



Bay Homes

THE CHESTNUT 1 Harmon Lodge Way, Round Hill, Virginia

This Custom Home is an Outstanding Value at a Fantastic Price!

PREMIUM "IN TOWN" LOT

LOT # 2-A, 23,093 sq. ft.

Over One-Half Acre level lot in The Town of Round Hill situated on a private drive with beautiful mature trees in area of historic period style homes. Located in an enclave of four new custom homes set around the existing Harmon/Lodge Home circa 1876, this new custom home has everything you want to enjoy Town living at its best.

Great Loudoun County Schools: **Round Hill Elementary, Blue Ridge Middle, Harmony Intermediate, Loudoun Valley High School!**

THE CHESTNUT

A wonderful Custom Home features approximately 2,850 sq. ft. of finished space including 4 bedrooms, 3 full baths and an outstanding 2-10 Home Buyers Warranty.

This home has it all!

- **Oversized (23' X 30') Three Car side loaded garage.**
- **Circular Drive with separate entrance into a wonderful mudroom with room for second refrigerator and built in organization station.**
- **Walk-Up basement with lots of large basement windows allow you to expand your living space without feeling like a "basement".**
- **Outstanding Kitchen with large eating area featuring a gorgeous wall of casement windows with transoms.**

Scheduled to start construction in June of this year and completed by the end of the year, the house has been designed to take full advantage of the lot's exceptional properties. The architecture is nostalgic and elegant and very custom.

This home features an outstanding functional floor plan packed with features including, family room fireplace, 9' basement and main level walls, large bedrooms, and upper level laundry. The architectural style and corresponding details, all within the town setting, create a home that elicits familiar feeling of warmth and a sense of place while providing superior function.

REVISED 5-3-06



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THE DETAILS, FEATURES, AND SPECIFICATIONS

The builder has carefully selected all of the home's components and materials with the following criteria:

- Lasting quality
- Low maintenance
- Good value
- Great performance
- Sustainability and energy efficiency

Exceptional and Unique Floor Plan Elements

This home has the floor plan, features and other custom elements you've always wanted but don't typically find at this price!

- This home features a large CKD designed dream kitchen with all the "must have" features:
 - Upgraded KraftMaid Cabinets with transferable Lifetime Warranty
 - Solid surface counter tops (granite or Corian) w/ deep under mount sink.
 - GE Stainless 24 c.f. side by side refrigerator
 - GE 30" wall oven/microwave
 - Jenn Aire down draft cook top with grille module
 - GE Stainless Dishwasher
 - Upgraded Shenandoah Wide Plank Hardwood Flooring - **(See article from "Washington Spaces" magazine featuring Bay Homes on our website)**
- The fantastic Family Room features a large wood burning fireplace with custom mantle, architectural columns, and lots of windows that draw the eye to and through the room into the rear and side yard. A wonderful place to enjoy family or alone time!
- Trim, trim, and more trim! Crown, chair rail, oversized base and casing, cased openings, built-ins, wainscoting.
- Hardwood Oak Stairs with Custom Railings.
- Large Dining Room with Walk-In Bay Window.
- Full Bath on Main Level
- Two-color paint scheme for a crisp and accented decorator interior finish.
- Wiring, lighting, plumbing, mechanical systems, and multimedia packages to allow outstanding control of the home, energy usage, and technology systems.
- Beautifully matched and appropriately selected light fixtures, hardware, and plumbing fixtures create a timeless backdrop for your furniture and decorating.

Please call or e-mail us for a complete specification and plan package.



Options Available

- Finished Basement Rooms including:
 - Stunning, light-filled Recreation Room (Approx 500 sq. ft.)
 - Bedroom # 5 with direct access to Bath (Approx 145 sq. ft.)
 - Full Bath # 4
 - Wine Cellar (Approx 145 sq. ft.)
 - Media or Exercise Room (Approx 80 sq. ft.)
- Side Screened Porch (Approx 200 sq. ft.)
- Oak Beam Ceiling Package in Family Room
- Detached Accessory Structure for storage or other uses
- Patios, Outdoor Living Spaces
- Landscaping Packages
- Lighting, Wiring, Data Package Upgrades
- Electronic Air Cleaners, Air Exchangers, Programmable T-Stats, Humidifier
- Fencing Options
- Additional Fireplaces
- Flooring Upgrades
- Appliance Upgrades
- Cabinet Upgrades
- Electrical Power Back-up Generation
- Electrical, Data, Phone, Security, Multimedia System Upgrades
- Built-in and Shelving Options.
- Wainscoting, and Trim Options.

Note**

- Architecture, Site Plans and Specifications are preliminary and are undergoing revisions.
- All renderings and plans are artist's conceptions, which may show optional features and are not part of any sales contract.
- Features, materials, dimensions and designs are subject to errors, omissions, and change at any time without prior notice.
- We are pledged to the letter and the intent of Equal Housing Opportunity.

If you would like more information, please call us at (540) 751-0600 or e-mail us at sales@baycustom.com.

Visit our website www.baycustom.com