



9 CUSTOM HOMES IN THE HEART OF SHORT PUMP

JUST MINUTES FROM THE SHORT PUMP TOWN CENTER OFF OF NORTH GAYTON ROAD JUST SOUTH OF W. BROAD ST. AND STRANGES FLOREST

55 AND OVER AGE RESTRICTED NEIGHBORHOOD

FIRST FLOOR OWNER'S SUITE WITH LUXURY OWNER'S BATH AND SPACIOUS WALK-IN CLOSET

ZERO ENTRY OVERSIZED WALK-IN SHOWER IN OWNER'S SUITE

SLAB FOUNDATION CONSTRUCTION WITH MINIMAL STEPS OR NO STEPS INTO HOMES AT BOTH FRONT DOOR AND GARAGE

LOW MAINTENANCE BRICK EXTERIORS WITH STONE AND HARDIPLANK ACCENTS – TWO CAR SIDE LOADING GARAGES

CHEF'S KITCHEN WITH WHITE CABINETS, GRANITE TOPS, TILE BACKSPLASH, STAINLESS APPLIANCES, AND MUCH MORE

TONS OF QUALITY INCLUDED FEATURES THAT YOUNGBLOOD PROPERTIES IS KNOWN FOR!



Scott Dearnley,
Realtor, CPA,
GRI, ABR, SFR

Inspired Designs for Passionate Living...



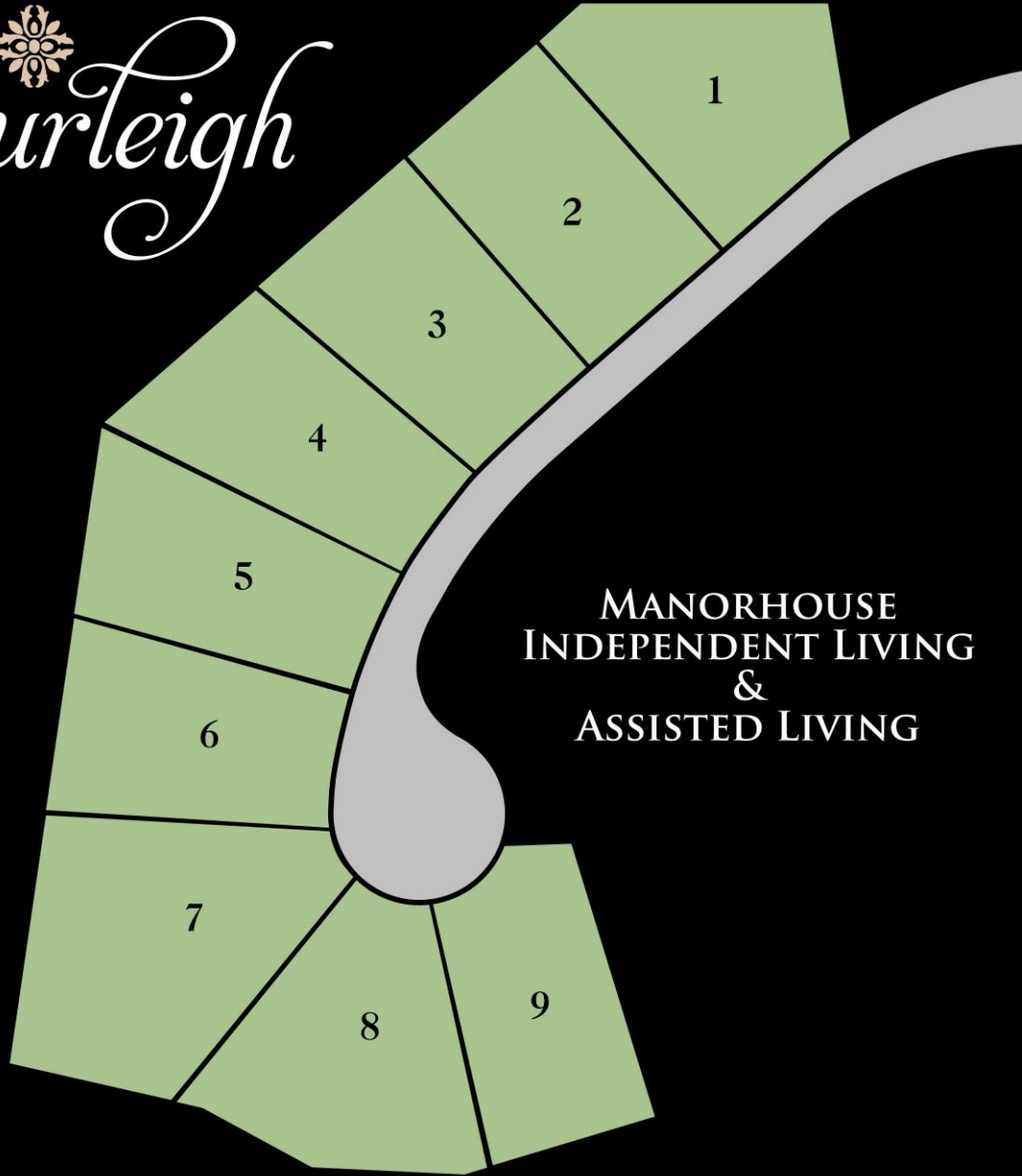
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Youngblood

P·R·O·P·E·R·T·I·E·S

Burleigh



LOT 1 - AVAILABLE

LOT 2 - WILLOW COTTAGE (SPEC)

LOT 3 - ROSEWOOD COTTAGE (SPEC)

LOT 4 - AVAILABLE

LOT 5 - AVAILABLE

LOT 6 - AVAILABLE

LOT 7 - AVAILABLE

LOT 8 - AVAILABLE

LOT 9 - AVAILABLE



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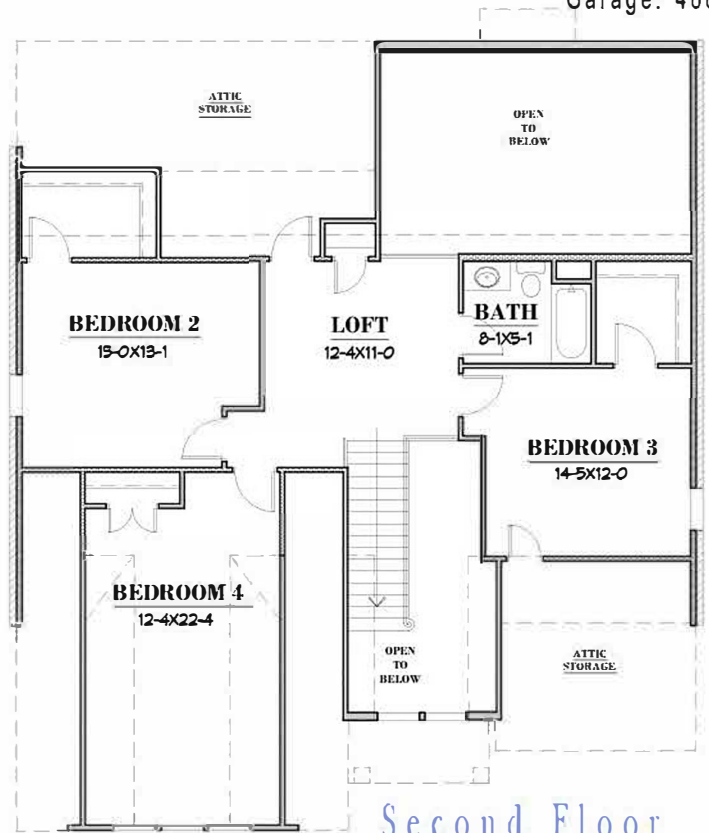
Home Specifications

4 Bedrooms . 2.5 Bathrooms

Total Square Footage: 2535
First Floor: 1533 . Second Floor: 1002
Garage: 488



First Floor



Second Floor



Elevation A



Elevation B



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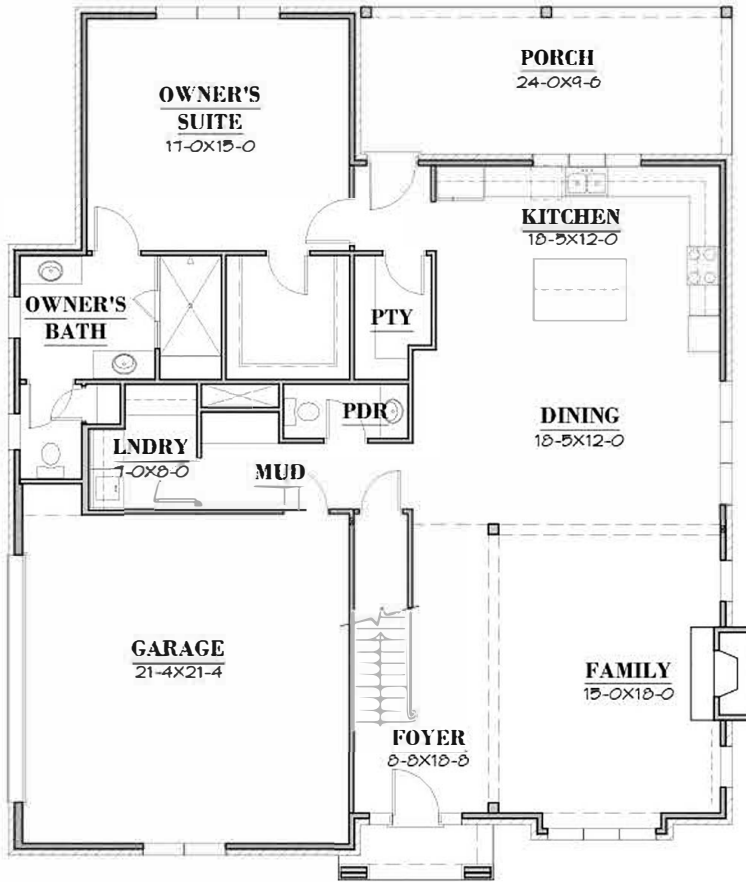
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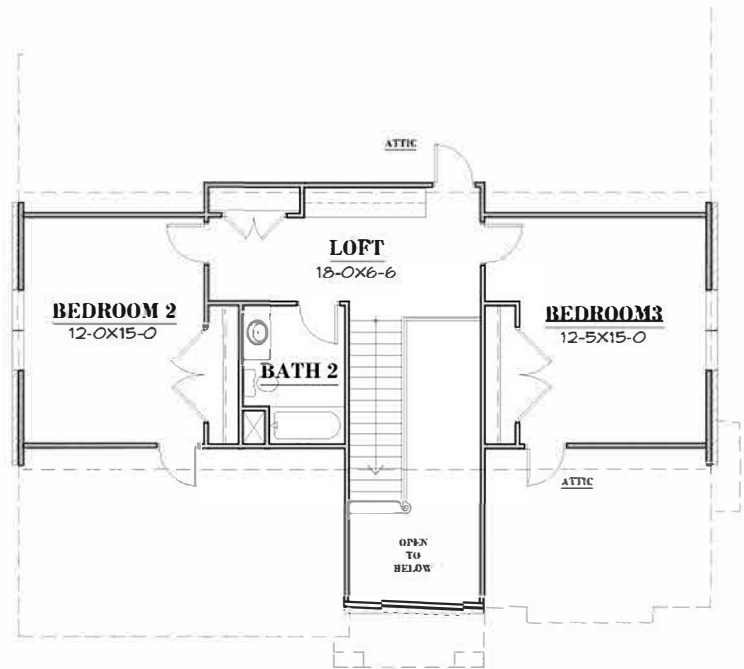
Home Specifications

3 Bedrooms • 2.5 Bathrooms

Total Square Footage: 2351
First Floor: 1671 • Second Floor: 680
Garage: 479



First Floor



Second Floor



Elevation A



Elevation B



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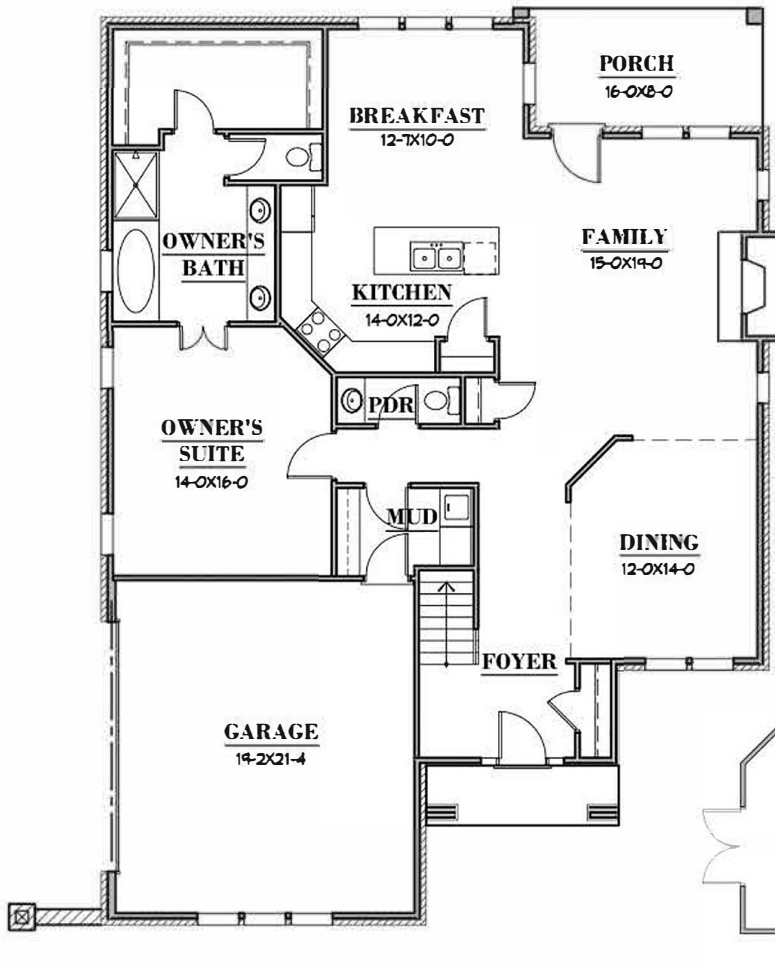
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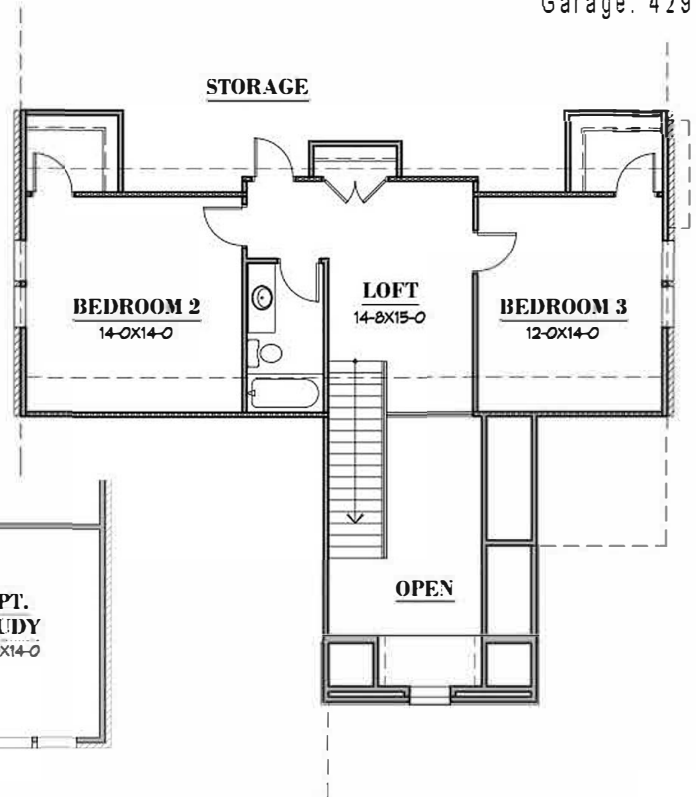
Home Specifications

3 Bedrooms . 2.5 Bathrooms

Total Square Footage: 2300
First Floor: 1599 . Second Floor: 701
Garage: 429



First Floor



Second Floor



Elevation A

Elevation B



INCLUDED FEATURES... *Quality in the Details*

EXCITING EXTERIORS

- Concrete driveway and walkway
- 30-year dimensional asphalt shingles
- Brick exteriors - hardiplank & stone accents per plan
- Weatherproof receptacles at front & rear
- Hose bibs located at front & rear
- Post light and lantern installed at front walkway
- Aluminum gutters and downspouts
- Sod and irrigation - front, side, and rear yards
- Low-E, argon filled, double-hung vinyl windows
- Choice of one exterior siding color & one trim color
- Concrete patios per plan
- Neighborhood standard mailbox and mailbox post
- Builder's deluxe landscaping package

INTERIOR CRAFTSMANSHIP

- 9' ceiling height on first floor, 8' on second floor
- Two-panel square top interior doors
- 7' doors on first floor, 6'8" doors on second floor
- Luxury Vinyl Plank (LVP) floors in all first floor living areas, laundry room, and second floor loft areas
- \$4.50 per square foot LVP material allowance
- Ceramic tile floors in all bathrooms
- \$3.00 per square foot tile material allowance
- Carpet in all bedrooms & bedroom closets
- Standard carpet is Brookstone III with 8 lb. pad
- Craftsman trim package featuring wainscoting in dining room, crown molding in three rooms per plan
- Craftsman flat casing around windows and cased openings
- 5¼ inch craftsman flat baseboards throughout home
- White ceilings and choice of 3 interior wall colors (flat finish) & one color for interior trim
- Oil rubbed bronze door hardware
- Recessed lighting per plan
- Ceiling fan pre-wire in choice of 2 rooms and covered porches per plan
- \$3,000 electrical fixture allowance
- Gas fireplace with black granite surround and painted mantle
- Oak stairs to second floor

KITCHEN DETAILS

- 42" raised panel white cabinets with crown molding - shaker door style - soft close - dovetailed drawers
- Granite countertops
- Oversized islands per plan - garbage disposal
- Subway tile backsplash
- GE stainless steel appliance package including a range with gas cooktop, chimney style vent hood, microwave, and dishwasher
- Delta Leland series chrome faucet with pullout sprayer

BATHROOM DETAILS

- Oversized luxury tile shower in owner's bath
- Glass shower door on owner's bath shower
- Granite tops in owner's bath
- Comfort height white vanities and toilets
- Cultured marble tops in full baths
- Delta Ashlyn series chrome faucets - 4" spread

ENERGY SAVING FEATURES

- Whole house air seal & house wrap package
- Trane two-zone 14 SEER heat pump/central air and 90+ AFUE gas heat on first floor
- Programmable thermostats
- Gas-fired, high-efficiency Rinnai tankless water heater

STRUCTURAL QUALITY WHERE IT COUNTS

- Engineered floor systems & Advantec subfloors
- OSB exterior sheathing
- Engineered footings - engineer on site when poured
- Structured wiring package includes eight connections in your choice of phone, cable, and ethernet

THE YOUNGBLOOD DIFFERENCE

- Selection assistance with our vendor designers
- Project Managers with extensive experience
- Pre-construction and pre-drywall on-site meetings
- Pre-settlement and 11 month walk-throughs
- Co-Construct construction management software to facilitate communication and selection process

All information above is deemed reliable but not guaranteed. Standard specifications are subject to change at any time without prior notice.



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ABOUT YOUR BUILDER

Youngblood Properties LLC focuses on the little things that give a home personality: creative touches, inspiring design and attention to detail down to the smallest items. For more than 20 years, our family owned and operated business has been crafting homes, not houses. The Youngblood Properties team brings decades of experience in virtually every aspect of home building, real estate, design and interior decorating. We aspire to make your building experience a fun and seamless process and pride ourselves on 24/7 teamwork. Whether your dream home is Colonial, Traditional, Craftsman, Low Country, Cottage or another style, Youngblood Properties can apply its design and building experience with customer vision to make your dream home a reality.

Youngblood Properties LLC strives to stay on the leading edge of building techniques to build stronger and more energy efficient homes. Use of products like engineered floor systems, tankless hot water heaters, conditioned crawl spaces, superior insulation and air seal packages, and energy efficient windows, doors, & HVAC equipment are just a few of the ways we achieve these goals. Catering to the specific needs of the customer is another way that Youngblood Properties set itself apart from Richmond's many builders. Do you want to move a wall? Enlarge a family room? Re-design a kitchen or bathroom? Add a screened porch? Design a plan from scratch? No problem!

"We work with the customer from the design phase all the way through construction to ensure that you get exactly what you want," says Nancy Youngblood Dearnley, President of Youngblood Properties LLC.

Working in what is generally a man's world hasn't posed a problem for Nancy. "If you show people respect, they will respect you. That is a principal that I have always used to guide my business," she says. The perspective she brings to the table is unique and her ability to bring together all aspects of the building process is evident in the finished product. Her hands are in every facet of the homes she builds.

Youngblood Properties' focus is to produce a superior product and maintain an outstanding reputation for quality and craftsmanship. A Youngblood Properties home is the place to build your own legacy.



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THE YOUNGBLOOD PROPERTIES DIFFERENCE

WITH SO MANY BUILDERS TO CHOOSE FROM, HOW DO WE STAND OUT IN THE CROWD...

Youngblood Properties is owned and operated by Nancy Youngblood Dearnley, one of Richmond's very few female home builders.

Advantage: The perspective Nancy brings to the table is unique and her ability to bring together all aspects of the building process is evident in the finished product.

Advantage: As a woman, Nancy has an amazing eye for detail. Under her watchful eye, every aspect of your home is cared for. From the footing to the final finishes, Nancy is hands on and present, managing the process to ensure that everything is going as planned.

Advantage: Nancy is an expert in kitchen and bath design. You will work directly with Nancy and our in-house kitchen/bath designer to customize these very important areas of your home.

Youngblood Properties is a small, custom builder that hand crafts 8-10 homes per year.

Advantage: We typically only have 3-5 homes under construction at any given time. This volume allows us to focus on each purchaser's individual needs to ensure that you get exactly what you want.

Advantage: As a custom builder you may select your finishes from a vast array of choices from our vendor partners. You are not confined to the limited choices like you will find a selection center like some other builders.

Advantage: While you will have a lot of contact with our construction managers during the building process, you also have direct access to the owner of the company. If you need to talk to the person at the top, Nancy is accessible and available.

Advantage: Our floorplans are highly customizable. Do you want to move a wall, add a sunroom, enlarge a kitchen, or close down a two-story family room? No problem! We will work with you to modify our plans to suit the way you live. This is YOUR home! We can also design a home for you from scratch if our available plans do not suite your needs.

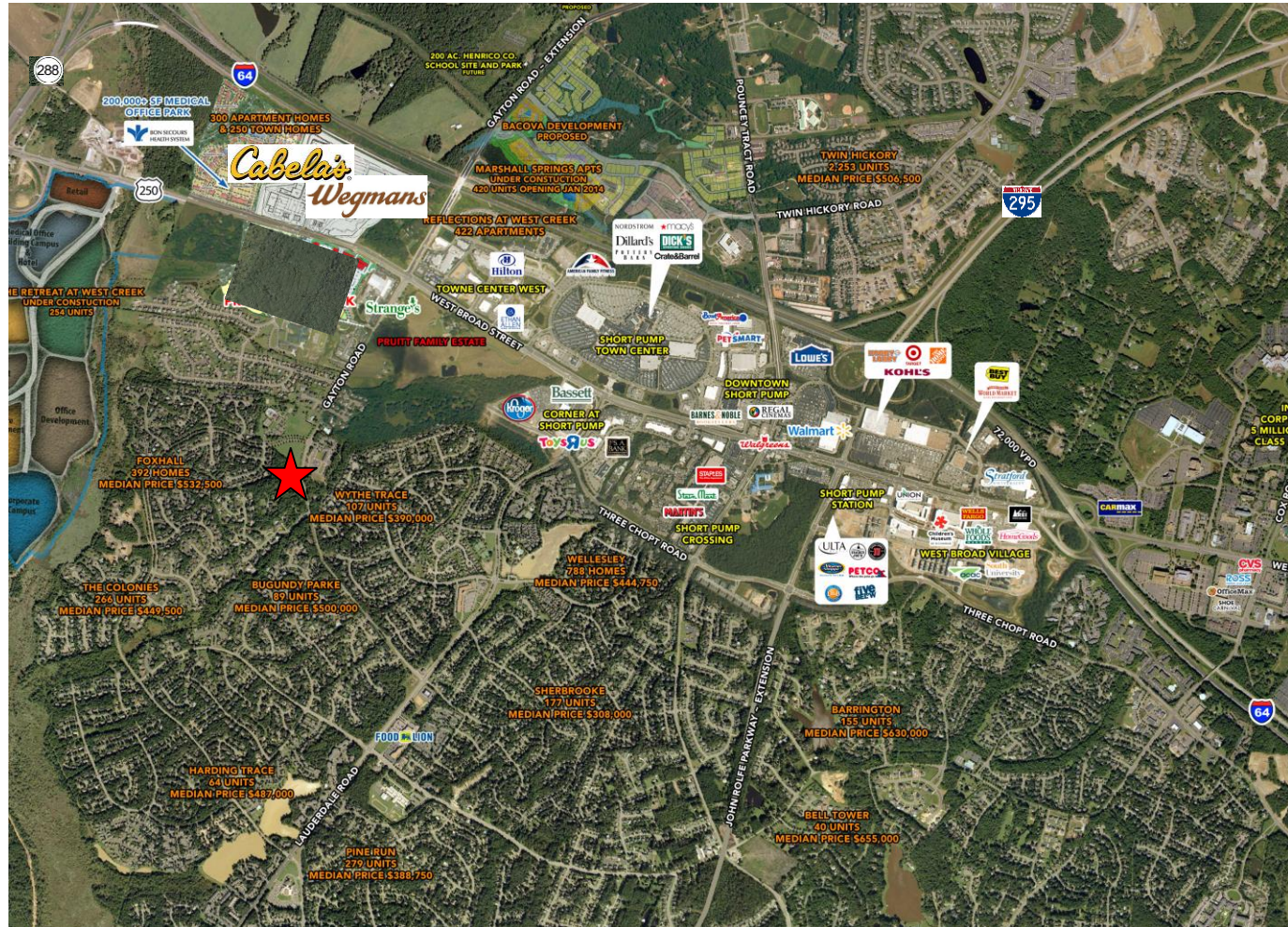
Youngblood Properties has been in business for over 20 years.

Advantage: Youngblood Properties has weathered the test of time through good housing markets and bad. Rest assured that they will be there over the long haul to warrant your home.

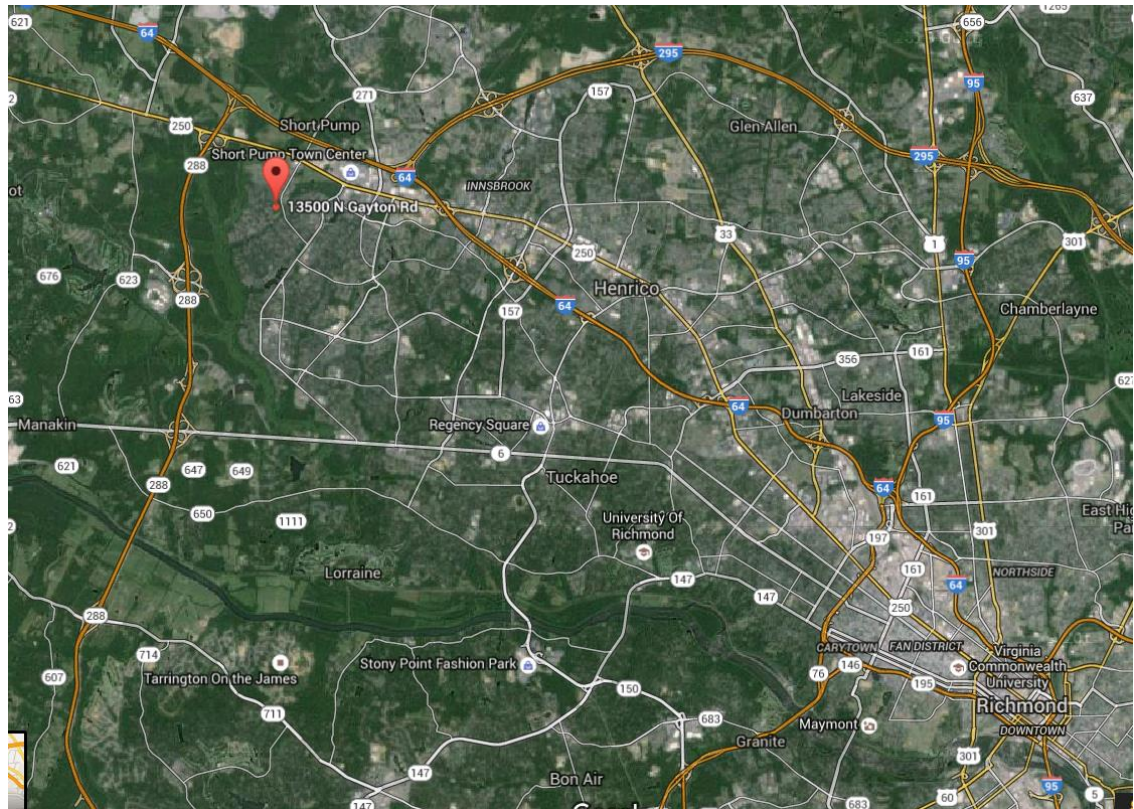
Advantage: Between Nancy, Richard H. Youngblood Jr. (Nancy's father and business partner), and their construction managers, you will find almost 100 years of combined building experience. There are no rookies here. Over the years they have seen it all! From start to finish, our team will be there to guide you through the building process, making sure your experience is happy and memorable. Let us put our skills and knowledge to work for you when building your next home.



Site Location Map – 9 Single Family Custom Lots at 13500 North Gayton Road, Henrico, VA 23233
(Neighborhood View)



(Regional View)



Drive Time Map (10 min, 15 min)

