



GARNETT'S WALK

Luxury Townhomes with Attached Garages

VIRGINIA BEACH, VA






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.

We are a company of professionals who produce the successful collaboration of skills, ingenuity, and knowledge that only comes with extensive experience. Together, we bring over 75 years of home building experience to the table.

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







ABOUT THE COMMUNITY

Welcome to Garnett's Walk - a small, exclusive community of 21 townhomes located in West Virginia Beach. Garnett's Walk is tucked away off Nelm's Lane, giving the neighborhood its own community feel, while still being located within minutes of everything Virginia Beach and Norfolk have to offer. The floor plans at Garnett's Walk were each designed with great attention to detail, and with the feedback of each of our homeowners in mind. With options such as one and two car garages, two- and three-story options, first floor bedroom suites, three- and four-bedroom layouts, and wide-open concepts, we truly believe that there is a home for everyone here at Garnett's Walk.

PLAN	BEDROOMS	BATHS	SQ.FT.
The False Cape I & II	3	3.5	1,656
The Belle Isle	3	3.5	1,630
The Grandview I & II	4	2.5	1,800
The North Anna	4	2.5	1,702



Builder reserves the right to change prices, plan components & specifications, and to withdraw any plan without notice. Be advised any statement concerning square footage of plans are approximate and are subject to confirmation. Extra cost options may be shown in model or in illustrations. Individual homes may vary from the model or each other depending on field conditions. Should a conflict in documentation occur between standard features sheet and addenda "A", addenda "A" shall supersede standard features sheet.

COMMUNITY MAP



All of the homes in the community face a central, professionally landscaped Rain Garden and beautifully designed foliage. Trees, bushes, and flowering plants fill the central part of the community- heightening the stunning curb appeal Garnett's Walk has to offer. In addition to the foliage, Garnett's Walk has never-before-seen amenities inside the homes too!



This site plan is conceptual and is subject to change with or without notice.



INCLUDED FEATURES

DISTINCTIVE EXTERIORS

- Beautiful Architectural Exterior Features
- M/I Brand vinyl Windows Low E Glass with grids
- Tamko Heritage 30 Year Architectural Shingles
- Ply Gem Low Maintenance 5" Woodgrain Double Lap Siding
- Proplast Fiberglass Entry Door w/ Schlage Brand Locksets
- Brick accents on Front Porch (Per Plan)
- CHI Carriage Garage Door with Windows and Rod Iron Hardware
- Custom Designer Kichler Brand Lighting Fixture Package
- Hose Bibs - Front and Rear
- GFI Protected Outlets - Front and Rear
- Concrete Walkways
- Landscape Design Including Shrubs & Sod/Seed (Per Plan)
- Brush Finished Concrete Outdoor Patio
- PVC Coated Metal Wrap on All Exterior Trim
- 6" PVC Columns on Porch (Per Plan)

ELEGANT INTERIOR FEATURES

- Interior Floor Plans Designed to Maximize Natural Light
- Wired for Ceiling Fans in Owners Suite and Living Room
- Deluxe 42" (Upper) Cabinets & Brushed Stainless Steel Hardware
- Delta Designer Kitchen Faucet with Pull Out Sprayer
- Single Bowl Stainless Steel Kitchen Sink
- Granite Kitchen Countertops
- Whirlpool Stainless Steel Appliances
- Includes Electric Range and Microwave Range Hood
- Wall to Wall Shaw Stain Resistant Carpet
- Durable Vinyl Flooring w/ Scratch Resistant Coating
- Decorative Colonial Trim w/ 3 1/4" Baseboard and 2 1/4" casing
- Sill and Apron Treatments on All Windows
- Abundant LED Recessed Lighting (Per Plan)
- Cable Outlets in All Bedrooms and Living Room
- Smurf Tubing in Living Room for Entertainment Equipment
- Telephone Jack in Kitchen
- Smart Closet for Whole Home Wi-Fi Connectivity
- Sherwin Williams 2-Toned Interior Paint
- Knockdown Drywall Finish w/ Smooth Walls in Kitchen and Baths

APPOINTED OWNERS BATH

- Walk-in Shower and Soaking Tub (Per Plan)
- Ceramic 12x12 Tile Floors and Showers Wall w/ 9" Shelf
- Optional Spa Shower Package Available
- White Cultured Marble Vanity Countertop
- Quality Delta Fixtures and Matching Bath Hardware
- Mansfield Elongated Toilet
- Full Glass Shower Door w/ Brushed Nickel Accents
- Double Sink Vanity and Linen Area

ATTENTION TO SECONDARY BATHS

- Mansfield Pedestal Sink w/ Oval Mirror in Powder Room
- Durable Vinyl Flooring w/ Scratch Resistant Coating
- Cultured Marble Vanity Countertop
- 5' Low Maintenance Fiberglass Tub/Shower
- Quality Delta Fixtures with Matching Bath Hardware
- Mansfield Elongated Toilets

ENERGY EFFICIENT FEATURES

- LED Energy Efficient Bulbs Throughout Home
- Energy Star Appliances
- Energy Efficient Gas Furnace w/ 14 SEER A/C
- R-38 Attic Insulation, R-15 Exterior Wall Insulation
- Insulated Concrete Slab Foundation
- Spray Foam Insulation on All Penetrations
- TYPAR House Wrap System
- Energy Efficient Gas Water Heater
- Optional Security and Home Automation Packages

WARRANTY

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



THE FALSE CAPE I & II

3 Bedroom | 3.5 Bath | 1,656 sq.ft.



The False Cape features a one car garage and 1656 sqft footprint. The plan's unique design boasts a first floor guest suite with a walk in closet, full bathroom, and double door exit to a concrete patio that overlooks the backyard. The home's second floor features the stunning living areas, designed perfectly for entertaining. A large kitchen island is situated in the middle, with a great room and dining area on either side. Finally, the third floor is home to the Owners Suite, a secondary bedroom, as well as the Laundry Room for easy access.



The False Cape II provides a slightly different exterior look than it's counterpart, while keeping the interior floor plans the same. At Bishard Homes, we love creating communities that feel like home. This starts by creating multiple exterior elevations for our plans, rather than sticking with a "cookie-cutter" style neighborhood. We want your home to feel unique to you. The False Cape two differs by removing the second story a-frame over the window, and offering a faux dormer instead of a gabled roof.



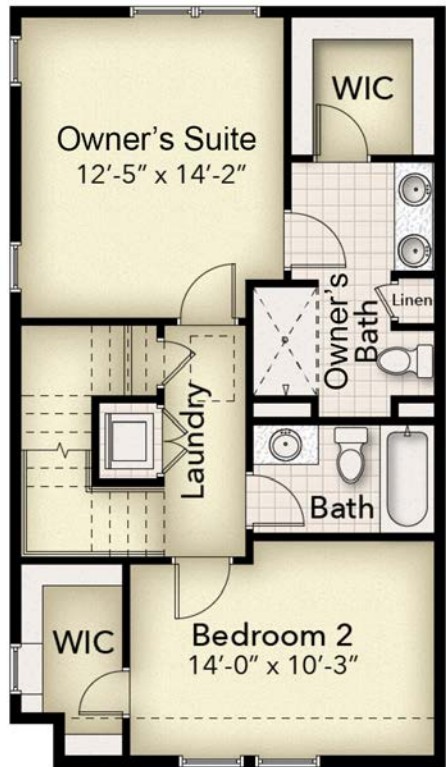
THE BELLE ISLE

3 Bedroom | 3.5 Bath | 1,630 sq.ft.



The Belle Isle plan features a similar first floor layout to the False Cape, but switches up its offerings to create an entirely different feel. While keeping the first floor guest suite intact, the Belle Isle provides an extra-large two car garage and a beautiful side entryway.

This side entry and porch, as well as the double set of windows on the front create a gorgeous exterior that matches the spacious interior. Inside, each of the three bedrooms has its own private bathroom and walk in closet. The common spaces fill the second floor- making it the perfect place to entertain guests and host family meals.



THE GRANDVIEW I & II

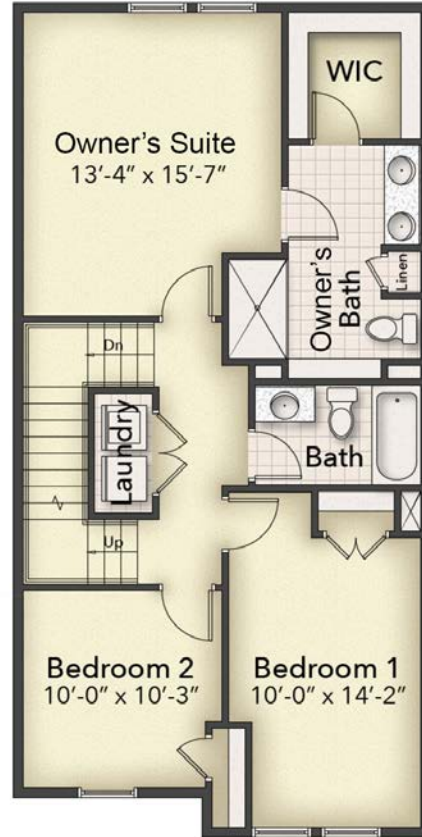
4 Bedroom | 2.5 Bath | 1,800 sq.ft.



The Grandview model is made distinct by its charming oval window located adjacent to the front door, and its detailed architectural notes within the roofing. This plan features first floor living spaces, providing a traditional home feel to all that enter. The backyard and large covered porch are just off of the great room, creating an incredible outdoor living space. Three bedrooms are located on the second floor, along with the laundry room centrally located for easy access to each bedroom. The third floor features a loft space that can serve as a fourth bedroom, office or playroom.



The Grandview II is an alternative elevation to the original Grandview model. Still featuring the unique oval window, the Grandview II features a faux dormer detail, differentiating the curb appeal. While keeping the floor plan the same, this plan mixes up the look of the interior units within Garnett's Walk, allowing for a more diverse overall feel within the neighborhood as a whole.



THE NORTH ANNA

4 Bedroom | 2.5 Bath | 1,702 sq.ft.



The North Anna is the fourth and final plan offered at Garnett's Walk. An alternative end unit plan, the North Anna can be distinguished from the Belle Isle exterior by its singular set of windows on the front, and its more relaxed gable roof. The North Anna floor plan features a large two car garage and a comfortable first-floor living space. The second floor is home to three bedrooms and the third floor features 360 additional square feet of loft space that can serve as a fourth bedroom, office or playroom.





SHOPPING

- 5 Min - Pembroke Mall
- 5 Min - Town Center
- 5 Min - Best Buy
- 15 Min - Downtown Norfolk
- 15 Min - Lynnhaven Mall
- 20 Min - Greenbrier Mall

ACTIVITIES & ATTRACTIONS

- 10 Min - Mt. Trashmore Park
- 10 Min - Regal Cinemas
- 10 Min - Top Golf
- 15 Min - Chic's Beach
- 15 Min - Chrysler Museum of Art
- 15 Min - Harbor Park
- 20 Min - Oceanfront Resort Area
- 20 Min - Virginia MOCA
- 20 Min - Norfolk Botanical Garden
- 20 Min - First Landing State Park
- 20 Min - Veterans United Home Loans Amphitheater
- 20 Min - Virginia Zoo
- 25 Min - iFly
- 25 Min - Ocean Breeze Water Park
- 25 Min - Virginia Aquarium
- 30 Min - Cape Henry Lighthouse



HOSPITALS

- 10 Min - Sentara Leigh Hospital
- 10 Min - Sentara Independence
- 20 Min - Sentara Norfolk General
- 20 Min - Sentara Princess Anne Hospital
- 20 Min - Sentara Virginia Beach General
- 20 Min - Portsmouth Naval Medical Center



EDUCATION

- 10 Min - Regent University
- 10 Min - Virginia Wesleyan University
- 15 Min - Norfolk State University
- 20 Min - TCC - Virginia Beach
- 20 Min - Old Dominion University

MILITARY BASES

- 15 Min - Joint Expeditionary Base Little Creek
- 25 Min - Naval Air Station Oceana

AIRPORTS

- 15 Min - Norfolk International Airport



YOUR AGENTS



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OUR GOAL

Buying or selling a home is the largest financial investment most people will ever make. Our goal is to provide unparalleled service so that our clients, both buyers and sellers, are thrilled with the outcome and are comfortable with the entire home building experience. When people are ready to buy or sell their home they look for a reliable, established, and successful real estate firm to assist them in making great buying and selling decisions. That's why the people of Hampton Roads continue to choose us...The Real Estate Group.

OUR COMPANY

The growth and expansion of The Real Estate Group is one of Hampton Roads greatest success stories. With a "client satisfaction" and "agent-centric" format, the company has catapulted into a solid "Top Four" transactions by company in 2020 for the area.

Owners Gary Lundholm & Steven Edwards have built from a single office upstart in 2003, to a full service venture, including Residential and Commercial listings and sales, and Property Management. In 2015 TREG added a New Homes & Development Division, with Jimmy Reece as Director. The New Homes Division has quickly risen to represent multiple local builders in various developments, and distinguished itself as one of the leading New Homes Divisions in the Hampton Roads area.

YOUR LENDER



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Since opening the doors in September 2005, Coastal Towne Mortgage, in a partnership with TowneBank Mortgage, set their sights on becoming the most desired and effective lender in the community. Coastal Towne specializes in residential lending featuring a wide variety of loan products designed to assist each client in achieving their own personal financial goals. Understanding that no client is the same and providing them with personalized care is what sets Coastal Towne Mortgage apart from other lenders.

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



For all of your Real Estate and Mortgage needs,
look to the professionals!



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