



welcome home

BISHARD HOMES

611 23RD ST



**BISHARD
HOMES**

WHY BISHARD HOMES?

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

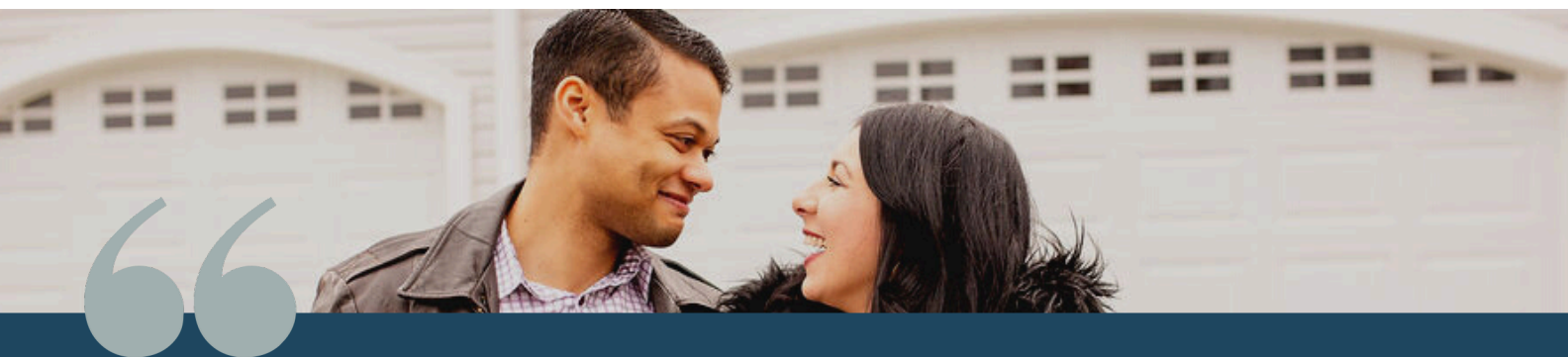
Over the years, the area has changed. Design, materials, and technology have evolved, enabling us to build

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 Acacia

611 23RD STREET

The Acacia on 23rd St is a quick 0.6 mile walk to the oceanfront and a quarter mile from the ViBe Creative District. This charming home boasts 4 bedrooms, 2.5 bathrooms, and an open concept living area on the first floor. Step inside from the porch to discover a first floor office space followed by the L-shaped kitchen which flows right into the great room with the dining area tucked away. Perfect for beach lovers, there's even an outdoor patio and 1-car garage for all your beach essentials. The second floor hosts all bedrooms, including the owner's suite, featuring a spacious walk-in closet, double vanity and tiled shower. Three secondary bedrooms, a full bathroom and a convenient and spacious laundry room finish the second floor. Make the Acacia your home and start living the beach lifestyle!




BISHARD HOMES

The Acacia

611 23RD STREET

4 BEDS | 2.5 BATHS | 2,288 SQFT

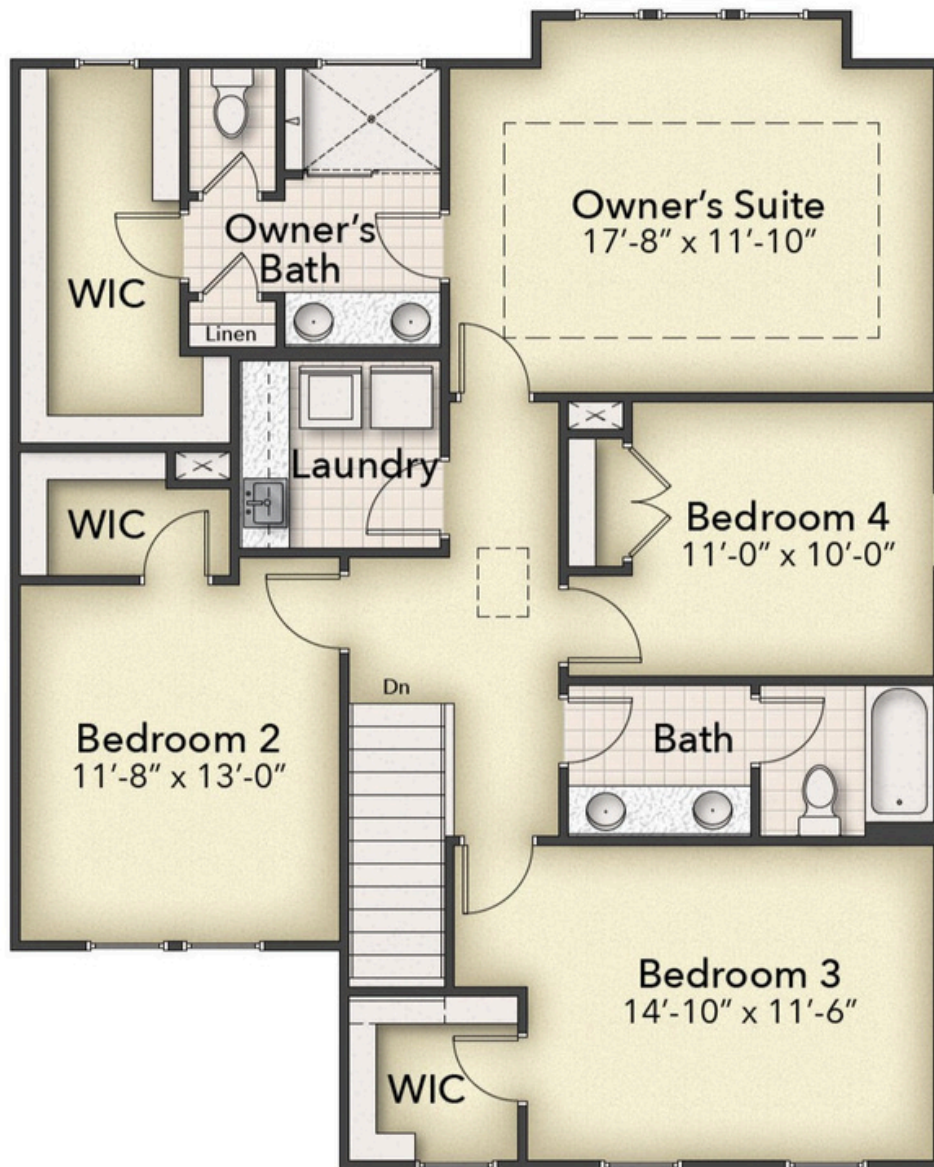


**all pricing, products, and availability are subject to change without notice.*

The Acacia

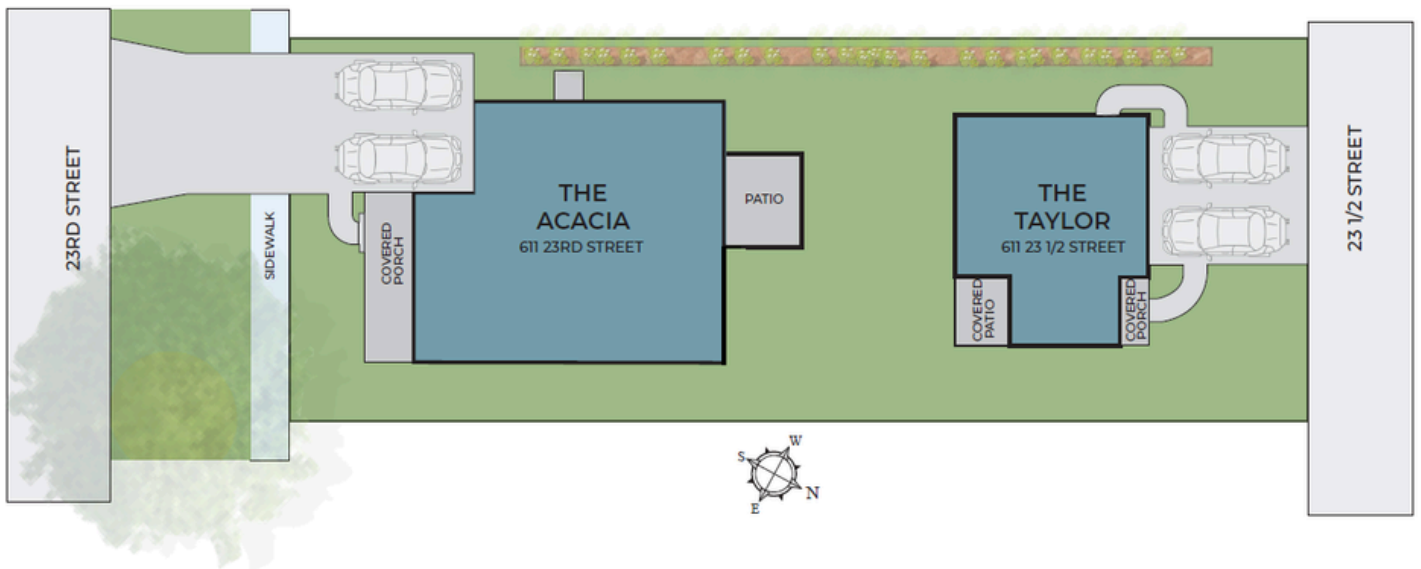
611 23RD STREET

SECOND FLOOR



Site Plan

23RD STREET



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

611 23rd St

STANDARD FEATURES

DISTINCTIVE EXTERIORS

- Beautiful Appointed Exterior Features
- Vinyl Windows Low E Glass with grids
- 30 Year Architectural Shingles
- James Hardie Color Plus Siding
- Fiberglass Entry Door & Carriage Garage Door
- Brick Skirt on Front of House (Per Plan)
- Metal Roof (Per Plan)
- Designer Brand Lighting Fixture Package
- Hose Bibs – Front and Rear
- GFI Protected Outlets – Front and Rear
- Landscape Design Including Shrubs & Sod Entire Yard
- Brush Finished Concrete Outdoor Walkways & Driveway
- Painted Garage Walls
- Exterior Shower with Concrete Pad

ELEGANT INTERIOR FEATURES

- Interior Floor Plans Designed to Maximize Natural Light
- High Ceilings in Living Area
- Deluxe 42" (Upper) Cabinets
- Designer Brand Lighting Fixture Package
- Softclose Dovetail Drawers and Doors
- Quartz Kitchen Countertops
- Maintenance Free Backsplash & Shiplap Accent on Island
- Delta Designer Kitchen Faucet & Modern Kitchen Sink
- Stainless Steel Appliances
- Gas Range w/ Stainless Vent Hood & Micro in Lower Cabinet
- Shaw Engineered Hardwood in the Living Area
- Hardwood Oak Treads
- Shaw Stain Resistant Carpet in Bedrooms and Hallways
- Abundant LED Recessed Lighting (Per Plan)
- Cable Outlets in All Bedrooms and Living Room
- Smart Closet for Whole Home Wi-Fi Connectivity
- Smooth Drywall Finish w/ Sherwin Williams 2-Toned Paint
- Gas Fireplace w Slate Surround & Shiplap Accent Above

OWNER'S BATH

- Ceramic Tile Floors
- All Tile Shower with Niche
- Bench Seat in Owners Showers
- Granite Vanity Countertops
- Quality Delta Fixtures & Matching Bath Hardware
- Elongated Toilet
- Frameless Glass Shower Door

SECONDARY BATHS

- Pedestal Sink w/ Oval Mirror in Powder Room
- Granite Vanity Tops in Secondary Bathroom
- Ceramic Tile on Floors
- Low Maintenance Fiberglass Base w/ Tile Walls
- Quality Delta Fixtures with Matching Bath Hardware
- Elongated Toilets

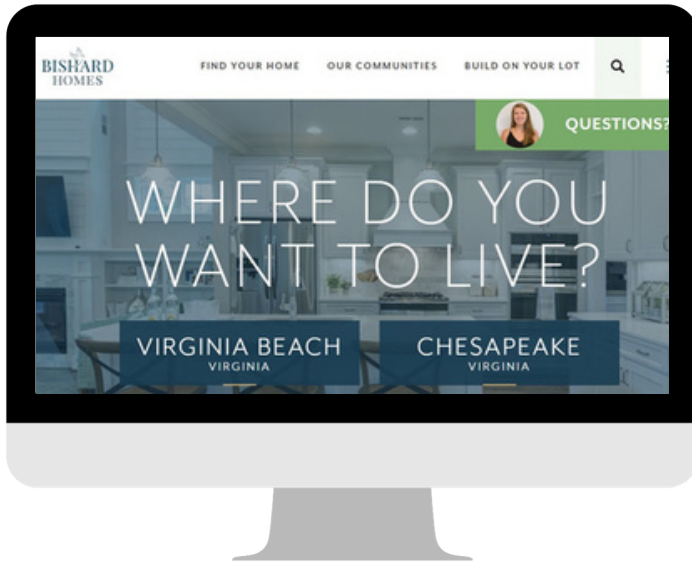
ENERGY EFFICIENT FEATURES

- 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

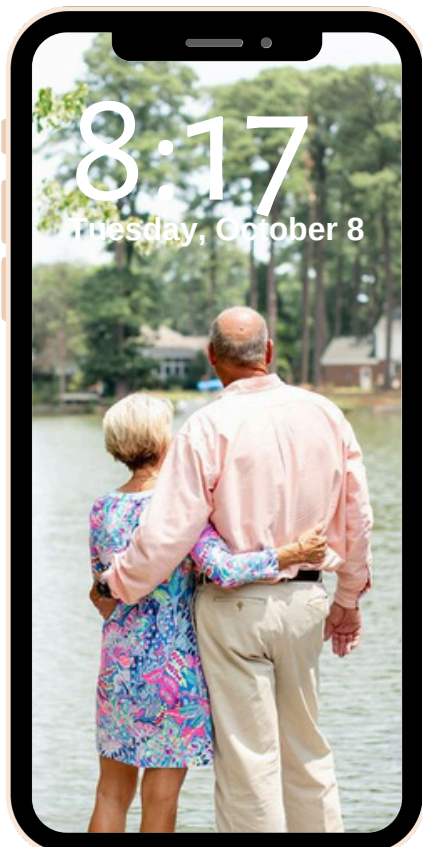
WARRANTY

- 1 Year Material & Workmanship
- 5 Year Structural Warranty

QUESTIONS?



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NEW HOME SPECIALISTS
(757) 703-3367