



PROSPERITY *AT THE PINES*

Welcome Home




**BISHARD
HOMES**


**COASTAL
TOWNE MORTGAGE**
A Subsidiary of TowneBank



**BISHARD
HOMES**



We've worked hard to create seven highly appealing models in the very best Bishard tradition at Prosperity at The Pines. Offering a wide range of options including expanded and dirty kitchen layouts, sunrooms, multigenerational and first-floor owner's suites, home offices, walk-in pantries, mudrooms and so much more.

While the 36-home community is tucked back from main roads, giving it a private and secluded feel, it's just minutes away from all that Virginia Beach has to offer. The oceanfront, shopping, restaurants, and entertainment are all easily accessible within minutes. Red Wing Park, with its renowned cherry tree garden, scenic walking trails, ball fields and playgrounds is just around the corner and connected via sidewalk for residents to enjoy.

Each home offers a stunning combination of Nantucket-inspired coastal and charming Charleston-esque southern architectural styles—bringing you curb appeal that captivates for years to come. With board and batten details, decorative trim, metal accents, and a picturesque color palette, Prosperity at The Pines is sure to delight from the moment you turn down the street.

PROSPERITY
AT THE PINES

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From maximizing space and natural light to offering structural options to suit a range of lifestyles, we do our best to build homes that we are proud of and can stand behind. We've breathed new life into some of our most popular floor plans for Prosperity at The Pines. We've considered multi-generational families, multi-purpose spaces, working from home, energy efficiencies, and integrating technology services. Our designers developed beautiful selection packages that will delight you for years to come.

Location	922 Prosperity Road Virginia Beach, VA 23451
Elementary School	Birdneck Elementary School
Middle School	Corporate Landing Middle School
High School	Ocean Lakes High School

PLAN	BEDROOMS	BATHS	SQ.FT.
The Leigh	4 - 5	2.5 - 3.5	2,482 - 2,523
The Savannah	5 - 6	3.5 - 4.5	3,061 - 3,080
The Harriet	4 - 5	2.5 - 3.5	2,404 - 3,296
The Dimitri	4 - 5	3.5 - 4.5	2,527 - 3,020
The Chelsea	3 - 4	2.5	2,702 - 2,968
The Augusta	5 - 6	3.5 - 4	2,789 - 3,080
The Woodside	4 - 5	2.5 - 3.5	1,942 - 2,434

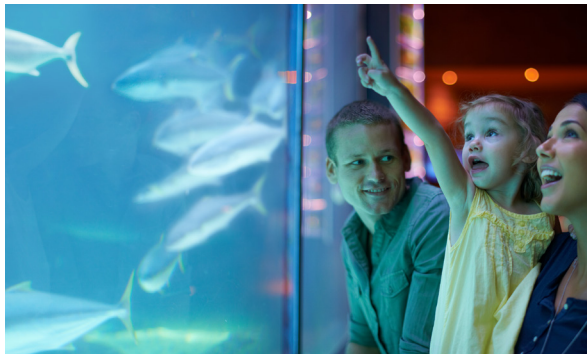
PROSPERITY
AT THE PINES



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COMMUNITY MAP







922 Prosperity Road
Virginia Beach,
Virginia 23451

POINTS OF INTEREST

RECREATION

- | | |
|-------------------------------------------------|--------|
| 1. Miyazaki Japanese Garden | 0.3 mi |
| 2. Redwing Park | 0.4 mi |
| 3. Redwing Golf Course | 0.8 mi |
| 4. Owl Creek Tennis Center | 1.6 mi |
| 5. Ocean Breeze Waterpark | 2.0 mi |
| 6. Virginia Aquarium | 2.2 mi |
| 7. Princess Anne Rec. Center | 2.8 mi |
| 8. Croatan Beach (16 min. bike ride) | 3.2 mi |
| 9. Virginia Beach Boardwalk (17 min. bike ride) | 3.4 mi |
| 10. Museum of Contemporary Art | 5.3 mi |
| 11. First Landing State Park | 7.4 mi |

SHOPPING

- | | |
|---------------------------|---------|
| 12. Oceana NAS Commissary | 0.5 mi |
| 13. Harris Teeter | 2.4 mi |
| 14. Red Mill Commons | 3.2 mi |
| 15. Target | 3.4 mi |
| 16. Trader Joe's | 4.7 mi |
| 17. Fresh Market | 5.0 mi |
| 18. Hilltop | 5.0 mi |
| 19. Whole Foods | 5.2 mi |
| 20. Town Center | 11.0 mi |

RESTAURANTS

- | | |
|--------------------------------|--------|
| 21. Waterman's Surfside Grill | 3.3 mi |
| 22. Il Giardino Restaurant | 3.6 mi |
| 23. Rockefeller's Restaurant | 3.6 mi |
| 24. Rudee's Restaurant | 3.6 mi |
| 25. Hearth Woodfired Cuisine | 4.3 mi |
| 26. Stockpot | 4.7 mi |
| 27. Pink Dinghy | 4.7 mi |
| 28. Le Yaca | 5.0 mi |
| 29. Mizuno Japanese Restaurant | 5.5 mi |
| 30. Becca Restaurant | 6.1 mi |
| 31. Tulu Seaside Grill | 6.1 mi |

MILITARY BASES

- | | |
|------------------------------|---------|
| 32. Oceana Naval Air Station | 1.6 mi |
| 33. Dam Neck Naval Base | 2.7 mi |
| 34. JEB Little Creek | 17.0 mi |

SCHOOLS

- | | |
|----------------------------------|---------|
| 35. Corporate Landing Middle | 1.4 mi |
| 36. Birdneck Elementary | 1.7 mi |
| 37. Ocean Lakes High | 2.4 mi |
| 38. Norfolk Christian, VB Campus | 5.1 mi |
| 39. Cape Henry Collegiate | 6.7 mi |
| 40. Norfolk Academy | 15.2 mi |

HOSPITALS

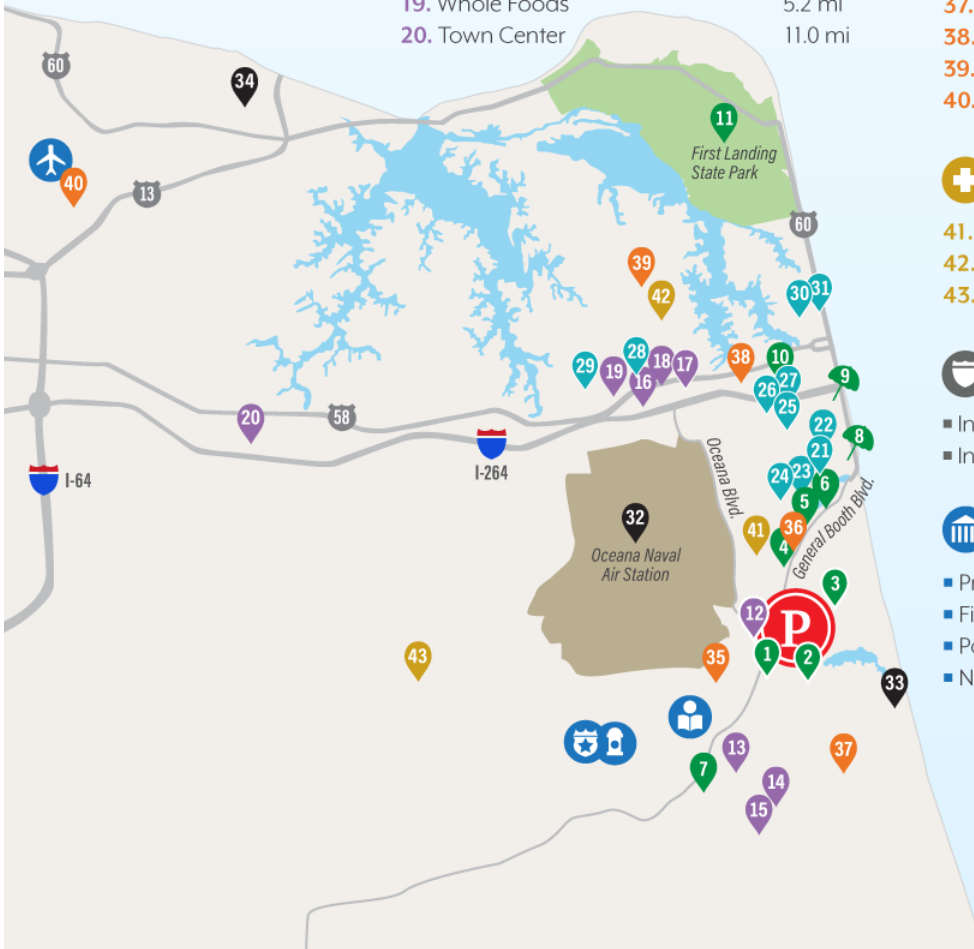
- | | |
|------------------------------------|--------|
| 41. Owl Creek Veterinary | 2.4 mi |
| 42. Sentara Virginia Beach General | 5.9 mi |
| 43. Sentara Princess Anne | 6.6 mi |

MAJOR HIGHWAYS

- | | |
|------------------|---------|
| ■ Interstate 264 | 4.1 mi |
| ■ Interstate 64 | 16.0 mi |

PUBLIC SERVICES

- | | |
|---------------------------------|---------|
| ■ Princess Anne Library | 3.0 mi |
| ■ Fire Department | 5.4 mi |
| ■ Police Department | 5.4 mi |
| ■ Norfolk International Airport | 19.0 mi |



THE LEIGH

4 - 5 Bedroom | 2.5 - 3.5 Bath | 2,482 - 2,523 sq.ft.

Our newly revised Leigh Model includes a 3-car garage and even more exceptional space inside. Featuring up to five bedrooms, the Leigh is ideal for multigenerational families & beyond.



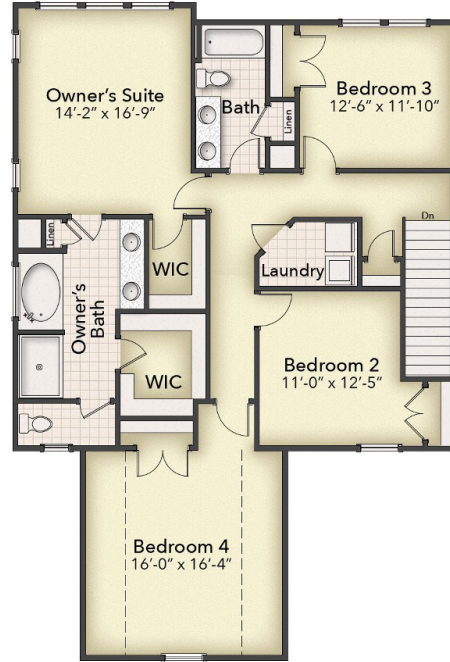
ELEVATION A



ELEVATION C



FIRST FLOOR
With Fireplace



SECOND FLOOR

STRUCTURAL OPTIONS



Optional in law Suite +33 SQFT

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THE SAVANNAH

5 - 6 Bedroom | 3.5 - 4.5 Bath | 3,061 - 3,080 sq.ft.

Inspired by homes in the Southern coastal region, The Savannah's flexible first-floor layout and up to 6 bedrooms can adapt to multi-generational living with ease.



ELEVATION A



ELEVATION B

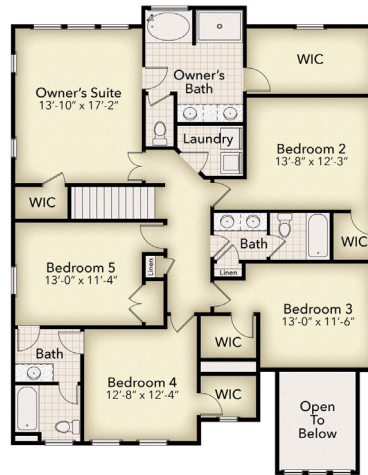


ELEVATION C



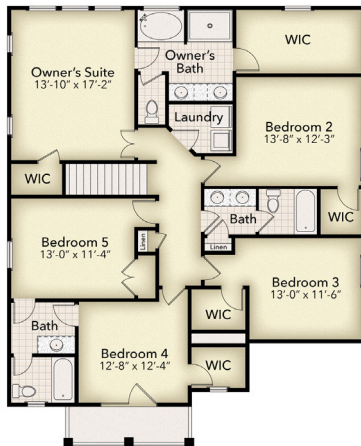
FIRST FLOOR

With Fireplace



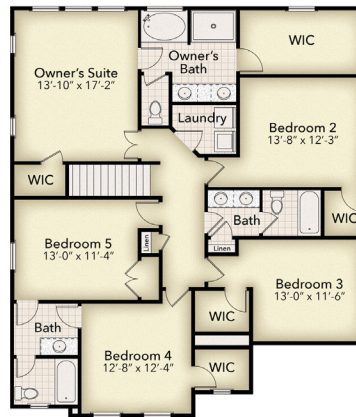
SECOND FLOOR

ELEVATION A



SECOND FLOOR

ELEVATION B



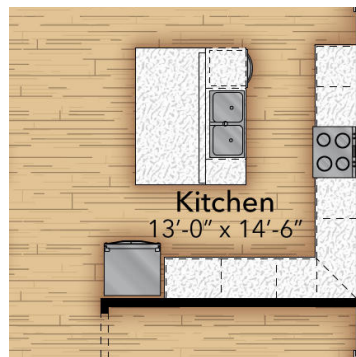
SECOND FLOOR

ELEVATION C

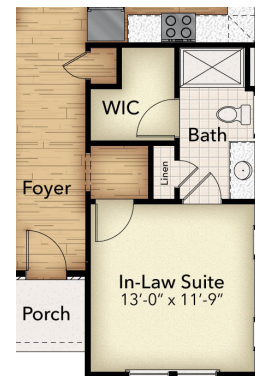
STRUCTURAL OPTIONS



Front Owner's Suite



Optional Expanded Kitchen Island



Optional In-Law Suite

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THE HARRIET

4 - 5 Bedroom | 2.5 - 3.5 Bath | 2,404 - 3,296 sq.ft.

The Harriet features a first floor office, two car garage and a large rear concrete patio. With multiple structural options to choose from, you can customize the home to your needs and desires.



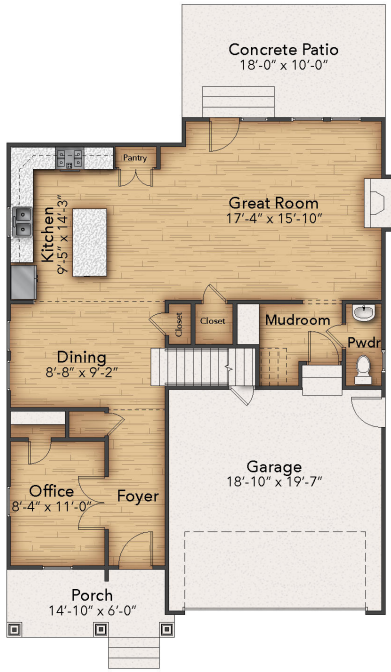
ELEVATION A
WITH OPTIONAL DORMER



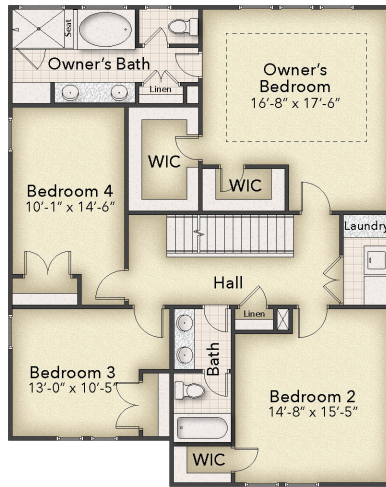
ELEVATION B



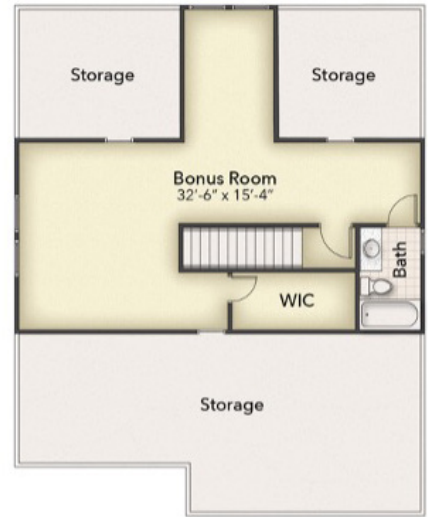
ELEVATION D



FIRST FLOOR
With Fireplace



SECOND FLOOR



OPTIONAL THIRD FLOOR
+ 590 SQFT

STRUCTURAL OPTIONS



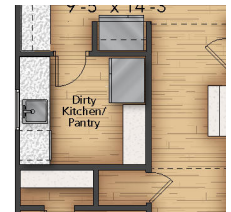
Optional Sunroom & Dining Room Bumpouts + 302 SQFT



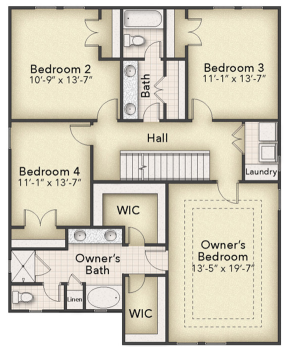
Optional Dining Room Bumpout +132 SQFT



Optional Sunroom Bumpout +144 SQFT



Dirty Kitchen Option with Dining Room Bump Out



Owner's Bedroom Front Alternate Layout



Owner's Bath Alternate Layout

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THE DIMITRI

4 - 5 Bedroom | 3.5 - 4.5 Bath | 2,527 - 3,020 sq.ft.

The Dimitri features a cozy interior with many options for customization and indoor outdoor living. The entire home is flooded with natural light and the flexibility to make it your own.



ELEVATION A



ELEVATION B



ELEVATION C

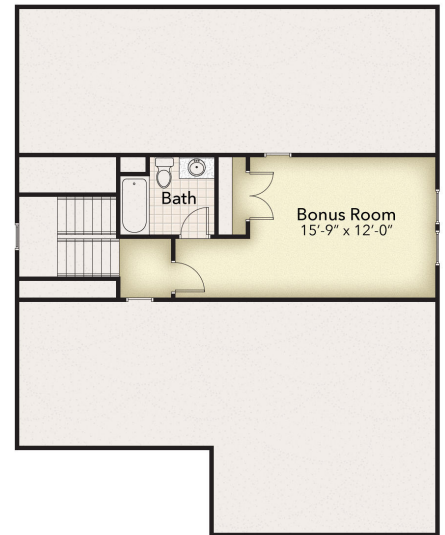


FIRST FLOOR

With Fireplace



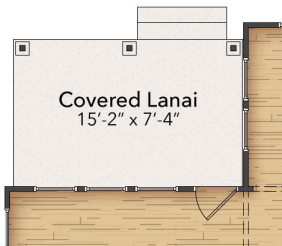
SECOND FLOOR



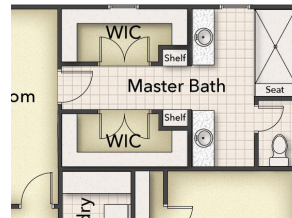
OPTIONAL THIRD FLOOR

+320 SQFT

STRUCTURAL OPTIONS



Optional Covered Lanai



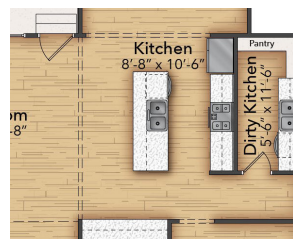
Optional Owner's Bath Layout



Optional Home Office*



Optional Dining Room Bumpout
+159 SQFT



Optional Dirty Kitchen*

* Requires optional dining room bumpout

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THE CHELSEA

3 - 4 Bedroom | 2.5 Bath | 2,702 - 2,968 sq.ft.

The Chelsea offers ample living space while providing a first-floor owner's suite and laundry room giving you the ability to life fully on the first floor. The expansive kitchen flows right into the great room with vaulted ceilings giving a light and airy feeling throughout the living space.



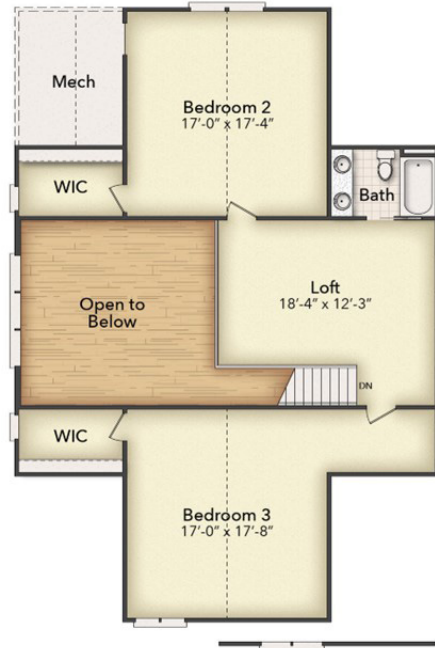
ELEVATION A



ELEVATION B



FIRST FLOOR
With Fireplace

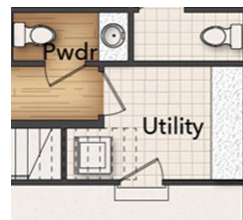


SECOND FLOOR

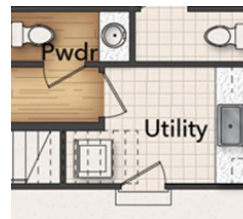
STRUCTURAL OPTIONS



Additional 4th Bedroom +266 SQFT



Utility with Countertop



Utility with Sink

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THE AUGUSTA

4 - 5 Bedroom | 3.5 - 4 Bath | 2,789 - 3,080 sq.ft.

The Augusta provides a first floor owner suite with an enormous walk-in closet and a double vanity and standing shower in the owner's bathroom.



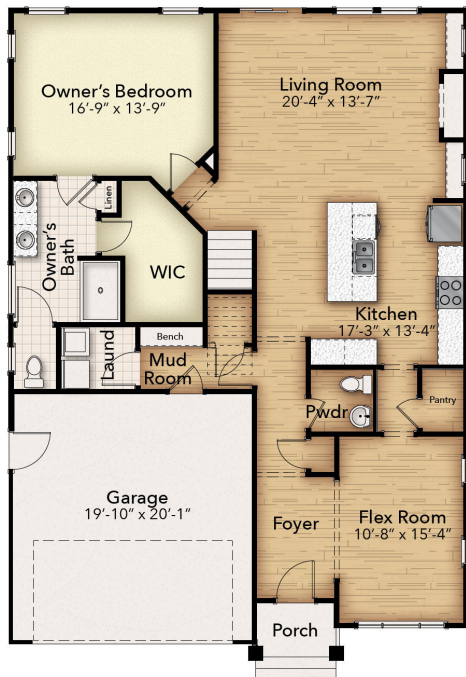
ELEVATION A



ELEVATION B



ELEVATION C



FIRST FLOOR
With Fireplace



SECOND FLOOR

STRUCTURAL OPTIONS



Owner's Bedroom Bumpout
+72 SQFT



Optional Extended Living Room
+159 SQFT



Expanded Living and Owner's Suite
+ 231 SQFT



Optional In-Law Suite: Offered
with Elevations B and C

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THE WOODSIDE

4 - 5 Bedroom | 2.5 - 3.5 Bath | 1,942 - 2,434 sq.ft.

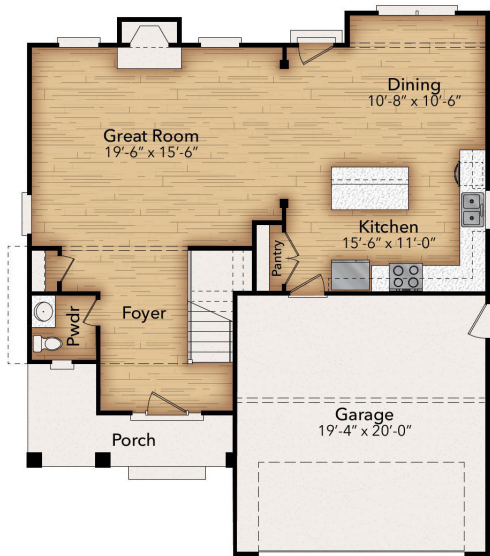
The Woodside Plan offers an expansive, open-concept living space with plenty of options for customization. With its large, light-filled great room and an optional third floor, this home provides the flexibility to create a space that truly fits your lifestyle.



ELEVATION A

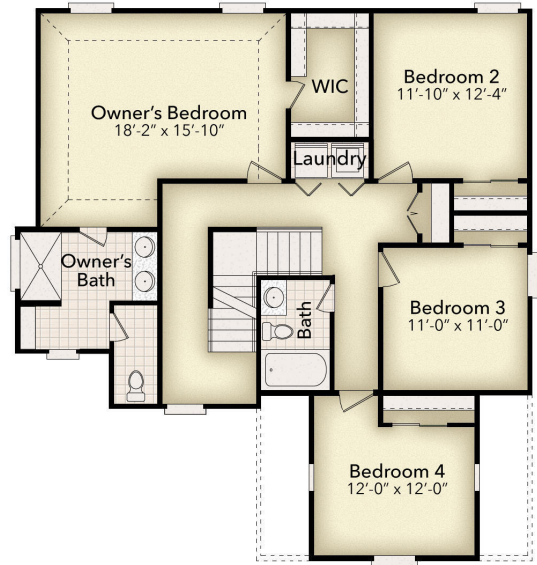


ELEVATION B

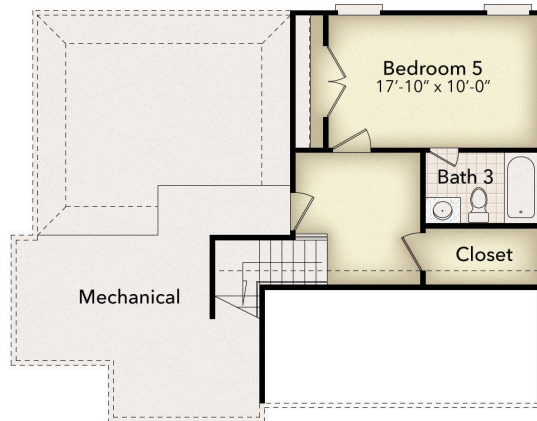


FIRST FLOOR

With Fireplace



SECOND FLOOR



OPTIONAL
THIRD FLOOR

PROSPERITY
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YOUR LENDERS



John Frankos

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Visit my Website

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.



Matt Frano

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Visit my Website



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!

PROSPERITY AT THE PINES

For all of your Real Estate and Mortgage needs,
look to the professionals!



BISHARD HOMES

www.bishardhomes.com



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