



The Carriage Homes at  
**LAWSON**  
*Hall* 

## Standard Features

### INTERIOR

Tray ceiling with crown molding in master bedroom  
Wall-to-wall stain-resistant carpeting  
No-wax vinyl flooring in kitchen and bathrooms  
Provincial two-panel interior doors  
Custom stairway and railings  
Pre-wired for ceiling fan in master bedroom & family room  
Pre-wired for phone and cable  
Lighted walk-in closets with built-in shelving  
Separate utility room and linen closet (per plan)  
Finished single car garage  
Upgraded Trim including cased windows and doorways  
Nine foot Ceilings on BOTH Levels  
Designer selected two toned paint scheme

### EXTERIOR

Custom brick and vinyl siding exteriors  
Finest quality architectural 30-year roof shingles  
Garage door of insulated, raised panel steel  
Professionally-landscaped and sodded yards  
Oversized windows on first floor  
Hose bibs on front and rear  
Weatherproof electrical receptacles on front and rear  
Downspouts and Gutters (per plan)

### NEIGHBORHOOD

Historic Lawson Hall Manor House  
Mature Trees preserved and incorporated in landscape plan  
Professional Landscape Maintenance for Common Areas  
Maintenance of Building Exteriors  
Master Insurance Policy for Condominium  
Replacement Reserves for Long Term Repairs and  
Replacements of Common Elements  
Professional Condominium Management

### KITCHEN & BATH

Custom-crafted, 42" Armstrong raised panel Birch cabinets  
Pantry  
Recessed Can Lights in Kitchen  
8" Deep Double stainless steel sink with garbage disposal  
Single-lever Delta® faucet with spray attachment  
Laminate Kitchen and Bar Countertops available in a variety of Designer Colors  
Kenmore® self-cleaning range  
Built-in Kenmore microwave with exterior venting  
Kenmore five-cycle dishwasher  
Ice - maker supply line  
Cultured Marble vanity tops  
Double - bowl vanities with single-lever Delta® faucets in Master bedroom  
Easy - care fiberglass tubs and showers (per plan)  
Oversized mirrors in master bath  
Upgraded Delta® fixtures in master bath & kitchen  
Separate Luxurious Oversized Soaking Tub and Separate Shower in Master Bathroom  
Elongated Toilets in all Bathrooms  
Separate Commode area in Master Bathroom

### SECURITY & ENERGY SAVING AMENITIES

Dead bolt locks on exterior doors (per plan)  
Pre-wired for automatic garage door opener  
CATV communication cable for telephone, TV, and internet  
Smoke detectors  
Copper wiring throughout  
Energy-efficient electric water heater and electric heat  
Central air conditioning  
Single-hung insulated vinyl windows with screens  
Fiberglass insulated entry door  
Water saving commodes and faucets  
R-38 insulated ceiling, where applicable  
R-13 insulated exterior walls  
Manufacturers warranties, where applicable



Lisa Kyriakides | 757-288-9911 | [LawsonHallVB.com](http://LawsonHallVB.com)



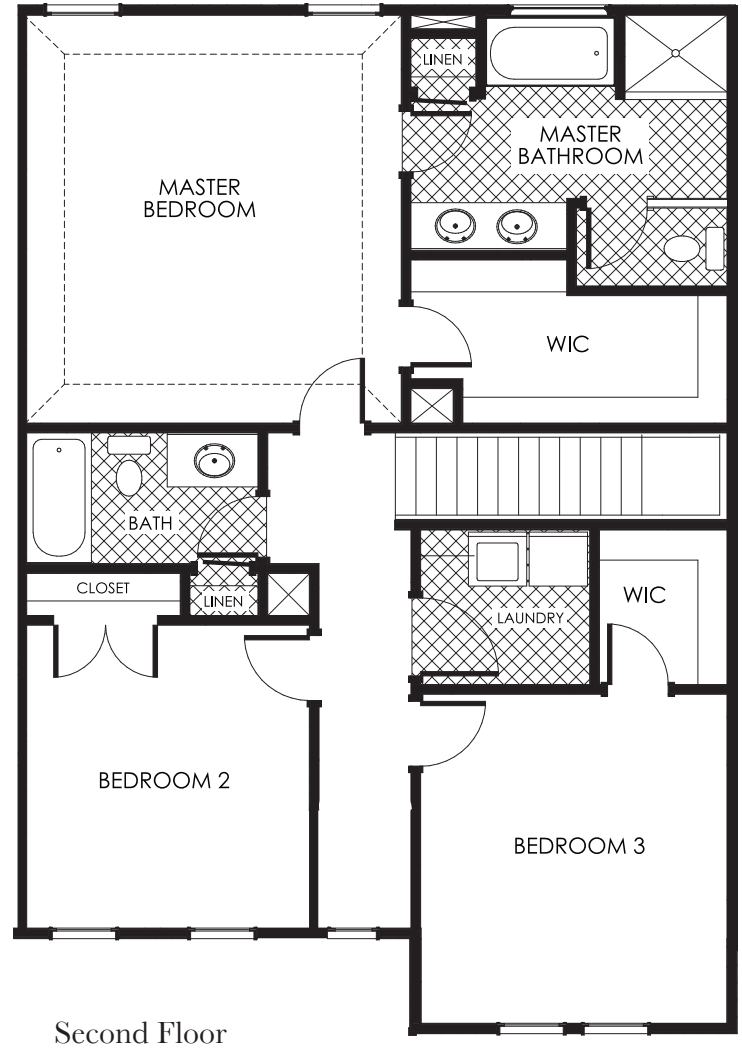
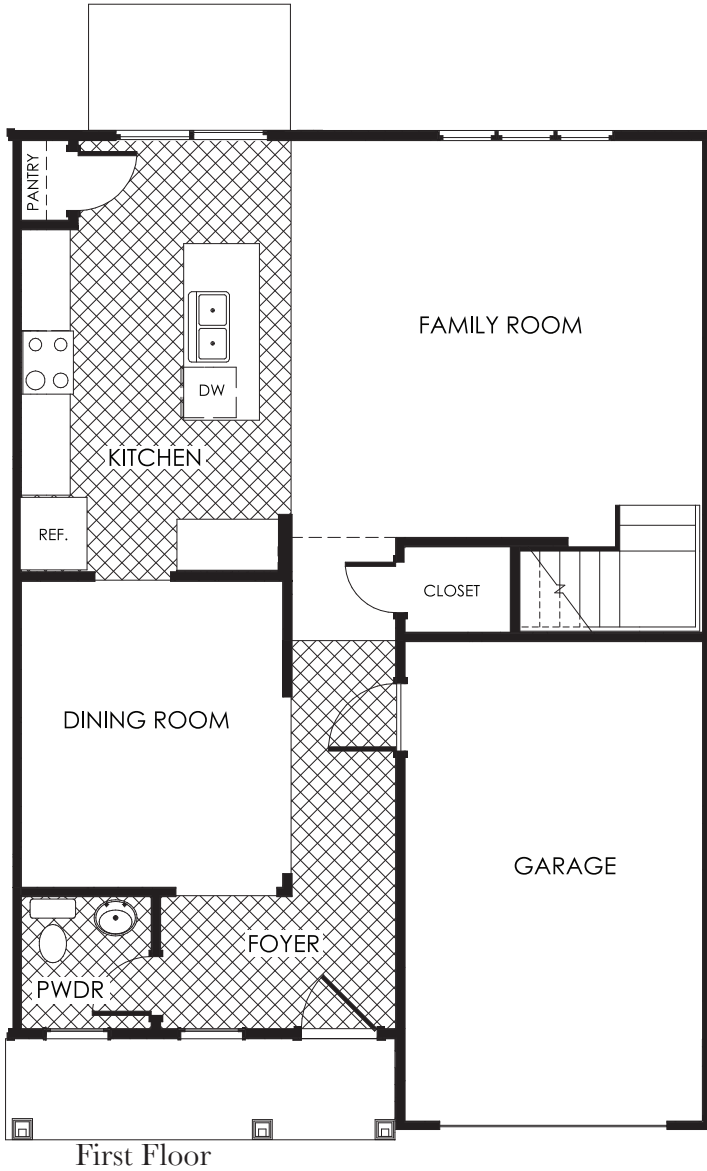
Builder reserves the right to change prices, plan components and specifications and to withdraw any plan, without notice. All illustrations are artist's concepts and accuracy is not guaranteed. Room and house dimensions approximate. Extra-cost options may be shown in illustrations. Individual homes may differ from the models or from each other depending on field conditions. Effective 4/2013



The Carriage Homes at  
**LAWSON**  
*Hall*



# Birmingham



Lisa Kyriakides | 757-288-9911 | [LawsonHallVB.com](http://LawsonHallVB.com)



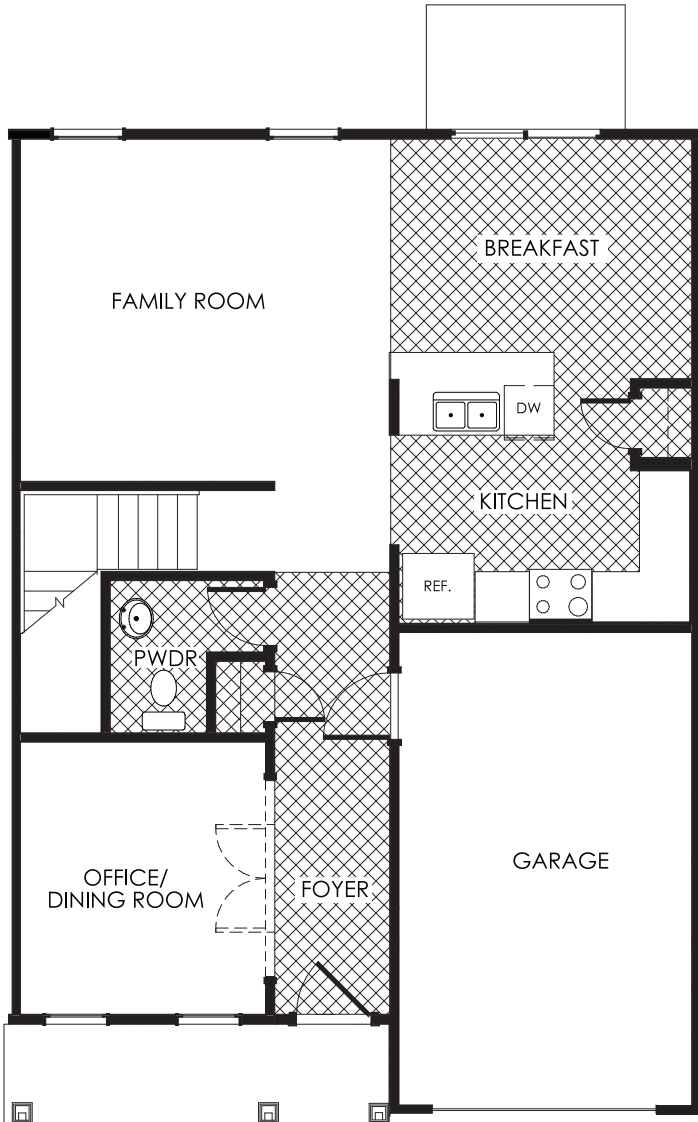
Builder reserves the right to change prices, plan components and specifications and to withdraw any plan, without notice. All illustrations are artist's concepts and accuracy is not guaranteed. Room and house dimensions approximate. Extra-cost options may be shown in illustrations. Individual homes may differ from the models or from each other depending on field conditions. Effective 4/2013



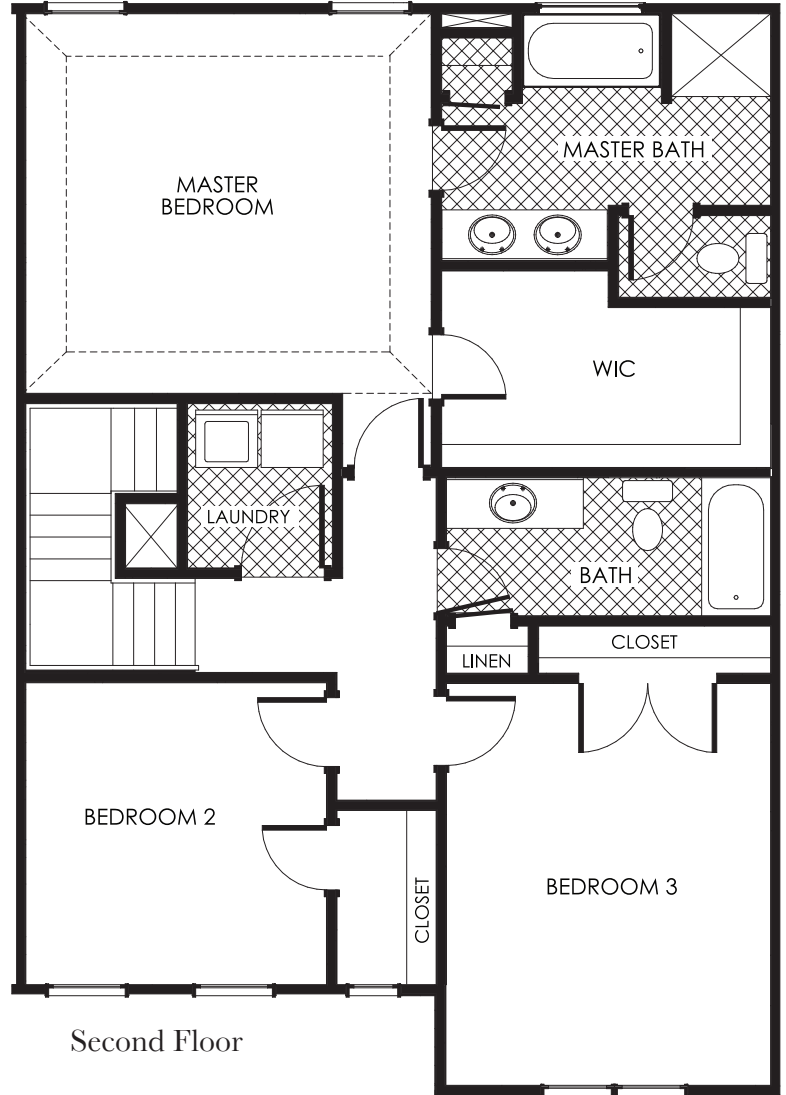
The Carriage Homes at  
**LAWSON**  
*Hall*



Austin



First Floor



Second Floor



Lisa Kyriakides | 757-288-9911 | [LawsonHallVB.com](http://LawsonHallVB.com)



Builder reserves the right to change prices, plan components and specifications and to withdraw any plan, without notice. All illustrations are artist's concepts and accuracy is not guaranteed. Room and house dimensions approximate. Extra-cost options may be shown in illustrations. Individual homes may differ from the models or from each other depending on field conditions. Effective 4/2013





The Carriage Homes at  
**LAWSON**  
*Hall* 

**Yes,** it's Included!



Other  
Communities

Ideal Virginia Beach Location	INCLUDED	????
Generous Builder Supplied Closing Cost Assistance	INCLUDED	????
Stately Trey Ceiling in Master Bedroom	INCLUDED	????
THE BEST NEW HOME DEAL IN VIRGINIA BEACH	INCLUDED	????
Spacious walk-in master bedroom closets	INCLUDED	????
Microwave with Exterior Venting	INCLUDED	????
Upgraded Trim including cased windows and doorways	INCLUDED	????
Great Location, only Seconds from Interstate 64 and 264	INCLUDED	????
Designer 42" Birch Raised Panel Cabinets in Kitchen	INCLUDED	????
9 ft. Ceilings on BOTH Floors	INCLUDED	????
Upgraded Delta Plumbing Fixtures and Progress Light Fixtures	INCLUDED	????
Elongated Commodes in ALL baths	INCLUDED	????
Gracious OPEN Floorplans	INCLUDED	????
Upgraded Kenmore Smooth Top Range	INCLUDED	????
Historic Lawson Hall Manor House	INCLUDED	????



Lisa Kyriakides | 757-288-9911 | [LawsonHallVB.com](http://LawsonHallVB.com)



Builder reserves the right to change prices, plan components and specifications and to withdraw any plan, without notice. All illustrations are artist's concepts and accuracy is not guaranteed. Room and house dimensions approximate. Extra-cost options may be shown in illustrations. Individual homes may differ from the models or from each other depending on field conditions. Effective 4/2013



The Carriage Homes at  
**LAWSON**  
*Hall*



Lisa Kyriakides | 757-288-9911 | [LawsonHallVB.com](http://LawsonHallVB.com)





The Carriage Homes at  
**LAWSON**  
*Hall* 

# WHAT DO YOU GET for your ASSOCIATION FEES?

**Your Condo Association  
fees enable you to enjoy...**



## ...PROFESSIONAL MANAGEMENT

The Carriage Homes at Lawson Hall will be professionally managed and will have a dedicated Association Manager, helping to address concerns and the "backoffice"

## ...PROFESSIONAL LANDSCAPING

Lawns, medians, open spaces, formal gardens and more are beautifully-landscaped and professionally maintained, allowing you to spend more time enjoying the rich lifestyle at The Carriage Homes at Lawson Hall

## ...MAINTENANCE AND OPERATION OF THE HISTORIC LAWSON HALL MANOR HOUSE

The Manor House will serve as a gathering place for the community and will host special events and meetings

## ... LIFETIME EXTERIOR BUILDING MAINTENANCE

Put away your caulk guns and paint brushes. Your Association management will keep your building looking great!

## ...MASTER INSURANCE POLICY

With the Association purchasing a master policy to insure your building from loss, you are able to obtain a much less expensive "contents" policy for your possessions and home's interior finishes.

## ...FUNDS FOR LONG-TERM REPLACEMENTS

You'll take comfort knowing that when it comes time to replace your roof or siding or pave streets, the money has already been set aside for those expenses.

**Contact Lisa Kyriakides 288-9911 ♦ [Lawsonhallvb.com](http://Lawsonhallvb.com)**



Directions: From I-64 take exit 282, Northampton Blvd/13N toward the Chesapeake Bay Bridge-Tunnel. Proceed 1.5 miles and turn right on to Diamond Springs Road. Proceed ½ mile and turn right onto Lawson Hall Road. The Entrance to The Carriage Homes at Lawson Hall is on the left. Marketed by Rose & Womble Realty Co.

