THE MANOR HOMES AT
JOLLIFF LANDING



YOUR DREAM HOME

In a Community Built to Connect and Unwind

Welcome to the Manor Homes at Jolliff Landing where **modern comfort meets resort-inspired living**. These beautifully crafted single-family homes feature open-concept floor plans, gourmet kitchens, and stylish finishes **designed for both everyday comfort and effortless entertaining**. Enjoy an impressive collection of community amenities, including a resort-style pool, scenic community trails, playground, outdoor gathering spaces, a clubhouse featuring a kitchen and fitness center. Surrounded by preserved natural areas, the community offers a welcoming setting with plenty of opportunities to relax, stay active, and connect. Conveniently located near I-664, this peaceful community offers **easy access to shopping, dining, and destinations throughout Hampton Roads**, including Portsmouth, Norfolk, Virginia Beach, and the Peninsula. **Enjoy the best of both worlds:** a peaceful, tucked-away community with everything you need just minutes away!













2200 Jolliff Landing Parkway, Chesapeake, Va 23321 | JolliffLanding.com | 757.639.2764 | KathyN@corinthresidential.com

Built By
CORINTH
RESIDENTIAL

*Builder reserves the right to make changes to specifications, prices, incentives, materials, colors, equipment and models without notice and some restrictions may apply. All photographs and illustrations are concepts and accuracy is not guaranteed. Room and house dimensions approximate. Please consult sales associate for more details. The licensee of Corinth Realty LLC has an ownership interest in the properties advertised. Effective 7/2026. Sales By Corinth Realty | www.CorinthRealty.com

EQUAL HOUSING OPPORTUNITY

CORINTH
RESIDENTIAL

For more than 60 years, Corinth Residential has been building exceptional homes and thoughtfully planned communities across Virginia and North Carolina. Founded in 1963 by Alex and O. Pete Kotarides, the company remains guided by its founding principles of quality craftsmanship, value, and customer satisfaction.

As a local builder, Corinth Residential is committed to creating communities where people can put down roots, build connections, and make lasting memories. Every home is the result of a true collaborative effort involving our development, sales, customer care, and construction teams, along with the skilled craftsmen and contractors who bring each vision to life. The most rewarding part of what we do is handing over the keys to new homeowners and watching our houses become homes. With decades of experience and an unwavering commitment to excellence, Corinth Residential remains focused on building timeless homes and vibrant communities for generations to come.

A LASTING LEGACY OF TIMELESS HOMES











THE MANOR HOMES AT
JOLLIFF LANDING

CAMELLIA
With SUNROOM
MODEL

2,913 Sq Ft

4 Beds + 2.5 Baths





Elevation A



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EQUAL HOUSING OPPORTUNITY

THE MANOR HOMES AT JOLLIFF LANDING

CARTER MODEL

2,441 Sq Ft

4 Beds + 3 Baths + Flex Room



Elevation A



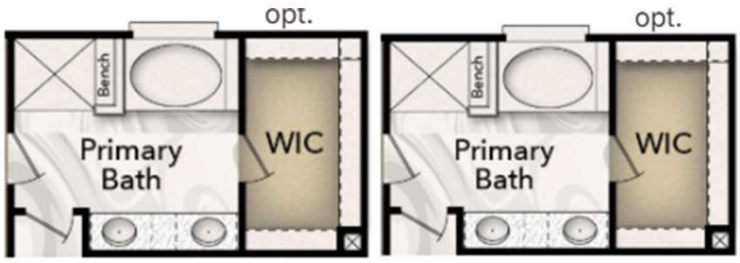
Elevation B

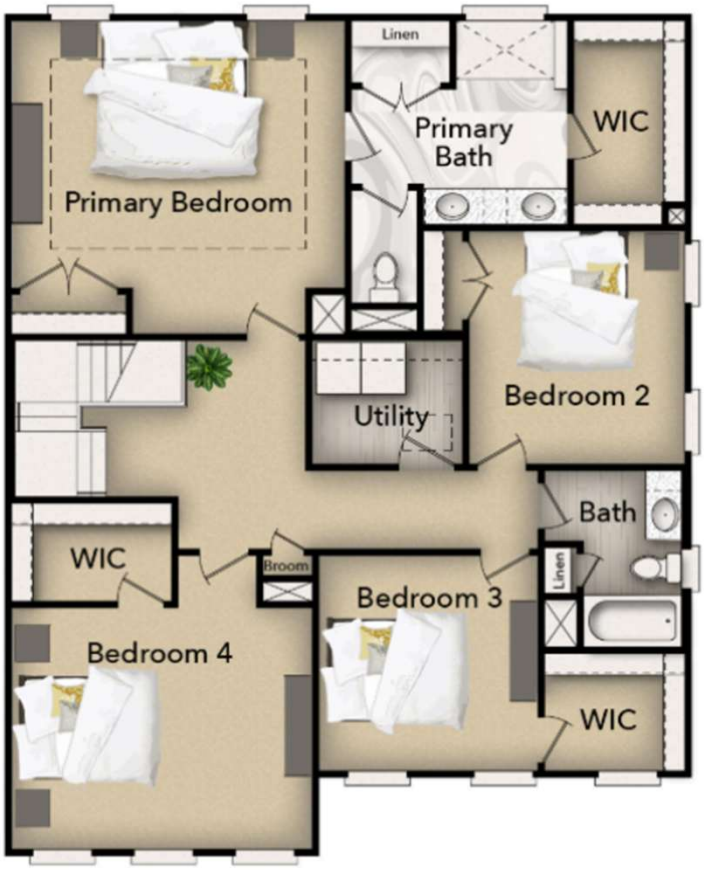


Elevation C



Elevation A





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EQUAL HOUSING OPPORTUNITY

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JOLLIFF LANDING

CARTER MODEL

2,441 Sq Ft
5 Beds + 3 baths



Elevation A



Elevation B



Elevation C





Elevation A

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CARTER MODEL

2,441 Sq Ft
5 Beds + 4 baths



Elevation A

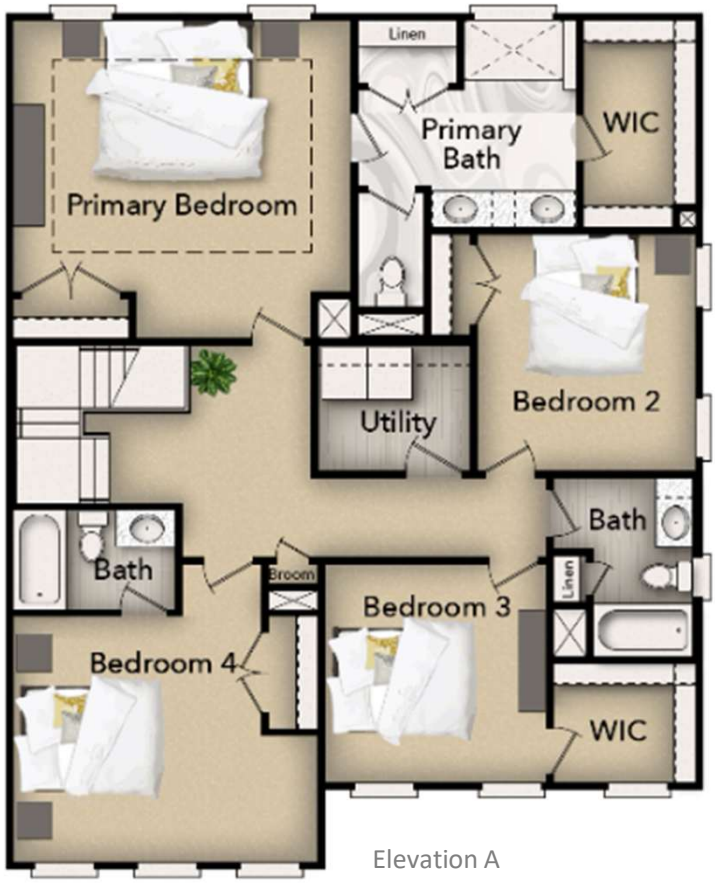


Elevation B



Elevation C





Elevation A

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FINE FINISHES

EXTERIORS

- Fiber cement siding
- Architecturally coordinated board & batten accents*
- Shutters*
- Covered front porch*
- Finest quality architectural 30-year roof shingles
- Metal wrapped cornice, vinyl soffits and porch ceilings*
- Spacious driveways
- Gutters and downspouts
- Insulated decorative raised panel steel garage door
- Water hose connection front & rear
- Oversized windows for abundant natural light
- Fully sodded & professionally landscaped yard
- Exterior weather- proof electrical outlets front & rear
- Concrete patio
- Decorative handle set on front entry door
- Community Mailbox cluster

INTERIORS

- Two car garage w/ painted walls
- 9’ ceilings first & second floor
- Textured walls and ceilings (Except kitchen and baths)**
- Cased doors standard
- Upgraded cased windows & openings available**
- Available upgrade to Luxury Vinyl Plank in great room, kitchen, dining room, powder room and select areas throughout first floor**
- Pre-wired for fan & light in all bedrooms & family room
- Overhead lights in bedrooms
- Lighted walk-in closets with shelving
- Separate laundry room & linen closet*
- Designer selected wall paint
- Upgraded stain resistant carpeting
- Two panel interior doors
- Optional gas fireplace with mantle*
- Brushed nickel lighting fixtures
- Nickel lever style interior door hardware

KITCHENS & BATHS

- Stained custom crafted cabinets in kitchen & baths **
- 42” upper cabinets in kitchen
- Surface mount LED lights in kitchen
- Large under mount stainless sink w/ garbage disposal
- Upgraded stainless steel bath faucets
- Granite counters in kitchen (Quartz Upgrades Available)**
- Under cabinet lighting in kitchen
- Stainless steel appliance pkg (gas range, built-in microwave & dishwasher)**
- Ice-maker supply line
- Cultured marble in baths (Granite or Quartz upgrade available)**
- Easy care fiberglass tubs & showers*
- Luxurious oversized soaking tub & separate shower in primary bath**
- Elongated toilets in all bathrooms
- Oversized mirrors in bathrooms
- Dual sinks in select bathrooms*

OTHER *INCLUDED* FEATURES



- Dead bolt locks on exterior doors
- Pre-wired for garage door opener
- Smoke detectors & CO detectors
- Copper wiring throughout
- Energy efficient gas heat & tankless hot water heater
- Energy efficient central air conditioning – 2 zone HVAC system (One compressor with damper controls)
- Single hung insulated vinyl windows with screens
- Fiberglass insulated entry door
- Water saving toilets and faucets
- Energy saving insulation in ceilings & walls per code
- Manufacturer warranties, where applicable
- HVAC Supply Lines sealed & insulated
- House wrap with air & moisture barrier
- QBW 10 year warranty program
- One year builder warranty with dedicated Customer Care Department

*PER PLAN
** UPGRADES AVAILABLE

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NEIGHBORHOOD AMENITIES

1. THE LANDING – Clubhouse w/ Party Room, Fitness Center, Kitchen, & Entertainment Space.
2. POOL – Resort-style w/ loungers & gathering spaces
3. PIPER PARK – Fenced-in Playground
4. BEACON PAVILLION
5. SANDERLING PARK – Bean-bag Toss Game, Grilling Stations, & Ping Pong
6. CENTRAL PARK – Open Space for Recreation & Gathering w/ Benches
7. BARK PARK – Fenced- in w/ Benches
8. GULL PARK – Bocce Court w/ Benches
9. BLUE HERON PARK – Roundabout Park w/ Heron Sculpture & Benches
10. TERN FIELD – Recreational Field w/ Picnic Table
11. PELICAN PARK – w/ Checkerboard
12. COMPASS PARK
13. EGRET PARK – Ladder-toss Game
14. Lending Libraries

Smith Farm Entrance

Phase 4 Entrance

Multi-use Trail

Pocket Park



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