BAYNELE at LAKE JOYCE

NEW ENGLAND STYLE LUXURY HOMES

BUILT BY



WWW.BISHARDHOMES.COM

BAYVILLE at LAKE JOYCE



Only 30 lots available in this one of kind community. Situated on Lake Joyce and beside the Chesapeake Bay. Enjoy both beach and lake life as well as all the restaurants of Shore Drive and convenient, easy access to the interstate.

Location:	4400 Shore Drive Virginia Beach, Virginia 23455
Priced from:	Low \$600's
School District:	Cox
Elementary School:	Hermitage Elementary
Middle School:	Great Neck Middle
High School:	Cox High School
Builder:	Bishard Homes
Sales Agent:	Scott Berry (757) 377-1721
Mortgage Lender:	John Frankos (757) 650-7575

BISHARD HOMES

THE BISHARD DIFFERENCE

Bishard Homes has been building quality residential homes and condominiums in Virginia Beach for more than 15 years. We specialize in building homes in sought-after resort communities in close proximity to the water. Our designs incorporate a natural blend of Southern (Charleston-influenced) and Coastal Living architectural styles that integrate well with existing neighborhoods.

We have earned a reputation for unique custom designs and superior craftsmanship throughout the waterfront areas of Virginia Beach and Norfolk and in other Hampton Roads communities. You'll find our homes and condos in the finest neighborhoods, with floor plans to suit your needs now and well into the future.

We use traditional southern features such as scrollwork, wrought iron, porches and pergolas to help bridge the transition between outdoor living and inside comfort and elegance.





FEATURES & AMENITIES



COMMUNITY FEATURES

- Lakefront park
- Linear parks throughout community
- Community garden, deliverable fresh vegetables by Neighborhood Harvest
- Decorative street lights
- Open space for outdoor living
- Dog park

WHOLE HOME FEATURES

- Exclusive one-year Builder Warranty
- Termite treatment
- Security System
- Gas line for exterior grill
- Garage door openers linked up to smart house system

EXTERIOR FEATURES

- James Hardie "Color Plus" fiber cement siding and shake
- Raised slab foundation with brick skirt
- Coordinated maintenance-free trim
- Attached two-car garages (front and rear load, based on plan)
- 30-year fiberglass architectural roof shingles
- Brick front steps
- Standing seam metal porch roofs (selected models)
- 2 Story decks (selected models)
- Stone columns and accents for select models
- Raised panel shutters with hardware on front windows
- Front and rear exterior faucets
- Professional landscaping package to include sodded front and side yards, front hedge, flowering trees and shrubs
- Paver strip walks

INTERIOR FEATURES

- Nine-foot ceiling on first floor
- Gas fireplace with decorative mantel and hearth
- Ceiling fans in Family Room & Master Bedroom
- Pre-wire for ceiling fans in all Bedrooms, comes standard with flush mount lighting
- Oversized interior trim moldings
- Smooth texture walls and ceilings
- Sherwin Williams painted walls with semi-gloss trim
- Craftsman interior doors with lever style door hardware
- · Painted custom shelving in closets
- Washer and dryer hook-up connections
- Structured wiring package
- Electrically-wired smoke and CO2 detector with battery back-up
- Color coordinated wall-to-wall carpet
- · Hardwood flooring on first floor except master and laundry area
- Painted garage and trim
- · Hardwood stair treads with painted risers

KITCHEN & BATH FEATURES

- Kenmore Stainless steel Dishwasher, Gas Range and Microwave Oven combination.
- Upgraded Kenmore appliances included in water front homes
- Armstrong Salerno 5 piece drawers Cabinets with choice of finish
- Dovetail drawers, soft-close doors and drawers, and pull out trash cabinets in kitchen islands
- Full Tile Back splash in Kitchen w/glass and stone options
- Choice of Granite countertops in Kitchen with stainless steel undermount sink and single head faucet sprayer
- Sink mounted garbage disposal switch
- Granite countertops in master bath with quartz options
- Large eat-in Breakfast Area in select models
- Recessed Lighting
- Delta faucets in Kitchen and Baths with brushed nickel finish
- Full Tile shower in the master bathroom with bench, deco strip and double shower heads. Expanded shower options
- Tile walls in secondary baths
- Waterfront homes have frameless shower door
- · Non-Waterfront homes have semi-frameless shower door
- Choice of ceramic tile flooring, tub surround, and shower in Master Bath
- · Elevated vanities with double sinks in Master Bath
- · Fiberglass shower/tub pan with ceramic tile
- Exhaust fans in all Baths
- · Oversized glass mirrors over vanities
- Ground fault electrical interrupter circuits in Kitchen, Bath, and exterior receptacles
- Under cabinet lighting
- · Ceiling high glass mirror with beveled edges

ENERGY SAVING FEATURES

- Goodman 14 seer Two-unit efficient gas and air conditioning with individual zones on First and Second Floor
- Tankless hot water heater
- R-30 insulation in ceiling
- R-13 insulation in walls, Garage excluded
- Carriage style steel Garage door with glass inserts
- Fiberglass insulated exterior entry doors with deadbolts
- Maintenance-free low-E glass tilt-in windows with screens

OPTIONAL LIFESTYLE AMENITIES

- Deluxe Miele built-in coffee bar
- Custom wood dock (lakefront homes only)
- Two hour consultation with professional decorator
- Custom paver patios with firepit/fireplace and gas grill island
- Community outdoor dining area with keypad operated gate for easy access to Leaping Lizard



THE BAR HARBOR



BAR HARBOR (A)

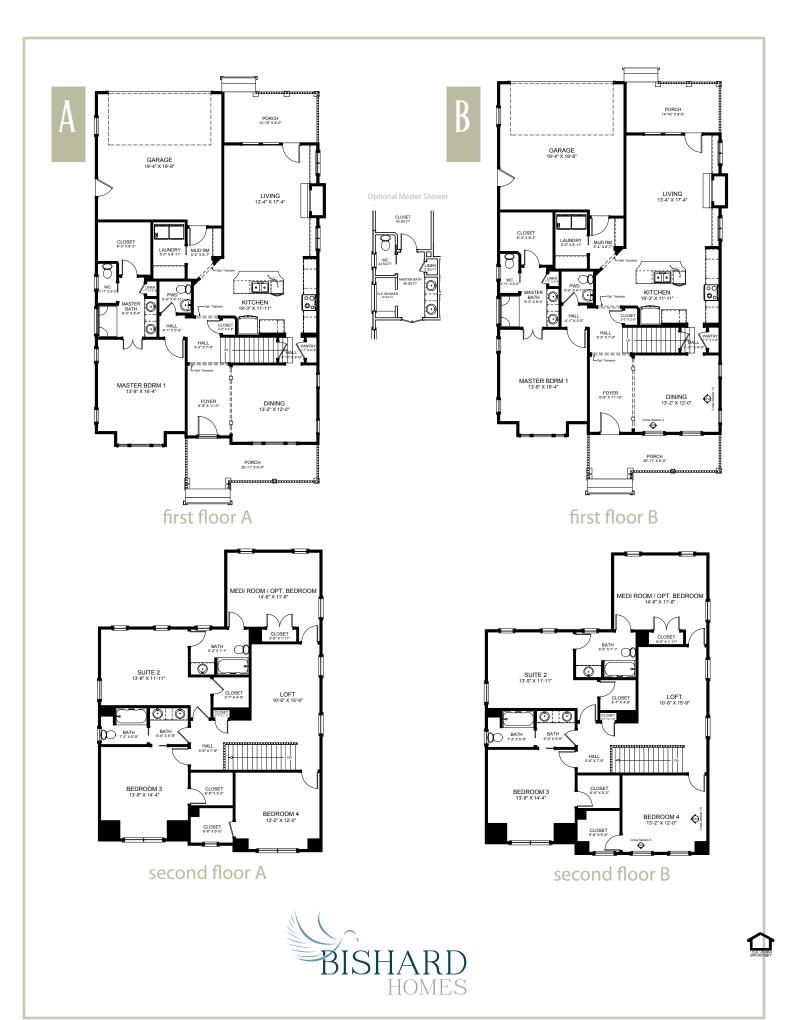
2,713 Square Feet4 Bedrooms (Down Stairs Master)3.5 BathroomsCovered Front and Back Porch2 Car Rear Load GarageMedia Room



BAR HARBOR (B) Standard Elevation

2,713 Square Feet 4 Bedrooms (Down Stairs Master) 3.5 Bathrooms Covered Front and Back Porch 2 Car Rear Load Garage Media Room Model

MODEL 39 | LOTS 21-30





THE CAMDEN



THE CAMDEN (A) Standard Elevation

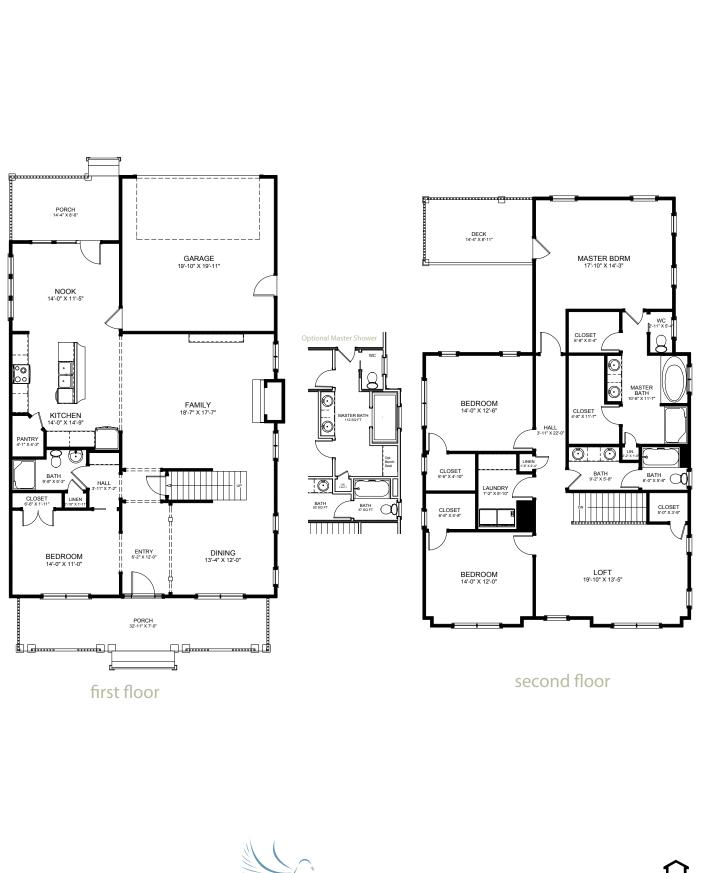
2,958 Square Feet 4 Bedrooms (First Floor Bedroom) 3 Bathrooms Covered Front and Back Porch 2 Car Rear Load Garage Media Room Second Story Deck



THE CAMDEN (B)

2,935 Square Feet 4 Bedrooms (First Floor Bedroom) 3 Bathrooms Covered Front and Back Porch 2 Car Rear Load Garage Media Room Second Story Deck

MODEL 40 | LOTS 21-30







THE NEWPORT



THE NEWPORT (A)

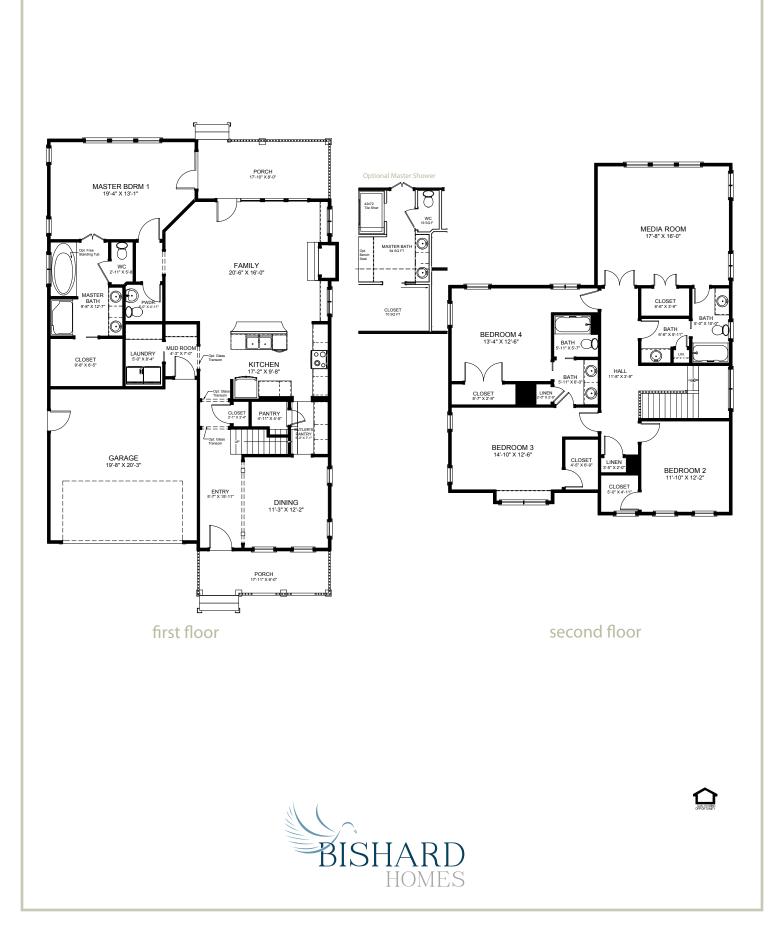
2,852 Square Feet4 Bedrooms (First Floor Master)3.5 BathroomsCovered Front and Back Porch2 Car Front Load GarageMedia Room



THE NEWPORT (B) Standard Elevation

2,852 Square Feet4 Bedrooms (First Floor Master)3.5 BathroomsCovered Front and Back Porch2 Car Front Load GarageMedia Room

MODEL 41 | LOTS 1-6, 17-20





THE KENNEBUNK



THE KENNEBUNK (A)

3006 Square Feet4 Bedrooms3.5 BathroomsCovered Front and Back Porch2 Car Front Load GarageLoft and Second Story Deck



THE KENNEBUNK (B) Standard Elevation

2770 Square Feet4 Bedrooms3.5 BathroomsCovered Front and Back Porch2 Car Front Load GarageLoft and Second Story Deck

MODEL 42 | LOTS 7-16





THE NEWCASTLE



THE NEWCASTLE (A)

Standard Elevation

3103 Square Feet
5 Bedrooms (2 Master Suites)
4.5 Bathrooms
Covered Front and Back Porch
2 Car Front Load Garage
Second Floor Covered Deck
Media Room
With Options
3407 Square Feet
Loft/Media Room



THE NEWCASTLE (B)

3091 Square Feet
5 Bedrooms (2 Master Suites)
4.5 Bathrooms
Covered Front and Back Porch
2 Car Front Load Garage
Second Floor Covered Deck
With Options
3395 Square Feet
Loft/Media Room

MODEL 43 | LOTS 7-16, 1-6 & 17-20

at LAKE JOYCE



THE SCOTT BERRY Difference



Scot Berry believes that people are more important than houses.

WHO ARE WE?

We are people first -- your neighbors, friends and family here in Hampton Roads, Virginia. We are REALTORS® sharing a high-level of professional ethics and a deep respect for our role in your life when you are buying and selling a home. We are your local real estate resource and are committed to providing you up-to-theminute market data and a superior customer experience.

PEOPLE

We are a dynamic and successful team of over 600 local real estate agents and supporting personnel in resale, property management, relocation, new homes and marketing services divisions. Our affiliated partnerships include mortgage, title and settlement, market research, land planning and development.

REALTORS®

As REALTORS®, we adhere to a strict Code of Ethics that is higher than those mandated by law. Our agents receive continuous training to remain current. We have a stable foundation and have consistently been named in the top 1% of real estate firms in the United States. Our Principals are industry visionaries with over 75 years of combined experience in the local real estate market.

LOCAL

We have deep roots in this community. We know its neighborhoods, cultures and lifestyles. We care. Through our Rose & Womble Foundation, we work at a grassroots level to give back through contributions of time, funds and goods. We are your local real estate resource.

SCOTT BERRY REALTOR® Direct (757) 377-1721 scottcberry@aol.com www.Rose&Womble.com



THE COASTAL DIFFERENCE



Since opening the doors in September 2005, Coastal Home Mortgage a partnership with TowneBank Mortgage set their sights on becoming the most desired and effective lender in the community. Coastal Home specializes in residential lending featuring a wide variety of loan products designed to assist each client in achieving their own personal financial goals. Having the understanding that no client is the same helps set us apart from our competition.

It is our core standards, principles of fair dealing, integrity and high ethical conduct that have earned Coastal Home the outstanding reputation in the industry.

- Local underwriting, local processing, and local closing... our loan officers know where their loan is at all times, and are available to assist in gathering supporting documentation ensuring a quick and easy closing.
- Executive management down the hall... decisions are made here.
- ✓ Low interest rates... with a team of professionals who research investors, manage the risk and ultimately provide the best interest rates available.

- Approved lender of specialty programs...
 VHDA, FHLB, USDA & other grant programs offering downpayment assistance to 1st time homebuyers.
- ✓ One of a kind construction department specializing in construction loans, lot loans, renovation/repair and 203K financing.
- ✓ Trained and educated professionals who pride themselves on giving 100% for each client and building lifelong relationships through exceptional service.

JOHN FRANKOS

Vice President/Branch Manager | NMLSR# 766975

Direct (757) 650-7575 jfrankos@coastalhomemtg.com www.CoastalHomeMtg.com/jfrankos



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LOOK TO THE PROFESSIONALS.

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