



NEWPORT HOMES

Bella Villagio

Designed for Modern Living!

Standard Features

Exterior Design

- Choice of three professionally designed exterior styles
- Distinct exterior stone choices (per plan and elevation)
- Professionally designed front yard landscape
- Durable concrete roof tiles
- Insulated front entry doors
- Decorative garage doors with distinct hardware
- Architecturally designed 4' side yard gate
- Elaborate covered patios and porches (per plan & Elev)
- Crisp sand finished accent pop-outs
- Artfully textured Monterey stucco finish

Interior Design

- Designer ceramic tile everywhere except bedrooms and den (per plan)
- 5" Baseboards with 2 ½" door casing
- Modern raised panel door profile
- Recessed kitchen lighting
- Prewire for cable in all bedrooms and great room
- Ceiling fan pre-wire in all bedrooms, great room and den
- Stylish skip trowel drywall finish with bullnose corner
- Expansive 9' ceilings (Per plan)

Master Suite

- Spacious master suite with oversized walk-in closet
- Birch raised vanity cabinets
- Full width mirrors with designer light fixture
- Separate tub and shower (per plan)
- Dual integrated sink bowls for two
- Modern plumbing fixtures by Delta with chrome finish
- Frameless Mirrored medicine cabinets

Energy Efficiencies

- Full Radiant Barrier roof sheeting
- Low-E vinyl windows and sliding glass door
- Trane 14 SEER AC units (with 10 year limited warranty)
- R-19 composite wall insulation
- R-30 attic insulation
- CFL/LED lighting
- Insulated front entry door
- Sealed insulated ductwork to maximize efficiency
- Water efficient plumbing fixtures
- Advanced framing
- ENERGY STAR appliances

Newport Homes Quality

- 10 Year structural warranty (per ROC guideline)
- 10 Year limited Trane HVAC warranty
- 2 Year major mechanical warranty
- 1 Year builder workmanship materials warranty
- Third party and County inspected homes
- Engineered Post Tension designed foundation
- Smoke and Carbon Monoxide detectors
- 200 amp electrical service
- Advanced framing to allow additional insulation
- Pre-construction and Homeowner orientations

Inspired Kitchen

- Choice of 3cm granite countertops and 4" backsplash
- Undermount stainless steel 8" kitchen sink
- Handcrafted 36" Birch kitchen cabinetry and crown molding
- Stainless steel electric range, microwave and dishwasher
- Garbage disposal
- Expansive kitchen island (per plan)
- Pre-plumb for ice maker
- Delta pull-out kitchen faucet

Secondary Living

- Spacious bedrooms with a blend of closet space
- Birch vanity cabinets
- Full width mirrors with designer light fixture
- Delightful fiberglass shower surrounds
- Elongated toilets
- Modern plumbing fixtures by Delta with chrome finish
- Frameless Mirrored medicine cabinets