



RESERVE AT
grassfield

Welcome Home





AN OPEN LETTER

To Our Future Homeowners at The Reserve at Grassfield

After over 20 years of building homes and developing communities in our backyard of Virginia Beach, we are excited to extend the quality craftsmanship and customer service Bishard Homes is known for, to the City of Chesapeake. The Reserve at Grassfield combines high-end finishes with the convenience of a town-home, keeping in line with why we began building in the first place; to make houses, home.

Over the years, Hampton Roads has experienced significant change and growth. Design, materials, and technology have evolved. Our dream of creating spaces families love is no longer limited to just Virginia Beach, but now extends just down the road into the growing city of Chesapeake. After more than five years of thoughtful planning and execution, we're excited to finally bring Bishard Homes to the beautiful Grassfield community.

If the last year and a half taught us anything, it's the fact that time spent together is precious and not to be taken for granted. Home is much more than where the heart is, it's where your people are. Home is the place you exhale after a long day on the job. It's the place days slip into years, where friends turn into family, and where the voices you love most fill the halls. Sure, there may be a few junk drawers and spilled juice boxes along the way, but home is the place you find comfort, despite the imperfections.

Here at Bishard Homes, we are a family. We are local and proud to live in the homes we build. In fact, 4 out of 5 of our top executives live in Bishard Homes as do a countless number of our team members. Living in our homes gives us unique insight into designing spaces that flow effortlessly and make sense for everyday use. It's the overlooked details that often make a big difference. From bench seats in the mudroom to drop all of the unsightly clutter you don't want stacking up by the front door or wood shelving in the pantry, to avoid oatmeal and spice packets slipping through the impractical wire shelving. Or dishwashers within easy reach of the sink, and cabinet storage within easy reach of the dishwasher. We focus on simplifying living so you can spend more time with those you love and less time juggling chores.

Our vision is simple: create a community that brings people together. Create spaces made for making memories, and rooms to fill with game nights and lots of laughter. Chef-inspired kitchens crafted for Sunday morning pancakes, outdoor spaces built for grilling and walks with the family dog, and owner's suites designed for unwinding. We're confident you'll find all of this and more at the Reserve at Grassfield, and we can't wait to welcome you home.

- Your Bishard Homes Family



Availability, selections and pricing are subject to change at any time without prior notice.



The exterior elevations, color selections, and materials used throughout the community were hand-selected to create a warm, welcoming feel for all who enter. We've strayed far from your typical cookie-cutter homes, designing multiple exterior options and elevations for every floorplan, bringing a unique and thoughtful element of design to each building.

PLAN	BEDROOMS	BATHS	SQ.FT.
The Dogwood	3-5	2.5-3.5	1904-2554
The Magnolia	3-4	3.5	2072-2220
The Arbor	3-4	3.5	1949
The Juniper	3-4	3.5	1948-1997
The Alleghany	4	3.5	2043-2073
The Hickory	4	2.5	1860
The Acre	3	3.5	1664-1685

SCHOOL DISTRICT OVERVIEW

	GREATSCHOOLS SUMMARY RATING	TEST SCORES	ACADEMIC PROGRESS/ COLLEGE READINESS FOR HIGH SCHOOL	EQUITY
CEDAR ROAD ELEMENTARY: (K-5)	8/10 above average	9/10 above average	7/10 above average	7/10 above average
GREAT BRIDGE MIDDLE SCHOOL: (6-8)	8/10 above average	9/10 above average	7/10 above average	8/10 above average
GRASSFIELD HIGH SCHOOL: (9-12)	9/10 above average	9/10 above average	9/10 above average	9/10 above average

Grassfield High School has also earned a 2020 College Success Award based on its success in preparing students for college and ultimately career. GreatSchools.org | Last Updated August 5, 2021



COMMUNITY MAP



STANDARD FEATURES

BEAUTIFUL EXTERIOR FEATURES

- Low-Maintenance Vinyl Windows with Low E Glass with grids
- 30 Year Architectural Shingles
- Ply Gem Low Maintenance 5" Woodgrain Double Lap Siding
- Proplast Fiberglass Entry Door with Schlage Brand Locksets
- Brick accents/skirt on front elevations (Per Plan)
- CHI Carriage Garage Door with Windows and Wrought Iron Hardware
- Custom Designer Kichler Brand Lighting Fixture Package
- Hose Bibs – Front and Rear
- GFI Protected Outlets – Front and Rear
- Concrete Walkways
- Landscape Design Including Shrubs and Sod/Seed (Per Plan)
- Brush Finished Concrete Outdoor Living Patio
- PVC Coated Metal Wrap on All Exterior Trim
- 6" PVC Columns on Porch (Per Plan)

ELEGANT INTERIOR FEATURES

- Interior Floor Plans Designed to Maximize Natural Light
- 9' Ceilings on First and Second Floor
- Pre-wire for Ceiling Fans in All Bedrooms and Living Room
- Deluxe 42" (Upper) Cabinets and Hardware
- Delta Designer Kitchen Faucet
- Granite Kitchen Countertops w/ Choices of Sinks
- Whirlpool Stainless Steel Appliances Includes Electric Range and Microwave Range Hood
- Wall to Wall Shaw Stain Resistant Carpet
- Durable Vinyl Flooring with Scratch Resistant Coating
- Decorative Colonial Trim w/ 3 1/4" Baseboard and 2 1/4" casing
- Sill and Apron Treatments on All Windows
- Abundant LED Recessed Lighting (Per Plan)
- Cable Outlets in All Bedrooms and Living Room
- Smurf Tubing in Living Room for Entertainment Equipment Smart Closet for Whole Home Wi-Fi Connectivity
- Sherwin Williams 2-Toned Interior Paint
- Knockdown Drywall Finish with Smooth Walls in Kitchen and Baths

APPOINTED OWNERS BATH

- Stand Up Shower and Soaking Tub (Per Plan)
- Ceramic 12x12 Tile Floors and Shower Wall with 9" Shelf
- Optional Spa Shower Package Available
- Cultured Marble Countertop with Designer Square Bowl
- Quality Delta Fixtures and Matching Bath Hardware
- Mansfield Elongated Toilet
- Full Glass Shower Door with Brushed Nickle Accents

SECONDARY BATHS

- Pedestal Sink with Oval Mirror in Powder Room
- Durable Vinyl Flooring with Scratch Resistant Coating
- Cultured Marble Countertop with Designer Square Bowl
- Low Maintenance Fiberglass Tub/Shower
- Quality Delta Fixtures with Matching Bath Hardware
- Mansfield Elongated Toilets

ENERGY EFFICIENCY

- LED Energy Efficient Bulbs Throughout Home
- Energy Star Appliances
- Energy Efficient Gas Furnace w/ 14 SEER A/C
- Low-E Windows with Argon
- R-38 Attic Insulation, R-15 Exterior Wall Insulation
- Insulated Concrete Slab Foundation
- Spray Foam Insulation on All Penetrations
- TYPAR House Wrap System

WARRANTY

- 1 Year Material and Workmanship
- 2 Year Mechanical and Structural Warranty



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THE DOGWOOD

3-5 Bedroom | 2.5-3 Bath | 1904-2554 sq.ft.

The Dogwood is one of our most popular models for families, offering multiple structural configurations that provides up to 5 bedrooms, along with an array of options including a sunroom bump out, tray ceilings, built-ins and a fireplace. With a first floor primary bedroom, this model is also appealing to multi-generational families and empty nesters alike.



STANDARD ELEVATION



WITH 2ND FLOOR LOFT

FIRST FLOOR



Standard



Owner's Suite Bumpout and Sunroom

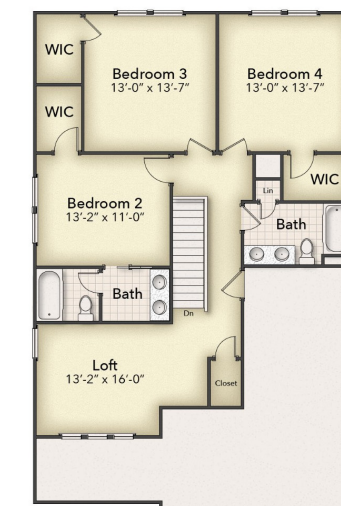


Owner's Suite Bumpout and Expanded Kitchen and Living Room

SECOND FLOOR



Standard



4 Bedrooms with loft



5 Bedrooms and Additional Bathroom



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THE ALLEGHANY

4 Bedroom | 3.5 Bath | 2043-2073 sq.ft.

The Alleghany is an entertainer's playground, complete with an entire first floor dedicated to living spaces. Whether you love gathering for Sunday night football games, hosting Thanksgiving dinner, or simply love the feel of wide-open living spaces, this floor plan is one you'll be dreaming about.

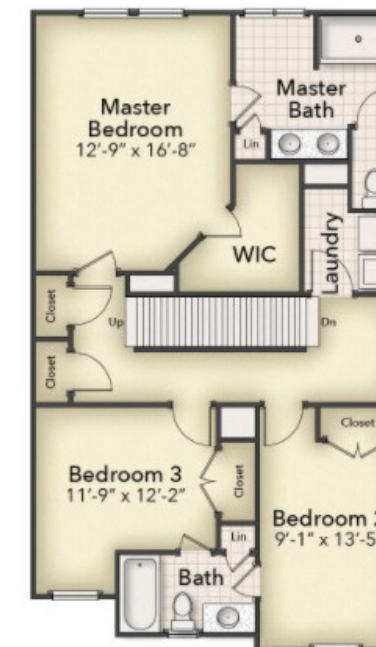


THE ALLEGHANY

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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THE MAGNOLIA

3-4 Bedroom | 3.5 Bath | 2072-2220 sq.ft.

Every busy family needs a mudroom just off the garage, and this plan delivers just that & more. A first-floor suite provides the ideal space for multi-generational living or a private guest suite that's tucked away from the rest of the home. Complete your home with the optional fireplace & built-ins for a cozy living room you'll never want to leave.

The Magnolia is truly the epitome of customization, with tons of options to choose from, making the layout just right for you and your loved ones. Choose from two different third-floor layouts, featuring three or four bedrooms and Owner's Suites on alternate sides of the floor to make it yours.

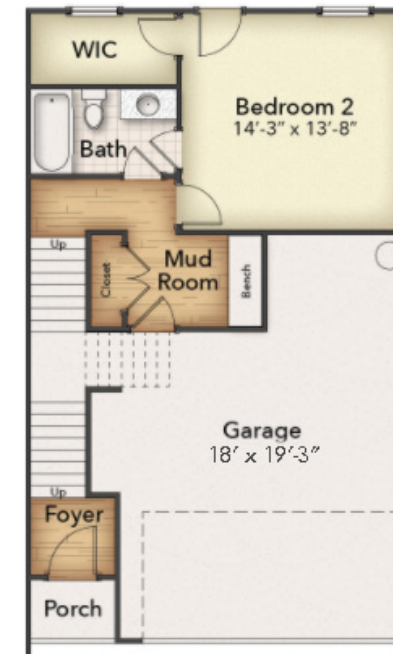


STANDARD ELEVATION



WITH OPTIONAL 4TH BEDROOM

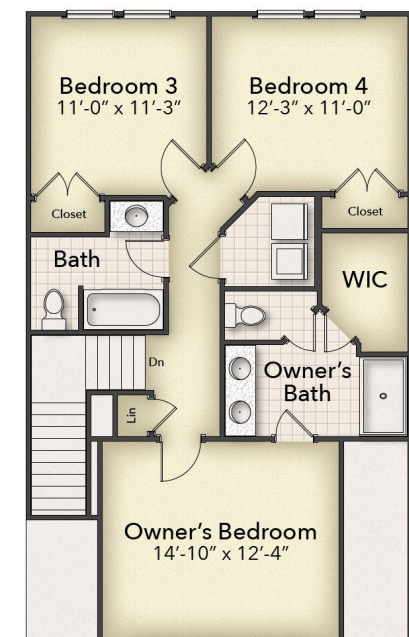
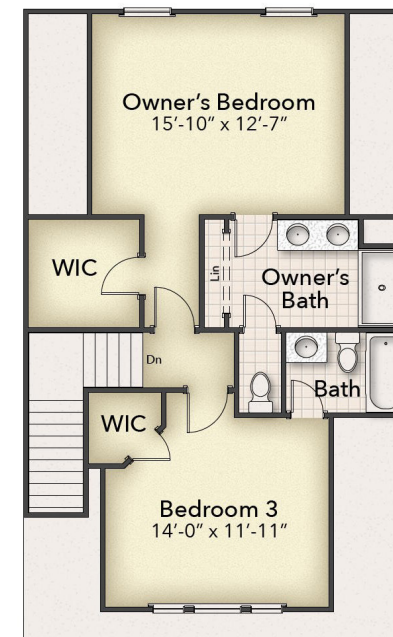
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Optional 4th Bedroom

Note: Laundry room is on the Second Floor for 3-bedroom model and Third Floor for the 4-bedroom model



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THE HICKORY

4 Bedroom | 2.5 Bath | 1860 sq.ft.

Ever dreamed of having living room ceilings that seem to go on forever? Look no further than the stunning open-to-below Hickory floor plan that creates an effortless elegance, complete with an optional cozy corner fireplace. Hide away in the first floor owner's suite & make the Hickory your own.

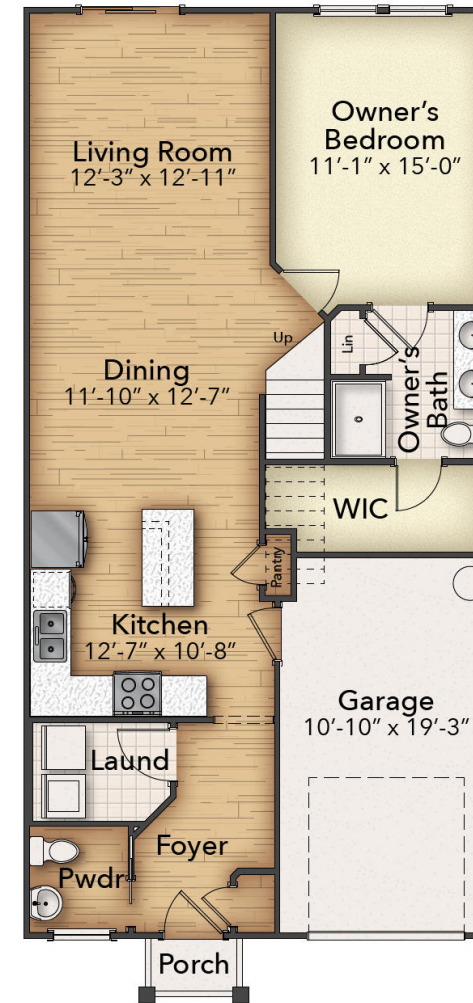


STANDARD ELEVATION

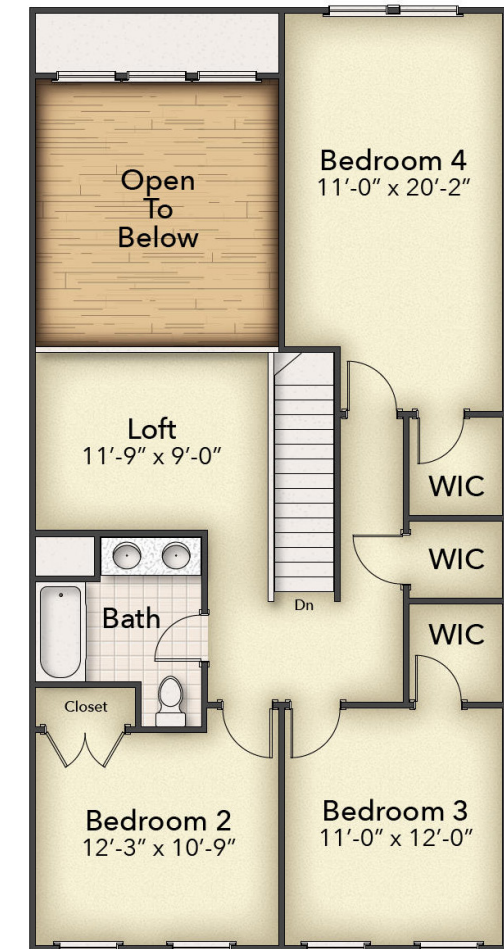


WITH GABLE ROOF

FIRST FLOOR



SECOND FLOOR



THE ARBOR

3-4 Bedroom | 3.5 Bath | 1949 sq.ft.

Whether you're coming from the front door or through the garage & mudroom, a step inside the Arbor is a step into the heart of the home. Consider adding a faux coffered ceiling in your kitchen or changing the 3rd Floor loft to a 4th bedroom in this versatile floor plan.



THE ARBOR

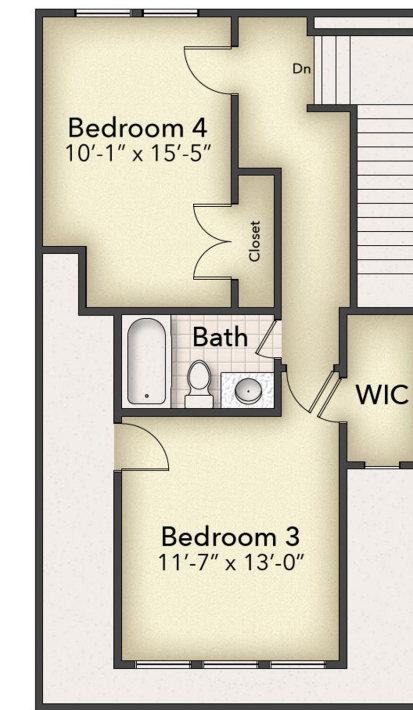
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Optional 4th bedroom



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THE ACRE

3 Bedroom | 3.5 Bath | 1664-1685 sq.ft.

Calling all outdoor living and garage lovers! The Acre's oversized garage is fit for not only parking your car but also housing all your outdoor gear, while the mudroom - with optional cubbies - is perfect for housing your ready-to-adventure essentials. Bring the outdoors a little closer with an optional deck off the second floor- perfect for taking in those picturesque Chesapeake sunsets.

The Acre's Owner's Suite brings the outdoors in with a line of windows along the back wall. The laundry room is located just at the top of the stairs, between the home's two main bedrooms, making laundry day a breeze!

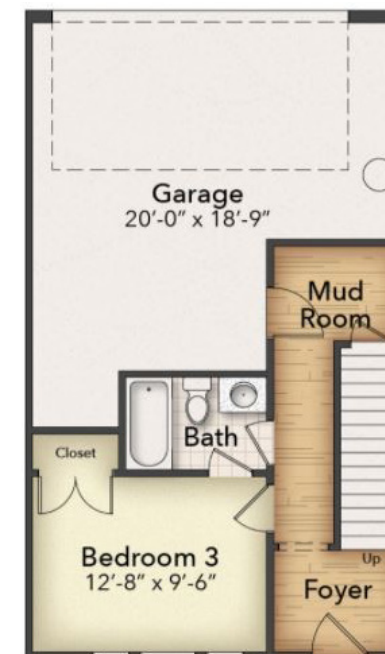


STANDARD ELEVATION

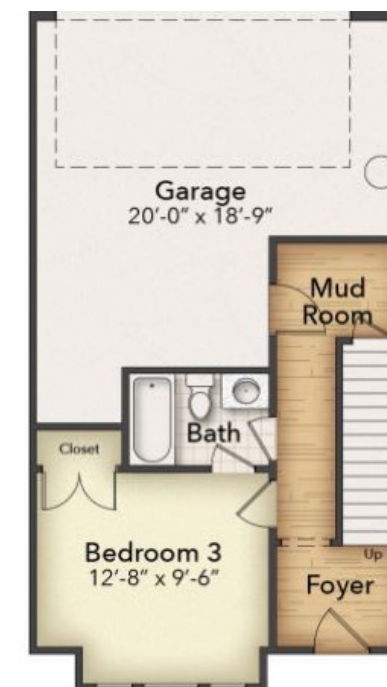


WITH 1ST FLOOR BUMPOUT

FIRST FLOOR



Mudroom is Optional

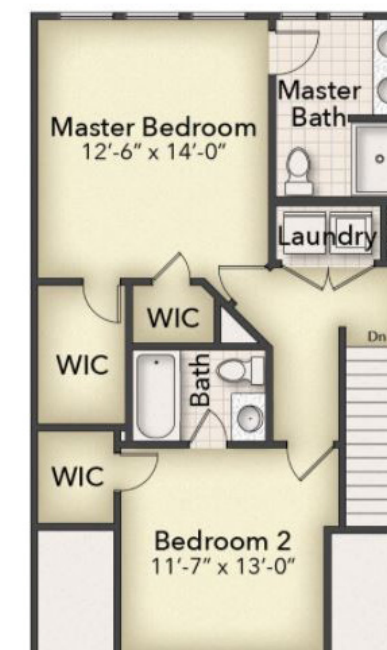


Bedroom Bumpout
Mudroom is Optional

SECOND FLOOR



THIRD FLOOR



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THE JUNIPER

3-4 Bedroom | 3.5 Bath | 1948-1997 sq.ft.

The Juniper is our most customizable plan beginning with the first-floor choice between a bedroom and rec room. Not sure which to choose? A bedroom adds closet space and creates a private first-floor suite for guests or family. A rec room creates more family space and can double as an office.

Just upstairs, you'll be welcomed by a large kitchen and expansive island, flanked on either side by the living and dining spaces. An optional fireplace & built-ins add unmatched character to the living space, creating a warm, welcoming space just waiting to be filled with popcorn and movie nights.

There are two third floor options. The standard third floor gives you a spacious owner's suite at the back of the house, plus an additional bedroom, bathroom and laundry room. This layout pairs with the first floor plan that includes a bedroom. The other layout places the owner's suite at the front of the house and provides two additional bedrooms, another bathroom and a laundry room as well.

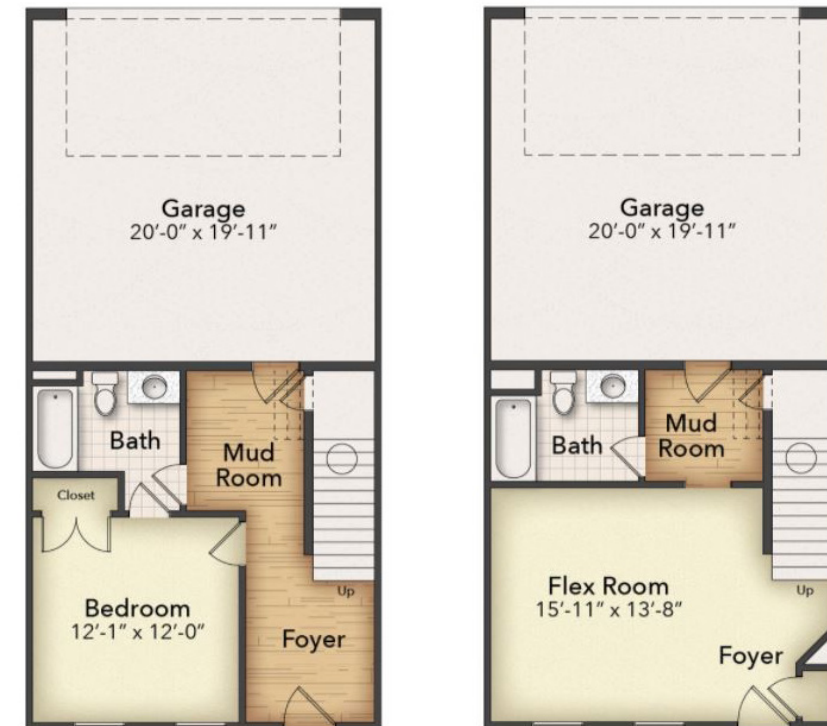


2 BEDROOMS ON 3RD FLOOR



3 BEDROOMS ON 3RD FLOOR

FIRST FLOOR

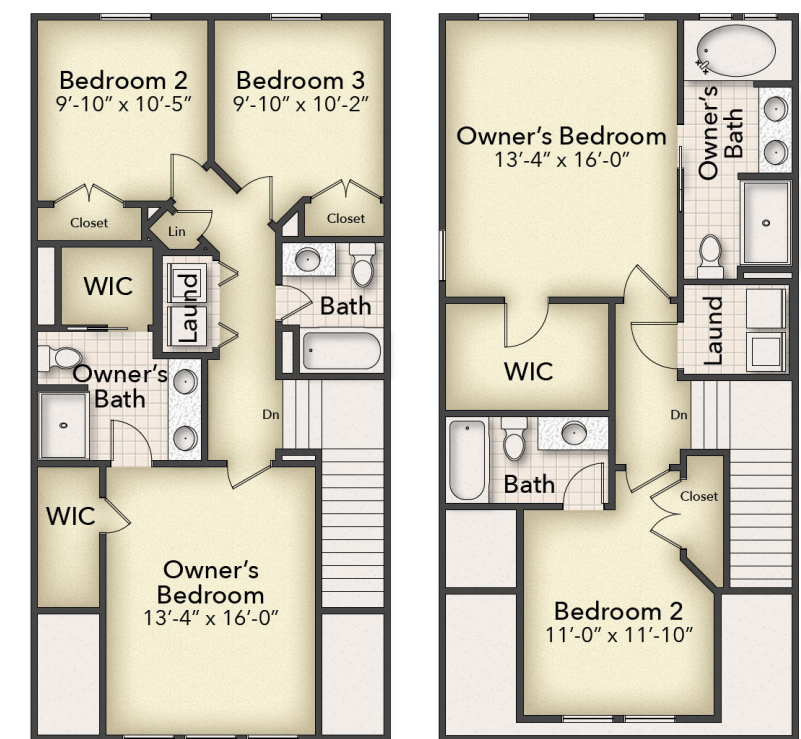


Flex Room with 3rd Floor Owner's Suite in Front

SECOND FLOOR



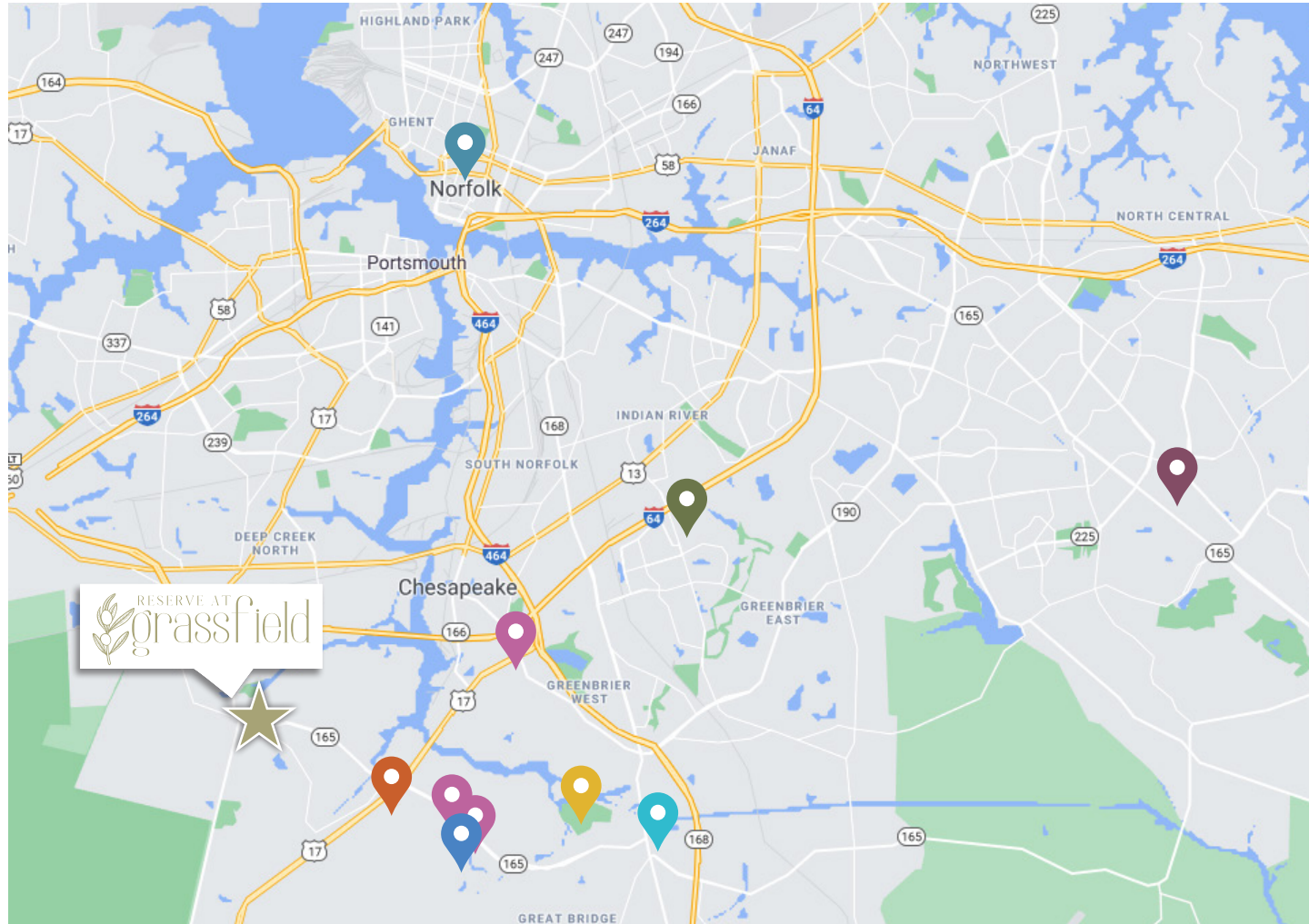
THIRD FLOOR











Standard Juniper Layout with 2 Bedrooms on 3rd Floor



POINTS OF INTEREST



-  **Cahoon Commons/Walmart Center** 5 min
-  **Greenbrier Mall** 15 min
-  **Downtown Norfolk** 16 min
-  **Tidewater Community College** 5 min
-  **Bells Mill Park** 10 min
-  **Chesapeake Golf Club** 5 min
-  **Food Lion, Aldi** 5 min
-  **Kroger** 10 min

And so much more!

Go to visitchesapeake.com to explore all the area has to offer!



YOUR LENDERS



John Frankos

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The guidance of a trustworthy and experienced mortgage professional can simplify any home financing experience. Coastal Towne Mortgage has a wealth of knowledge and resources to assist you in finding the best loan to meet your individual home buying needs. We pride ourselves in providing excellent customer service and establishing long lasting customer relationships.

As an experienced lender, John Frankos is available to guide you through the home financing process. Whether you are purchasing your first home, an investment home, refinancing or just need mortgage advice, John Frankos can help.



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My name is Matt Frano and I believe a mortgage should be about building relationships, and helping customers achieve their home financing goals, not just a transaction. My mission is to get you the right loan!

I was born and raised in the Hampton Roads area and graduated from University of Central Florida. My father is a retired Officer who served over 30 years in the US Navy and I truly understand what it means when they say "Home is where the military send us."

Thank you to all our service members!

We offer a wide range of loan products including VA, FHA, Conventional, Investment Loans, Construction Perm, 203k Rehabilitation loans, VHDA, FHLB and many more!

RESERVE AT
grassfield

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look to the professionals!



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