and dryer
- utility sink with wall-mounted faucet; subway tile backsplash
- storage cabinet with countertop
- slate flooring

Front porch (84 sq ft):

- Trex Transcend decking
- Tongue and groove ceiling

Rear porch (240 sq ft):

- Trex decking
- stainless steel cable railings
- recessed lighting and ceiling fan
- Tongue and groove ceiling

Siding: fiber cement lap siding, fiber cement "board and batten", painted

Roofing: 30 year architectural, fiberglass shingle