



KIRBOR HOMES  
SIGNATURE SERIES

## White Oak Manor

## Included Features



### CORPORATE OFFICE

📍 PO Box 6897,  
Virginia Beach, VA

### AGENT

Deana Renn  
Licensed Realtor at AtCoastal  
deana@kirborhomes.com

☎ (757)-863-8893

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## White Oak Manor Included Features

### EXTERIOR

- Fiber Cement Siding
- Fiber Cement Siding Accents (per plan)
- Metal Roof Accents (per plan)
- Painted smooth finish fiberglass front door
- Ridge Vent Roof
- Insulated 8' tall overhead Garage doors
- Vinyl single hung thermal Low E glass tilt-in windows with screens
- LP Techshield Radiant barrier roof sheathing
- 30 year Architectural roof shingles
- Gutters and downspouts (per plan)
- Raised solid foundation with full brick skirt
- Bluetooth smart lock
- 3 Exterior weatherproof electrical receptacles & standard garage receptacles
- 2 Exterior water faucets
- Garage door opener
- Premium Sodded front and side yards (per plan)
- Professionally landscaped (per plan)
- Broom finished concrete driveway
- Lead Walks to Front Porch

### INTERIOR

- Ceiling heights: 9' minimum on the First and Second Floor (per plan)
- Smooth finish walls and ceilings all areas (including Garage)
- Choice of Designer Interior Doors
- Brushed nickel door knobs and hinges
- Interior paint - Flat on walls and ceilings, choice of color option. Semi-gloss on all trim and doors, bright white
- Wood or LVP flooring in Open Living areas, Powder Room, Mudroom (per plan)
- LVP or LVT in Laundry Room
- Stain Resistance carpeting all other dry areas with 8 LB pad
- Trim Package 6" Base Molding, all windows cased 1x4" Cove Crown in Kitchen, Dining Room, Great Room, 1st Floor Hall, and Foyer (per plan)
- Hardwood stair treads, stained
- Wood shelving in all closets and pantry
- Ceiling fan prewire in family room and primary bedroom
- Rocker Switches
- Tankless on-demand water heater
- 3/4" tongue and groove sub-floors glued, nailed and screwed to joists to prevent squeaks

### ELECTRICAL, MECHANICAL, PLUMBING

- Structured wiring package to include advanced outlets in (5) locations, with central distribution hub
- Security system pre-wire for 2 keypads and one phone line
- Energy Efficient LED recessed lights in Kitchen and Common Hallways
- Designer brushed nickel light fixtures
- Brushed Nickel Plumbing Finishes
- Energy Efficient Zoned HVAC systems with programmable thermostats (per plan)

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# KITCHEN

- Quartz kitchen countertops, under-mount single bowl stainless steel sink
- GE Profile appliance package - 36" cooktop, wall oven, built-in microwave, and dishwasher
- 42" upper Kitchen cabinets with crown molding
- Soft-close doors and drawers with a choice of hardware
- Trash can pull out
- Under-cabinet task lighting
- Kitchen backsplash
- Wood range hood with shi lap accents

# PRIMARY BATH

- Comfort height vanities with Quartz Countertops
- Soft-close doors and drawers
- Choice of hardware
- Undermount Rectangular Sinks
- Full Tile shower
- Frameless glass shower door in choice of finishes
- Tile flooring
- Freestanding tub – per plan
- Elongated toilets

# OTHER BATHS

- Pedestal Sinks in Powder Bathroom
- Comfort height vanities with Granite Countertops
- Soft-close doors and drawers
- Choice of hardware
- Undermount Rectangular Sinks
- Fiberglass tub/ shower
- Tile flooring
- Elongated toilets

# QUALITY ASSURANCE AND WARRANTY

- Pre-drywall walk through
- Pre-settlement orientation
- Complete In-house Warranty and customer Service Department
- 60 Day AND 11-month Post-closing follow up
- Quality Builders Warranty SOS Home Warranty Program

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