



# Pitchkettle Farms

This new home community in Suffolk, Virginia was chosen as the site of Tidewater Builder's Association's 25th Anniversary Homearama. Conveniently located less than 1/4 mile off Highway 58, Pitchkettle Farms offers half-acre lots with plenty of room for a garden, pool, RV or boat. Choose from nine unique plans, including four plans by Award-winning Southern Living Designer Frank Betz. These plans have different elevations to choose from and include ranch and two-story style homes – some with Master Suites downstairs – and large Country Kitchens!

**How do I get there?**

Take I-64 West and follow to Rt. 58 West towards Suffolk. Exit at Pitchkettle Road, make a right and follow for about 1/4 mile to the entrance on the left.  
Model Address: 1002 Pitchkettle Farm Lane, Suffolk, VA 23434

**ainsliegroup.com**  
 **888.416.9335**

- "The Armstrong" Model 7180**
- "The Ellington" Model 7183**
- "The Dorsey" Model 7184**
- "The Miller" Model 7185**
- "The Goodman" Model 7187**
- "The Dewhurst" Model 6141**
- "The Donnelly" Model 6143**
- "The Whitehaven" Model 6145**
- "The Lullwater" Model 6147**

**Models Available for Viewing**

To schedule an appointment, please call  
**888.416.9335**

**Marketed By**  
**Crestline Realty Corporation**



## Standard Features

### Interior

- Nine foot ceilings on the first floor provide a sense of spaciousness throughout the home.
- Choose from three distinct interior door styles to suit your individual taste.
- The hardwood foyer can be customized with your choice of stain colors.
- Our homes feature custom oversized 3 1/4" door casing and 4 1/2" baseboard throughout.
- We provide an upgraded standard carpet to provide function and choices in decor for each of our homes.
- We have upgraded our carpet pad to 1/2" rebond for your ultimate comfort.
- A classic detail in any home, we include crown moulding in master bedroom and living room. (Models vary)
- Three-piece crown moulding and two-piece chair rail in the dining room adds a decorative touch throughout each of our homes.
- Our attention to detail is evident in the vaulted, pan and tray ceilings throughout our homes.
- We finish our woodwork in an accenting color of easy to maintain hi-gloss paint.
- Our walls are finished in a knock-down texture that adds depth and variety to each of the rooms.
- Easy to clean vinyl coated ventilated shelving in all closets.
- We provide advanced structured wiring in the family room for your audio and visual equipment.
- Our direct vent gas fireplaces in the family room are surrounded in slate, granite or marble and anchored by a beautiful wood mantel and custom wood cabinetry.

### Exterior

- Our architecturally distinctive columns are located throughout these beautifully designed homes.
- We provide for superior dimensional stability and uniformity with our heavy-duty, ultra-quiet, Struc-joist™ floor systems.
- Lutron® five-switch light control package is provided for each home.
- Convenient pull down attic access stairs.
- Floor receptacles are provided in several models for furniture arrangement flexibility.
- Our homes feature large two-car garages with pre-wiring for your garage door openers.
- Stamped concrete patios are standard for our homes.
- We provide a service walkway from the driveway to the side entry garage door for ease and convenience.
- Each of our homes are professionally landscaped with sodded front and side yards and a variety of shrubbery.
- Our homes are wrapped in a maintenance-free vinyl siding in your choice of colors.
- Our standard 30 Year architectural roof shingles are available in a wide array of colors.
- We offer you a choice of raised panel or louvered shutters.
- The front door of your home is made of durable, low-maintenance and energy efficient fiberglass.
- Custom mailboxes are installed that equal the architectural detail of the community.
- We install three hose bibs around the perimeter of your home for convenient hook-up.
- We feature Silverline Andersen windows.





## More Standard Features

### Kitchen & Bath

- Wood kitchen cabinetry and hardware are available in a variety of finishes to distinguish your own personal tastes.
- Our granite kitchen counter tops are available in a wide choice of colors.
- Our homes offer GE™ appliances, which include an oven, downdraft cook top, , microwave, dishwasher, garbage disposal and ice-maker hook up.
- The stainless steel double bowl sink is accented by a Delta™ Waterfall faucet with sprayer.
- Ground fault electrical interrupter circuits in the kitchen, master bath and all exterior receptacles have been added for your family's safety.
- Our bath cabinetry and hardware provides for a number of selections in your choice of finishes as well as cultured marble tops and a full plate glass mirror over the vanity.
- We feature pedestal sinks in the powder rooms of select models.
- The kitchen and baths of our homes feature your choice of ceramic tile floor coverings.
- Our baths feature an easy-to-clean fiberglass tub and shower combination that resembles a tile look.
- Our master bath features an oversized soaking tub with a separate shower enclosed by a frameless door system and ceramic tile surround.
- We provide exhaust fans in all of our bathrooms.

### Energy Saving

- All of our two story homes feature two-zone Janitrol™ high efficiency heating and air conditioning systems.

- We wrap the entire home with Tyvek™ house wrap to save you money on energy bills and protect against moisture intrusion.
- An average house has between 70-200 square inches of air leaks; we polyseal and caulk the entire house to help minimize these leaks.
- We outfit our homes with the # 1 requested form of heating systems, high efficiency natural gas heating for your space and hot water.
- Our windows feature tilt-in sashes with 5/8" insulated glass providing for both ease in cleaning and energy efficiency.
- We apply R-30 Insulation in the ceilings & R-13 insulation in the walls for the ultimate in comfort & energy conservation.

### Security & Wiring

- We provide complete peace of mind with a one year Builder Warranty on the entire house and a ten-year HW-10 Warranty on major structural components.
- We install smoke detectors in each bedroom to help keep your family safe.
- Each of our exterior doors are keyed alike with Kwikset™ entry and deadbolt locks.
- For your convenience, we pre-wire for ceiling fans in both the family room, master bedroom and finished room over garage.
- Our homes feature the most updated technology with advanced structured wiring for voice, video and data networking including CAT-5 phone wire and RG-6 quadshield cable throughout.

**Ainslie Group**

