





Bill Terry remembers what his late father always told him: "There's two ways to do it, the right way and the wrong way. You can do it the right way and know you've done it the best you can. Or you can do it the wrong way, and maybe you'll make some money, but you have to live with yourself knowing that."

Bill has carried this lesson with him his entire life, from growing up in a home without running water to establishing his building business, Oceanside Building.

With over 45 years of experience in the building industry, Bill started working as a laborer at 15 years old. By the time he was 19, he was running his own construction site. He later went to work for another local builder, working his way up from overseeing projects to becoming a vice president of construction. This is where Bill learned how to draw plans and developed the confidence to start his own business in 1994.

"I don't care if it's a million-dollar house or a two-hundred-thousand-dollar house, we approach it the same way. Just like the million-dollar buyer, each customer trusts us to build their dream home within their budget. We do it right, every time."

In fact, Bill still walks every house he builds and with an attention to detail that can only be learned and not taught, he makes sure his homes are perfect down to every last detail.

Bill Terry has lived in the same zip code, 23456, his entire life and has always called Virginia Beach and the greater Southside area home. He knows the Hampton Roads area almost better than the back of his own hand - understanding the intricacies of the land, where to build, and the people and process needed to make it happen.

Bill is passionate about helping others live and grow their families here, just as he did, and his own children do today. The reputation and integrity of Oceanside Building is everything to the Terry family. Oceanside homes are designed to withstand the elements homeowners encounter in Hampton Roads and no one understands this better than a lifelong resident.

Growing up, Bill's daughter Laura (now Laura Zito) witnessed firsthand the excitement and joy on a family's face as they moved into a home her father built. This feeling of pride for her father and the contagious joy she witnessed from each buyer has always driven her. Combined with an innate



entrepreneurial spirit, Laura knew she wanted to work with her dad and build homes ever since she was a little girl.

After graduating college Laura asked her Dad if she could come work for him and to her surprise he said "no." It was really a "not yet."

"Dad knew I needed to go out and get real estate experience for myself first before I could help him grow the business," said Laura. "I have worked in and sold real estate in two different markets. This experience helped me learn firsthand how people live and understand what buyers are looking for in a new home."

Now teaming up together, this father-daughter duo is focused on designing beautiful homes in Hampton Roads. The warm and friendly mother of two young boys, Laura is definitely seen as the creative spirit at Oceanside Building, bringing a fresh perspective to complement her father's lifelong expertise and experience.

"At the end of the day we believe in taking care of our homeowners. We stand behind what we build on the day we hand over the keys and beyond," said Bill. "We built this company on strong family values and that's what Oceanside Building will always be about."

At Oceanside Building, our family is ready to help your family build the home you've always dreamed of. Call us today at 757-631-5800. We'd love to have you gather around our table and talk about your family's dreams for the future.



Sales & Marketing by

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Value Added Features

The following two pages is a list of Oceanside Building's  "value added features" included in your home. We have taken the time and care to include those quality features that will insure you're receiving an outstanding value when you invest in a custom home built by us.

Included in our **CUSTOM TOUCHES** are cubbies in the mud room (per plan) that will help with all the clutter shoes, back packs, jackets and keep that mud in the mudroom. Custom trim includes wainscoting, crown molding, tray ceilings and custom stairway and railings all adding to the elegance of your home.

INSPIRING GOURMET DESIGNED KITCHEN FEATURES include a kitchen island for extra cooking prep space and entertaining space, soft close cabinet doors and drawers in both the kitchen and baths that will eliminate the sound of slamming doors and drawers, and a stainless-steel appliance package that includes a dual fuel slide - in gas range to help the chef in the house with those special recipes.

Relax in your **LUXURIOUS MASTER BATH** featuring a large ceramic tile shower with dual shower heads, separate soaking tub, and an adult height double vanity.

Out list of **ENERGY SAVING FEATURES** and **QUALITY CONSTRUCTION FEATURES** keep you cool in the summer and cozy warm in the winter while keeping those utility bills under control.

We invite you to become part of the exciting process of building your home. The **QUALITY ASSURANCE AND WARRANTY FEATURES** include 4 meetings and walk abouts in your home with our site builder. In addition, three types of warranty plans are supplied to you at settlement.

Please take time to review all the features and if you have questions, please don't hesitate to ask our builder sales representative.



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Value Added Features

Custom Touches inside your home

- Cubbies in the mud room per plan
- Custom wood shelving in Master Bedroom closets
- Fireplace Mantle with Granite Surround
- Wainscoting in Foyer and Dining room
- 5-inch cove crown molding in Foyer, Dining Room, and Family Room
- Custom Stairway and Railings with box newell posts, painted white square pickets and stained handrail
- Decorative columns per plan
- Choice of 10 base wall colors. White trim, doors, and ceilings
- Smooth finish walls in all rooms
- Finished garage walls and ceiling with electrical receptacles per code
- Engineered floor and roof trusses



Inviting Interior Features

- Floor plans to suit your

lifestyle

- 9ft ceilings on first and second floors per plan
- Engineered hardwood floors or LVP in Foyer, Dining Room, Kitchen/Breakfast area, Down Hallway, and Family room
- Ceramic tile floors in all baths and utility room
- Plush wall-to-wall carpeting and 6lb. rebond padding in all bedrooms, stairs, and upstairs hallway
- Ceiling fan with light kit in master bedroom and family room. Prewired for fan/light combo in secondary bedrooms
- Tray ceilings per plan
- Overhead light fixture in secondary bedrooms
- Santa Fe style raised panel interior doors
- Belt driven garage door opener with one remote
- Pull down attic stair per plan
- Chrome light fixture packages
- Chrome lock sets and door hinges
- Hard wired smoke and carbon dioxide detectors with battery

back-up

- Ventilated shelving with easy glide rods in closets and pantry per plan
- 8 Recessed lights per plan
- 40" wide gas fireplace with log set



Exciting Exterior Features

- Parge and Paint Foundation
- Low maintenance Fiber Cement Siding
- 30-year architectural roof shingles in a variety of colors
- Insulated raised panel Carriage-style garage doors with decorative hardware
- Insulated paintable fiberglass exterior entry doors
- Seamless aluminum gutters and downspouts per plan
- Maintenance free vinyl soffits and trim
- Solid garage side service door per plan
- Two weatherproof electrical outlets, one front and one back of home
- Two hose connections, one



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Value Added Features

- front and one back of home
- Front porch vinyl rails with

composite or brushed concrete surface per plan

- Sodded front yard, seeded side and back yard
- 10'x14' rear concrete patio
- Landscaped tree and shrub package. Seasonal selection.
- Side load garage per plan and homesite



Luxurious Baths Features

- Spa-like master bath with adult height double bowl vanity and soft close door cabinets and soft close drawers. Granite countertops and ceramic tile floors and shower. Ceramic tile shower includes dual shower heads. One rain style and one slide hand held shower head. Separate soaking tub with ceramic tile accents per plan
- Brushed nickel Delta faucets
- Elongated toilets
- Ceramic tile floors and granite countertops in all baths per plan
- Easy clean fiberglass tub/shower in secondary baths



Inspiring gourmet designed Kitchen Features

- Shaker or Raised Panel style cabinet doors with soft close doors and drawers
- Choice of granite countertops
- Center island with pendant lighting per plan
- Stainless steel appliance package featuring a dual-fuel slide-in gas range and hood. Microwave/wall oven combination. Dishwasher
- 8" deep stainless steel double bowl kitchen sink with pull-out faucet, and soap dispenser
- Garbage disposal
- Ice maker hook-up



Energy Saving features and Quality Construction Features

- 14 seer energy efficient gas heat on first floor and energy efficient heat pump on second floor with programmable thermostats
- Professionally sealed duct work

- 50 gallon gas hot water heater
- R-38 insulated ceilings
- R-19 insulated floors(crawl)
- R-15 insulated exterior walls
- Dow House Wrap on exterior walls
- All subfloors upgraded to glued and screwed
- Single hung, Low E glass, tilt-in vinyl windows with divided light glass and screens



Quality Assurance and Warranty

- Framing inspection
- Pre-drywall inspection
- Pre-settlement inspection
- Final settlement inspection
- One-year Homeowner warranty
- 2-10 Home Buyers Warranty
- Termite and Moisture Warranty

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<u>Homesite</u>	<u>Address</u>	<u>Lot Size (sq.ft.)</u>
1	2793 Atwoodtown Road	18,202
Inventory 3	2785 Atwoodtown Road	17,609
4	2760 Ashby's Bridge Court	37,289
Inventory 15	2709 / 2733 Ashby's Bridge Court	15,015
22	1516 Scopus Bridge Court	15,015
24	1500 Scopus Bridge Court	15,563

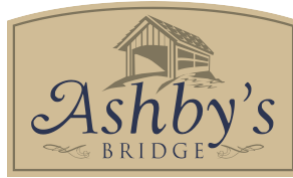


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Price List

MODEL	PRICE	SQ. FT.	DESCRIPTION
Bradenton	\$574,900	2,782	4 Bedrooms, 3½ Baths Dual Master Bedrooms
Abercrombie	\$674,900 + \$15,000	3,143 +263	5 Bedrooms, 3½ Baths Optional Media/6 th room
Chadwick Chadwick 6 Bedroom Option	\$647,900 + \$12,500	3,009	5 Bedrooms, 4 Baths
Sylvan	\$629,900	3,300	5 Bedrooms, 3½ Baths
Hanover I Ranch	\$635,800	2,700	4 Bedrooms, 3½ Baths
Hanover II	\$749,900	3,415	4 Bedrooms, 3½ Baths Plus In-Law Suite
Southerland	\$729,900	3,624	6 Bedrooms, 4½ Baths

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Notes




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Abercrombie

Square Footage	3,143
Bedrooms	5
Bathrooms	3 ½



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The Abercrombie plan has it all. Featured a first-floor master bedroom suite and open concept first floor enhanced by a 2-story family room adding plenty of natural light. This home is perfect for entertaining. Four additional bedrooms and two full baths with a dramatic overlook from the second floor into the family room add to the appeal of this home. Need more space? Add an optional media room for games and movies.

- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan

First Floor



Second Floor



Abercrombie

Square Footage 3,143
Bedrooms 5
Bathrooms 3 ½

- 1st floor master bedroom and bath
- 2-story great room
- Optional media room
- Spacious closets

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Bradenton

Square Footage	2,782
Bedrooms	4
Bathrooms	3 ½



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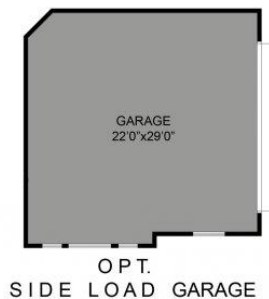
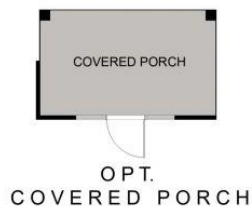


This beautiful house is a unique two story farmhouse style home. You are welcomed to this house with a covered front porch leading into the foyer and a side load garage. This home has an open living room concept. The first level holds a large dining room, kitchen, family room with a gas fireplace, half bath, and an optional covered back porch. The gourmet kitchen has an island and a walk-in pantry. There is a spacious master bedroom downstairs as well with two walk-in closets and a master bath. On the second floor is a second master bedroom with an extremely large master bath and walk-in closet, two additional bedrooms with walk-in closets, a large full bathroom, and a laundry room.

- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



Bradenton

Square Footage	2,782
Bedrooms	4
Bathrooms	3 ½

- Two story farmhouse style home
- Dual master suites
- Open kitchen with large island
- Side wrapped porch and side load garage

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Chadwick Coastal

Square Footage	3,009
Bedrooms	5
Bathrooms	4

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Our Chadwick (as shown) floor plan is 3009 sqft. of luxury. Exterior details include a full wrap around porch, detailed trim around the windows, and roof peaks. Upgraded interior flooring of engineered hardwood, ceramic tile and luxurious carpet are just a few of the included features in this home.

- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan

First Floor



Second Floor



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Chadwick Coastal

Square Footage	3,009
Bedrooms	5
Bathrooms	4

- Gourmet kitchen with expansive island
- Soft closed cabinet doors and drawers
- Master bedroom has his and her closets, and spa like bath
- Plenty of structural and decorating choices to make this home truly yours

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Hanover I

Square Footage	2,700
Bedrooms	4
Bathrooms	3 ½

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Our Hanover I ranch floor plan with plenty of natural light and an open floor plan is a home to see. Featuring an approx. 17ft. high ceiling in the great room with skylights, oversize rear patio doors that open to a patio, add a sunroom, or covered/screen porch. Large master suite on one side of home and 2 guest rooms on the other for added privacy. Bonus room over the garage with full bath and plenty of walk in storage. A floor plan for all lifestyles.

- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan

First Floor



Hanover I

Square Footage	2,700
Bedrooms	4
Bathrooms	3 ½

- Featuring approx. 17ft.vaulted ceiling with skylights in the great room
- Open concept
- Oversized kitchen with island
- Covered front porch
- Screen in back patio

Second Floor



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Hanover II

Square Footage	3,415
Bedrooms	4
Bathrooms	3 ½
Plus In-Law Suite	

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If you need two distinct living areas, the Hanover II ranch home plan is for you. Plenty of open space and natural light.

This home has an approx. 17ft. high ceiling with 3 skylights! Includes a spacious master suite and three additional bedrooms and a separate living quarter with a bedroom, full bath, and an additional living area for added space.

You get to choose how this plan will work to suit your lifestyle. You could even add an optional backyard covered porch with or without screens or add more living space with a sunroom off the family room. A floor plan that is truly you.



- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan

First Floor



Hanover II Multi-Generational Living

Square Footage 3,415
Bedrooms 4
Bathrooms 3 ½

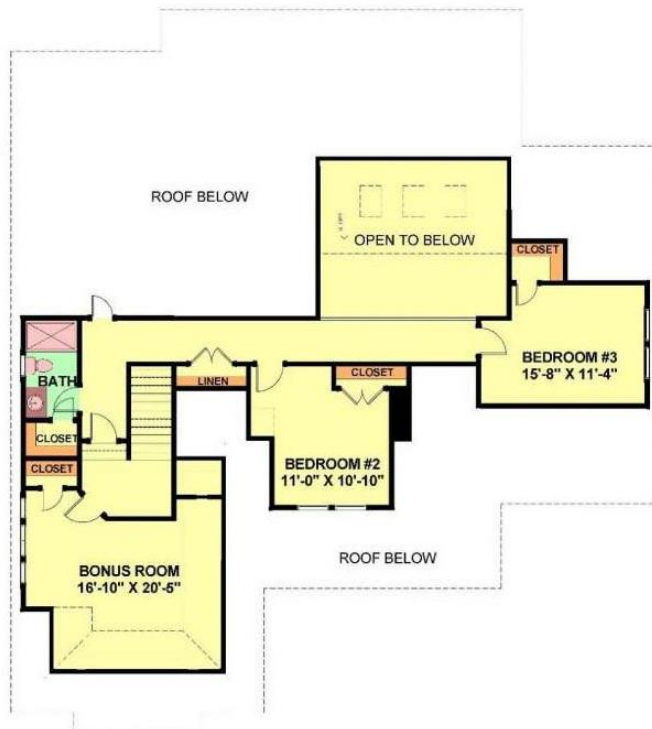
- Featuring approx. 17ft. high ceiling with skylights in the great room
- Gourmet kitchen with expansive island
- Soft closed cabinet doors and drawers
- Plenty of structural and decorating choices to make this home truly yours

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Second Floor



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Southerland

Square Footage	3,624
Bedrooms	6
Bathrooms	4 1/2

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Our Southerland floor plan is a 6 bedroom, 4 1/2 bath home. The home features an open floor plan with plenty of space to entertain. Rooms are spacious with sizable closets. There is Media/6th bedroom with its own full bath on the second floor, perfect for playing games or watching movies. Expansive front covered porch just waiting for comfortable seating to greet the neighbors.

- Choice of front elevation styles
- Safety and home automation package
- Open concept floor plan

First Floor

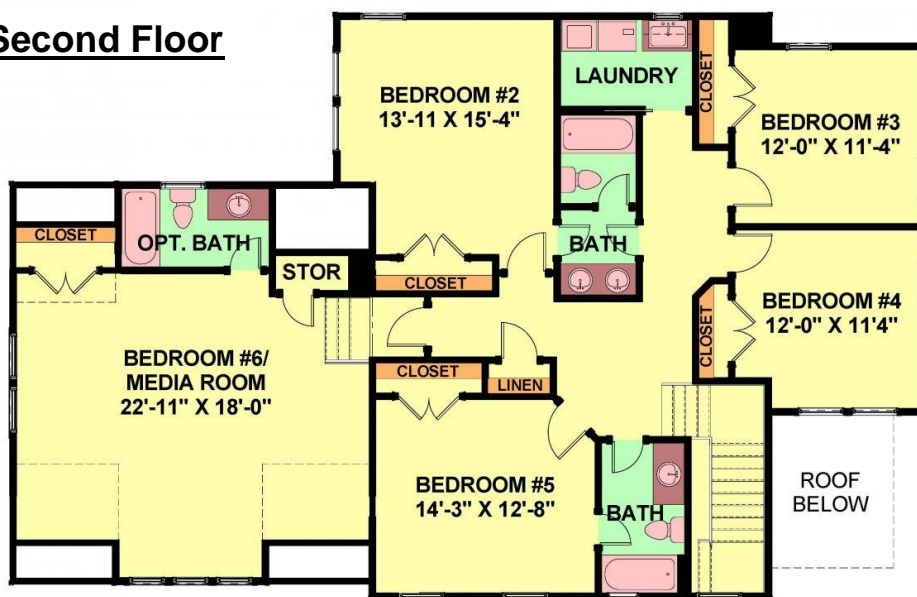


Southerland

Square Footage	3,624
Bedrooms	6
Bathrooms	4 ½

- 1st floor master bedroom with plenty of closet space and relaxing spa bath
- First floor office
- Gourmet kitchen with expansive island
- Plenty of structural and decorating choices to make this home truly yours

Second Floor



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