



*welcome home*

**BISHARD HOMES**

412 27TH STREET

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**BISHARD  
HOMES**

# WHY BISHARD HOMES?

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

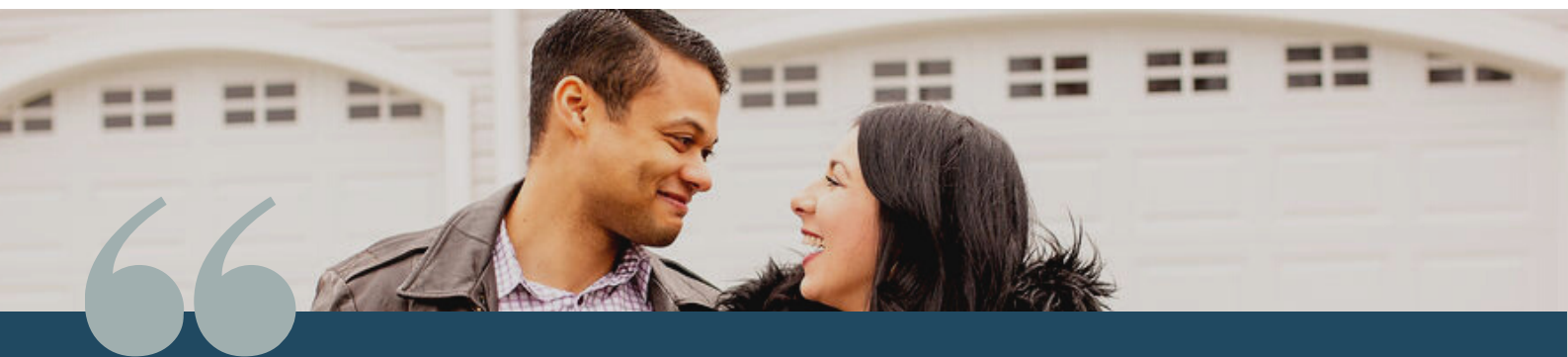
Over the years, the area has changed. Design, materials, and technology have evolved, enabling us to build

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 Carson

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## 412 27TH STREET

*Only 4 blocks from the beach on 27th St this home is tucked away from traffic but only a .3 mile walk to the oceanfront and less than a quarter mile from Beach Garden Park. The Carson is a charming 1.5 story home with first floor Owner's Suite, 3 additional bedrooms and 3.5 bathroom. The family room flows right into the dining room and kitchen offering open concept living. The first floor owner's suite has two walk-in closets, and a bathroom with a double vanity and tiled shower. All secondary bedrooms, in addition to two bathrooms, laundry room and a spacious loft are on the second floor.*



**BISHARD**  
HOMES

# 412 27th Street

## SITE LAYOUT

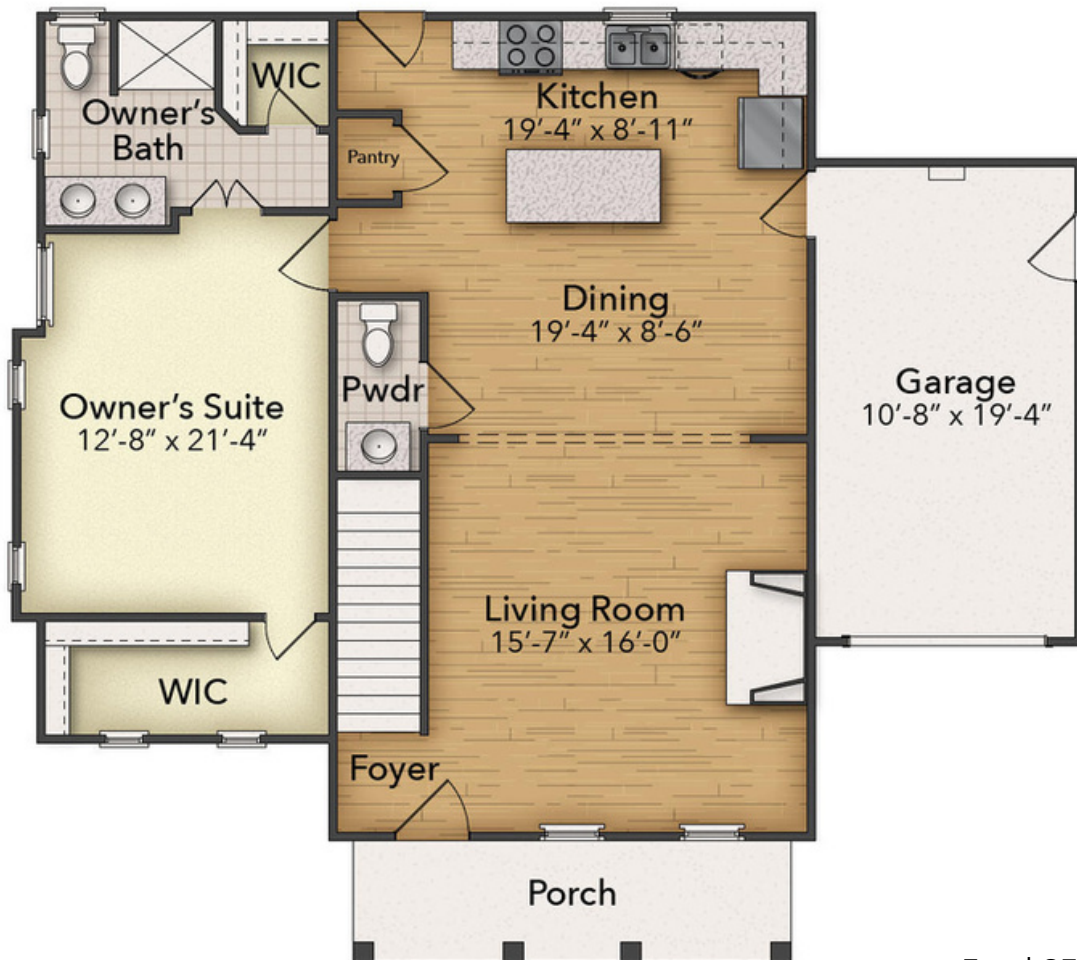


Utilities for both units are served from the city utilities at 27th St. Monthly utility fee structure between Unit A and B provided in condo docs.

# The Carson

## 412 27TH STREET

### FIRST FLOOR



Total SF: 2,500  
Heated SF:  
2,190



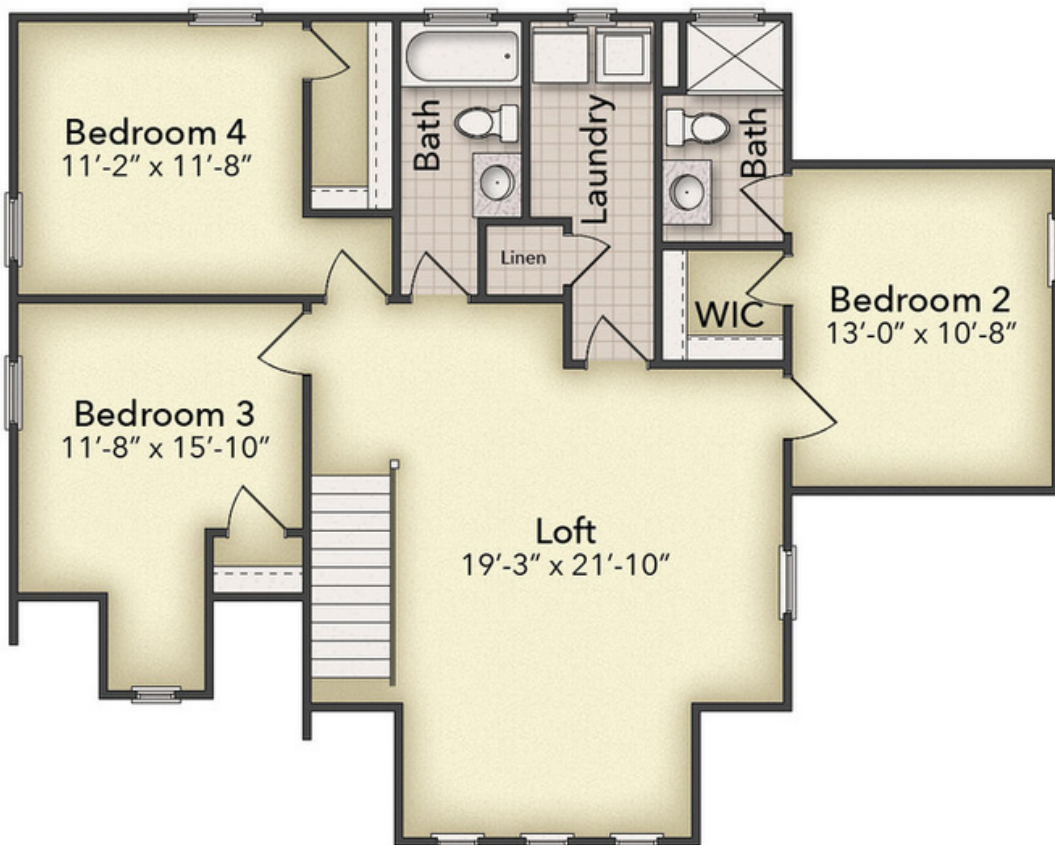
*\*all pricing, products, and availability are subject to change without notice.*

# The Carson

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## 412 27TH STREET

### SECOND FLOOR



# 412 27th St

## STANDARD FEATURES

### EXTERIOR

- Beautiful Appointed Exterior Features
- Vinyl Windows Low E Glass with grids
- 30 Year Architectural Shingles
- Ply Gem Low Maintenance 5" Woodgrain Double Lap Siding
- Fiberglass Entry Door
- Brick accents/skirt on front elevation
- Stamped Steel Garage Door with Woodgrain Finish
- Designer Brand Lighting Fixture Package
- Hose Bibs – Front and Rear
- GFI Protected Outlets – Front and Rear
- Concrete Walkways
- Landscape Design Including Shrubs & Sod/Seed
- Brush Finished Concrete Outdoor Living Patio
- PVC Coated Metal Wrap on All Exterior Trim
- 6" PVC Columns and Headers on Porch
- Exterior Shower with Concrete Pad

### INTERIOR

- Interior Floor Plans Designed to Maximize Natural Light
- High Ceilings in Living Area (9' Per Plan)
- Deluxe 42" (Upper) Cabinets & Stainless-Steel Hood
- Under Cabinet Lighting & Maintenance Free Backsplash
- Softclose Dovetail Drawers and Doors
- Quartz Kitchen Countertops
- Delta Designer Kitchen Faucet & Modern Kitchen Sink
- Stainless Steel Appliances & Custom Pendant Lighting
- Slide in Gas Range Stove with Microwave in below cabinets
- Shiplap around the Kitchen Island
- Shaw Hardwood in the Living area, Master Bedroom, & Stairs
- Shaw Stain Resistant Carpet in secondary Bedrooms & Hallways
- Ceiling Fans in Master and Living Room
- Decorative Colonial Trim w/ 4 ¼" Baseboard and 3 ¼" casing
- Cased Window Treatment Package
- 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
- Smooth Drywall Finish w/ Sherwin Williams 2-Toned Paint
- Gas Fireplace with Tile Surround & Shiplap over the Fireplace
- Custom Built-ins on Both sides of Fireplace
- Garage Door Opener with 2 remotes

### OWNER'S SUITE BATH

- Ceramic Tile Floors
- All Tile Shower with Niche
- Double Shower Heads in Owners Bath
- Quartz Vanity Countertops
- Quality Delta Fixtures and Matching Bath Hardware
- Elongated Toilet
- Frameless Glass Shower Door w/ Brushed Nickel Accents

### SECONDARY BATHS

- Pedestal Sink w/ Oval Mirror in Powder Room
- Quartz Vanity Countertop
- Ceramic Tile on Floors
- Low Maintenance Fiberglass Tub/Shower base w/ Tile Surrounds
- Quality Delta Fixtures with Matching Bath Hardware
- Elongated Toilets

### ENERGY EFFICIENCY

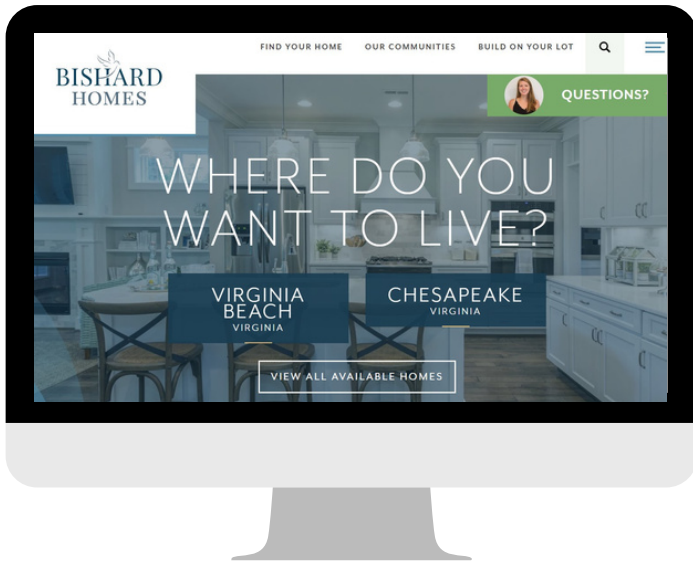
- LED Energy Efficient Bulbs Throughout Home
- Energy Star Appliances
- Energy Efficient Gas Furnace w/ 14 SEER A/C
- Programable Thermostat w/ Smart Phone Connectivity
- R-49 Attic Insulation, R-15 Exterior Wall Insulation
- Insulated Concrete Slab Foundation
- Spray Foam Insulation on All Penetrations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

### WARRANTY

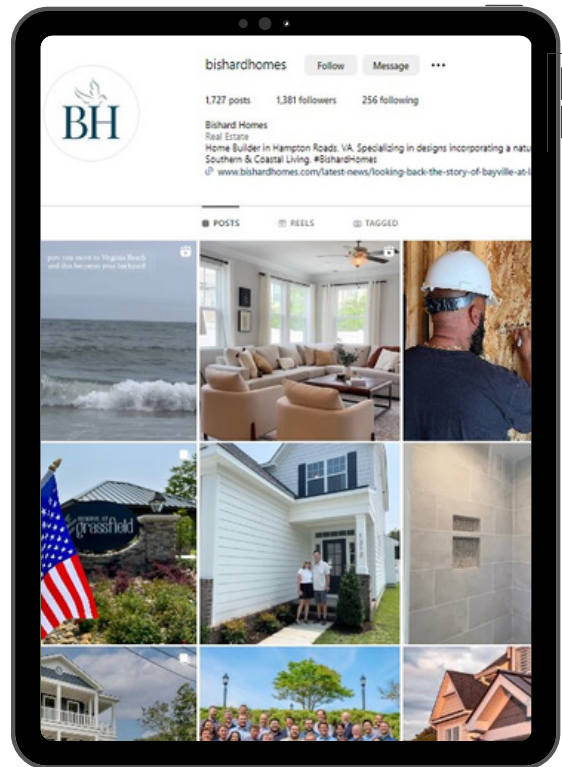
- 1 Year Material & Workmanship
- 2 Year Mechanical Warranty
- 5 Year Structural Warranty

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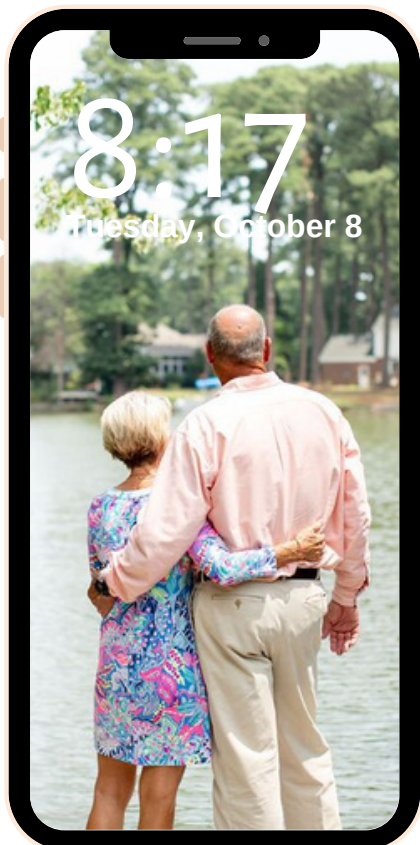
# QUESTIONS?



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