



welcome home

BISHARD HOMES

1840 KAREN LN



**BISHARD
HOMES**

WHY BISHARD HOMES?

More than 20 years after Bishard Development Corporation was introduced, we continue the tradition that the Bishard brothers began.

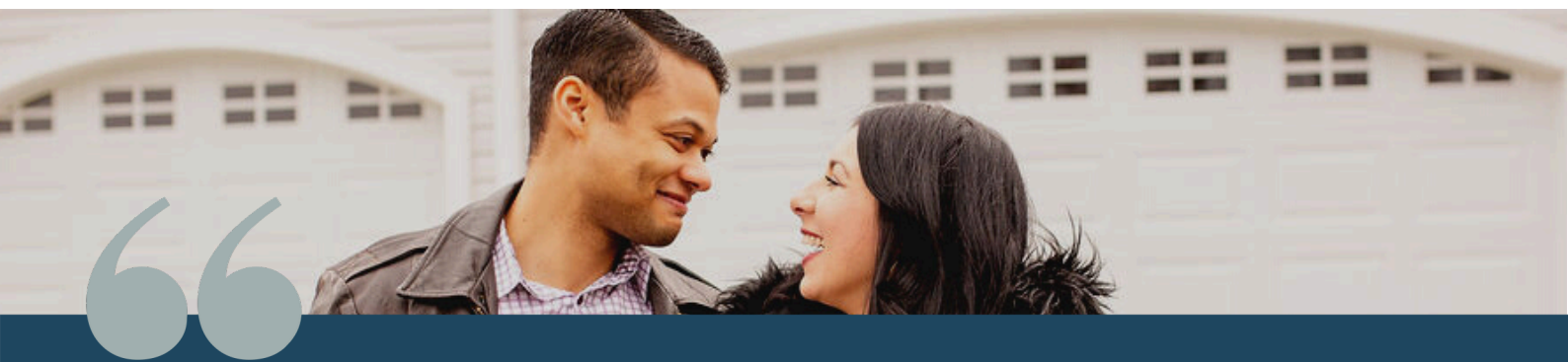
Over the years, the area has changed. Design, materials, and technology have evolved, enabling us to build

homes that “perform”—with smart technology, energy efficiency, and design innovations that increase comfort and convenience.

Still, the desire for the serenity that can only be experienced at the shore remains the same—along with the integrity of the people who make Bishard Homes a success. From your first inquiry through finalizing your choices and following the path to ownership, we will smoothly navigate you through every step.

We listen. We offer ideas. We use our experience to bring your dream to life.

Bishard Homes is not our business. It's our pleasure.



Bishard Homes and Bishard Builders have an outstanding reputation for building quality affordable housing and standing firmly behind the quality construction they construct!

-MICK, VIRGINIA BEACH

The Savannah

1840 KAREN LN

The convenient location of Karen Ln. places you 2 minutes from the I-264 expressway on the outskirts of the hilltop shopping area perfect for all shopping. The Savannah floor plan is a practical layout that doesn't sacrifice charm with a study, designated dining room, breakfast nook and open first-floor concept. The first floor boasts a modern kitchen, with a walk-in pantry, quartz countertops and gas range, that is open to the large family room with the fireplace as a focal point. On the second floor you'll find the spacious master suite with two walk-in closets and a spa-like master bath. Located around the central landing are four additional bedrooms, a laundry room and another bathroom with double vanities. It doesn't get better than the Savannah at Hilltop!

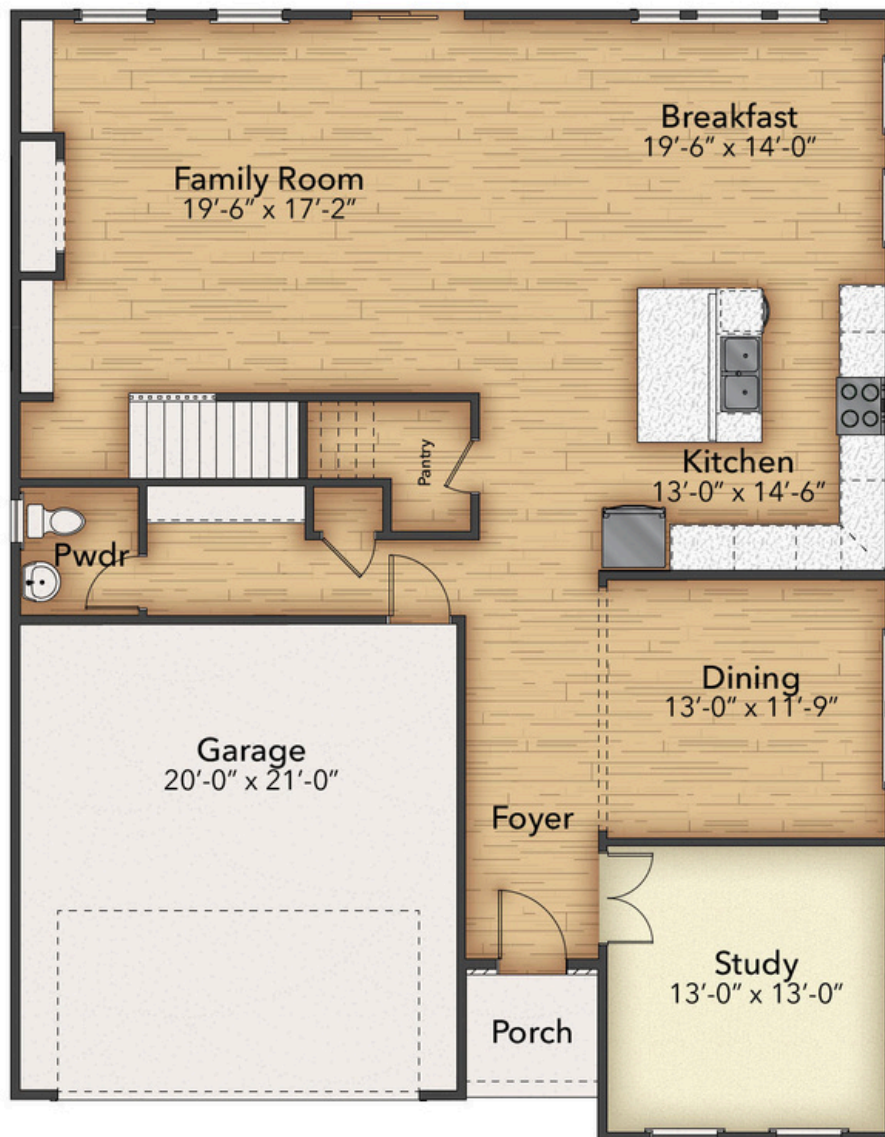



BISHARD HOMES

The Savannah

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5 BED | 3.5 BATH | 3,037 SQFT

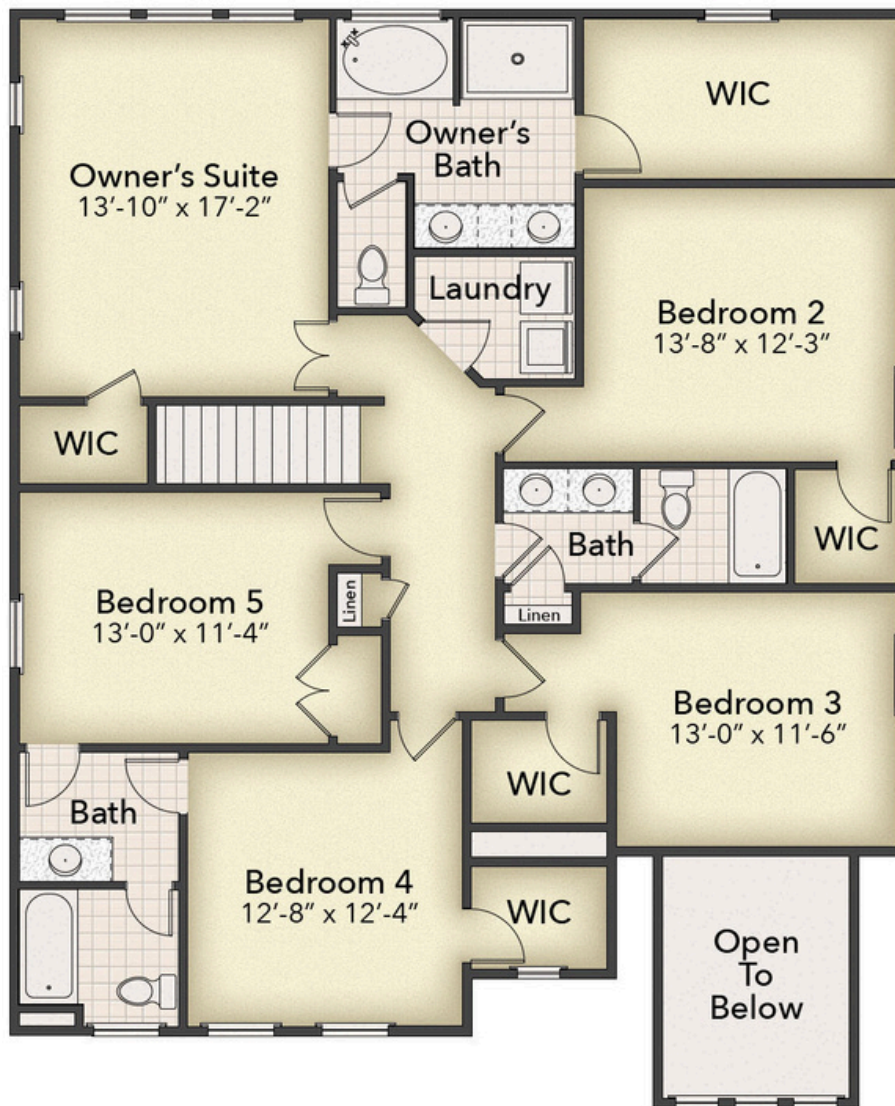


**all pricing, products, and availability are subject to change without notice.*

The Savannah

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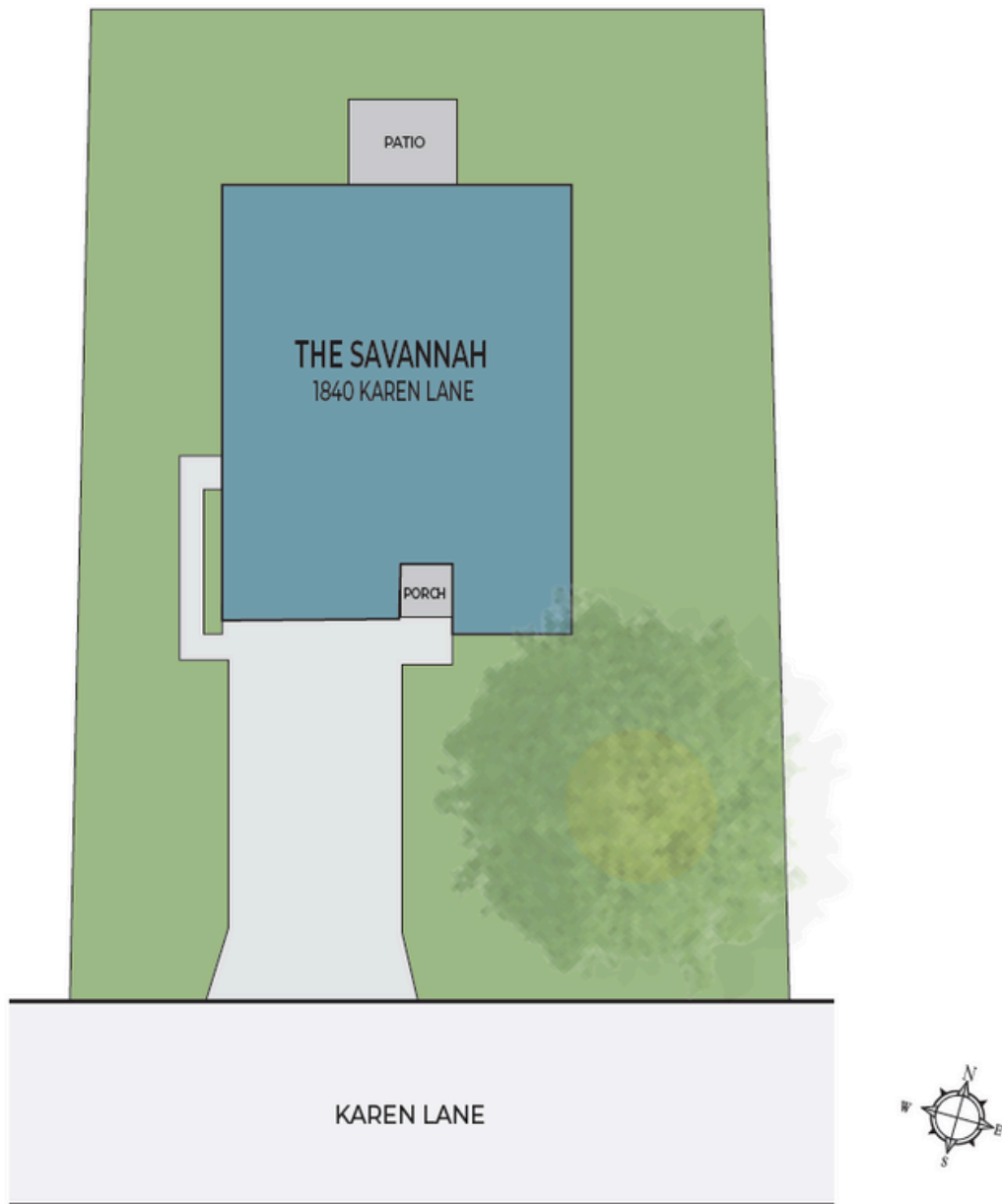
SECOND FLOOR



 BISHARD HOMES

Karen Lane

SITE LAYOUT




BISHARD HOMES

**Site plan is an artistic rendering, subject to artistic liberties.*

Karen Lane

STANDARD FEATURES

INTERIOR FEATURES

- Interior Floor Plans Designed to Maximize Natural Light
- 9' High Ceilings in Living Area
- Deluxe 42" (Upper) Cabinets
- Softclose Dovetail Drawers and Doors
- Under Cabinet Lighting
- Quartz Kitchen Countertops & Tile Backsplash
- Expanded Island w/ Board & Batten Accent
- Pendant Lights above Island
- Modern Kitchen Sink w/ Delta Designer Kitchen Faucet
- Stainless Steel Whirlpool Appliances
- Gas Range Stove w/ Wood Vent Hood
- Built-in wall Microwave & Oven Combo
- Shaw Hardsurfaces in the Living Area
- Hardwood Oak Treads
- Shaw Stain Resistant Carpet in Bedrooms and Hallways
- Ceiling Fan in Living Room & Primary Bedroom
- Crown Molding in the Living area
- Cubby Bench in the Mud Room
- Smart Closet for Whole Home Wi-Fi Connectivity
- Smooth Drywall Finish w/ Sherwin Williams 2-Toned Paint
- Gas Fireplace with Tile Surround
- Custom Built-in Shelving in Living Room

OWNER'S SUITE BATH

- Ceramic Tile Flooring
- All Tile Shower with Niche
- Quartz Vanity Countertops
- Quality Plumbing Fixtures & Matching Bath Hardware
- Frameless Glass Shower Door w/ Brushed Nickel Accents
- Elongated Toilets

WARRANTY

- 1 Year Material & Workmanship
- 5 Year Structural Warranty

DISTINCTIVE EXTERIORS

- Beautiful Appointed Exterior Features
- Vinyl Windows Low E Glass with grids
- 30 Year Architectural Shingles
- Low Maintenance Woodgrain Double Lap Siding
- Fiberglass Entry Door
- Brick accent/skirt on front elevation (Per Plan)
- Designer Lighting Fixture Package
- Hose Bibs – Front and Rear
- GFI Protected Outlets – Front and Rear
- Concrete Walkways
- Landscape Design Including Shrubs & Sod Entire Yard
- Brushed Concrete Outdoor Living Patio
- Insulated Garage Door & Walls
- Garage Door Opener w/ 2 remotes provided

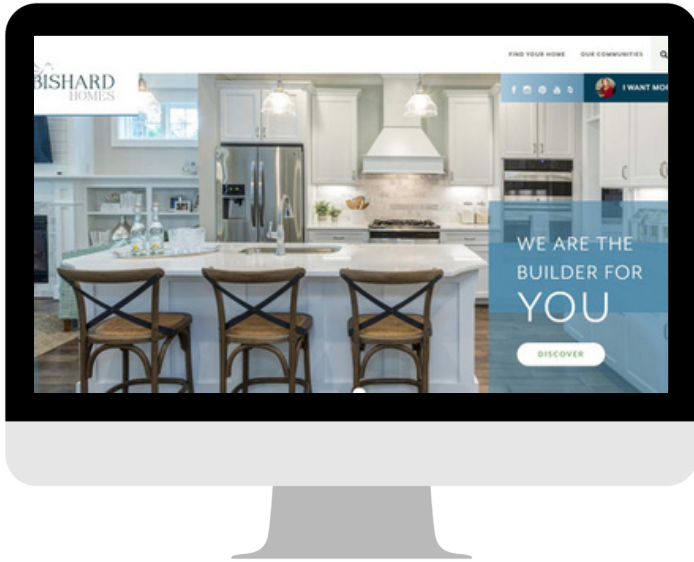
SECONDARY BATHS

- Pedestal Sink w/ Oval Mirror in Powder Room
- Ceramic Tile Flooring
- Quartz Vanity Countertops
- Low Maintenance Fiberglass Tub/Shower
- Quality Plumbing Fixtures with Matching Bath Hardware
- Elongated Toilets

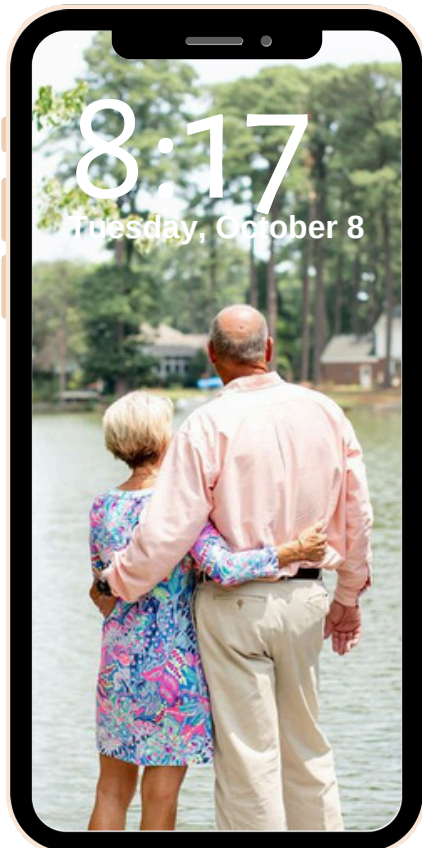
ENERGY EFFICIENCY

- Energy Efficient Tankless Gas Water Heater
- Programmable Thermostat w/ Smart Phone Connectivity
- LED Energy Efficient Bulbs Throughout Home
- Energy Star Appliances
- Energy Efficient Gas Furnace w/ 14 SEER A/C
- R-49 Attic Insulation, R-15 Exterior Wall Insulation
- Insulated Concrete Slab Foundation
- Spray Foam Insulation on All Penetrations
- TYPAR House Wrap System

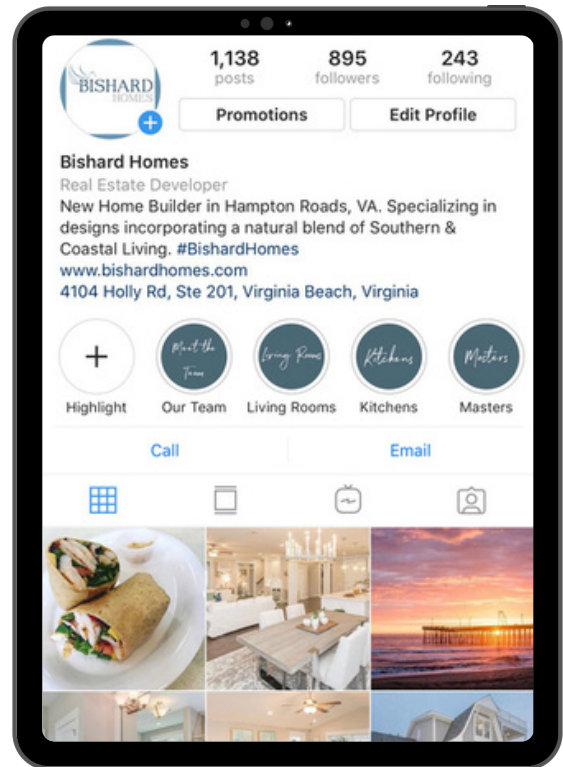
Questions



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NEW HOME SPECIALISTS
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