



112 HOLLINWELL WILLIAMSBURG VA 23188 - FEATURE SHEET

This is a pristine single-owner home built in 2016-2017 by Cason Custom Homes, who is a hands-on builder known for superb quality, and cares about the finished product.

FEATURES:

- ✓ CertainTeed Lifetime Roof Shingles
- ✓ Generac Whole House Generator
- ✓ Outside concrete drain & wall of extreme good quality
- ✓ Expanded aggregate patio & aggregate driveway
- ✓ Walkway with decorative arbors
- ✓ Beautifully landscaped and professionally maintained lawn; decorative fencing
- ✓ Gas line for grill installed at rear patio
- ✓ Oversized two-car finished garage is insulated, sealed floors
- ✓ Automatic garage door has 2" insulation, rated for 110 mph winds, keypad access exterior and interior
- ✓ Tankless hot water heater with recirculation pump for instant hot water
- ✓ Water purifier
- ✓ R38 ceiling insulation...enormous walk-in attic comfortable even in extreme temperatures.
- ✓ Crawlspace encapsulated and conditioned by Atlantic Spray, with well-constructed door
- ✓ Upgraded exterior electrical outlets
- ✓ Irrigation System; irrigation meter on side of house
- ✓ Exterior brick is 'Flemish Bond'; every other brick is a half brick
- ✓ Goodman HVAC; 2 dampers in attic, one for upstairs, one for down
- ✓ 3-Ton AC only pulling 6.8 amps which is very good
- ✓ Hard-wired alarm system
- ✓ Most faucets Kohler
- ✓ Most lights LED
- ✓ Recessed lighting and under cabinet kitchen lighting; wired for pendant lights over bar, switch installed
- ✓ Natural gas fireplace with electronic ignition; both switches must be on, turn on back switch first
- ✓ Beautiful built in shelves and cabinets flank fireplace
- ✓ Crown mouldings throughout
- ✓ Custom soft-close shaker-style cabinets with dovetails
- ✓ High-end SS appliances include wall oven, Advantium Microwave, Café gas range, refrigerator, dishwasher
- ✓ Granite countertops in kitchen & baths
- ✓ SS farmhouse sink in kitchen
- ✓ Hardwood floors throughout and tile in wet areas
- ✓ Bathrooms have designer tile surround
- ✓ All solid core doors
- ✓ Hunter ceiling fans
- ✓ Custom walk-in closet in master bedroom
- ✓ Third bedroom upstairs can be option bonus room w/ full bath
- ✓ \$2K custom top-down/bottom-up cellular shades throughout
- ✓ Utility room with cabinets, counterspace, and motion detection lighting
- ✓ Additional visitor parking across street beside park area
- ✓ Located in gated Ford's Colony - St. Andrews Village with private security and an array of amenities