



1415 Grand Dr.
Manakin Sabot, VA 23103

HOME FEATURES

PROPERTY

- 2.191 acres in Grand Ridge subdivision with upscale luxury homes
- Country living just minutes from Short Pump
- Natural forested buffer between adjacent neighbors

INTERIOR

- 5,362 Finished Sq. Ft.
- 4-bedrooms, office, exercise room and 4 ½ bathrooms
- Superior Wall foundation with 15-year manufactures warranty
- 10' ceilings on first floor
- Oversized baseboard and craftsman door/window trim throughout. Custom beams, barn door, and features per plan
- Stained oak tread staircases from 1st to 2nd floor with custom railing design.
- Durable name brand engineered hardwood throughout common areas on the 1st floor.
- Tiled laundry room and bathrooms (1st & 2nd floor).
- Gas fireplace in family room with custom surround
- Structure wiring package with cable and data along with HDMI prewire above fireplace
- Recessed can lighting throughout
- Interconnected smoke alarm system
- Prewired security system
- Prewired for projector and surround sound in basement theater

KITCHENS/WET BAR

- Gourmet chef's kitchen and large island with area for seating
- Gas range/oven with hood
- Large stainless-steel sink with garbage disposal
- Granite and/or marble countertops with tile backslash
- Custom designed cabinets with top glass cabinets to ceiling
- Under and upper glass cabinet lighting
- Wet bar area with custom designed cabinetry sink and beverage center. Granite and/or marble countertops

- FULL basement kitchen setup with custom cabinetry and granite countertops. Wired and plumbed for appliance connections

ENERGY SAVING AMENITIES

- Tankless gas water heater with recirculation pump for expedited hot water at every fixture
- Energy efficient heat and electric air conditioning
- R-38 insulated ceiling, where applicable
- R-15 insulated exterior walls
- Insulated energy efficient exterior doors
- Water saving toilets and faucets
- Energy efficient double hung vinyl windows

BATHROOMS

- Designer master bathroom with tile shower and floor. Granite/marble vanity top with undermount sinks.
- Master shower will include niche box, corner bench and frameless glass enclosure.
- 2nd floor guest bathrooms to have tile floors and shower walls with bypass glass doors.
- Finished full bathroom in basement with tile floors and fiberglass tub/shower.

EXTERIOR

- 30-year high definition dimensional shingles
- Low maintenance exterior with James Hardie fiber cement siding and stone accents per renderings
- Covered front porch decked with composite Trex decking.
- 12'x30' covered rear deck with composite Trex decking and vinyl/aluminum railings
- LED exterior lighting including recessed cans, floods and decorative lanterns (dusk to dawn).
- Two-car garage with openers
- Gutters and downspouts
- (3) hose bibs
- Large asphalt paved driveway