



Cultivating Community. Honoring Heritage.

— Jobel Daugherty (757) 650-6977 —



NEW HOMES DIVISION
4598 Broad Street
Virginia Beach, VA 23462



The Story of Oceanside Building

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.



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.

Our 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.



Value Added Features

Custom Touches inside your home

- Cubbies in the mud room per plan
- Custom Stairway and Railings
- Choice of 12 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 Feature

- Floor plans to suit your lifestyle
- 9ft ceilings on first and second floors per plan
- Ceramic tile floors in Master Bath
- Plush wall-to-wall carpeting and upgraded 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
- Selection of raised panel interior doors
- 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
- 36" wide gas fireplace with log set per plan



Exciting Exterior Features

- Low maintenance Fiber Cement Siding
- 30-year architectural roof shingles in a variety of colors
- 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
- Garage side service door per plan
- Two weatherproof electrical outlets, one front and one back of home
- Two hose connections, one front and one back of home
- Sodded front yard, seeded side and back yard
- 10'x10' 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. Separate soaking tub with ceramic tile accents per plan
- Chrome faucets



Value Added Features

- Ceramic tile floor in Master Bath
- Granite countertops in all full baths per plan
- Easy clean fiberglass tub/shower in secondary baths
- 8" deep stainless steel double bowl kitchen sink with pull-out faucet, and soap dispenser
- Garbage disposal
- Ice maker hook-up
- All subfloors upgraded to glued and screwed
- Single hung, Low E glass, tilt-in vinyl windows with divided light glass and screens



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 slide-in gas range, Microwave, and Dishwasher



Energy Saving features and Quality Construction Features

- 14 seer energy efficient gas heat 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



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



The information in this document is deemed to be accurate but not warranted. Minor room size variations and reversed floorplans are subject of field conditions. Prices and specifications are based on the latest possible information available at time of publication approval. Renderings or floor plans depicted may show additional options. Builder reserves the right to make changes at any time without notice in specifications, prices, material, colors, equipment, and models. 



Beautiful Craftsman Style new construction home! This 3 level home has bright Hardie Plank exterior with covered back porch & spacious open interior spaces for entertaining. Gorgeous custom kitchen w/craftsman style cabinets including built in pantry cabinet, stainless steel gas range, granite counter tops & island. Craftsman trim package throughout. Relax in this spa master bath as you step into the large tile shower or enjoy the soaker tub after a long day. Beautiful granite featured in all full baths, 3rd floor has additional family room, 2 bdrms & full bath make for a great teen space.



Boca Raton

Square Footage	2,606
Bedrooms	5
Bathrooms	3½

- 3-story home
- Granite vanities in full baths
- 2 separate living spaces
- 9-foot ceilings
- Hardie Plank exterior
- Gorgeous custom kitchen, craftsman style cabinetry, stainless steel gas range, granite, and island

Sales & Marketing by

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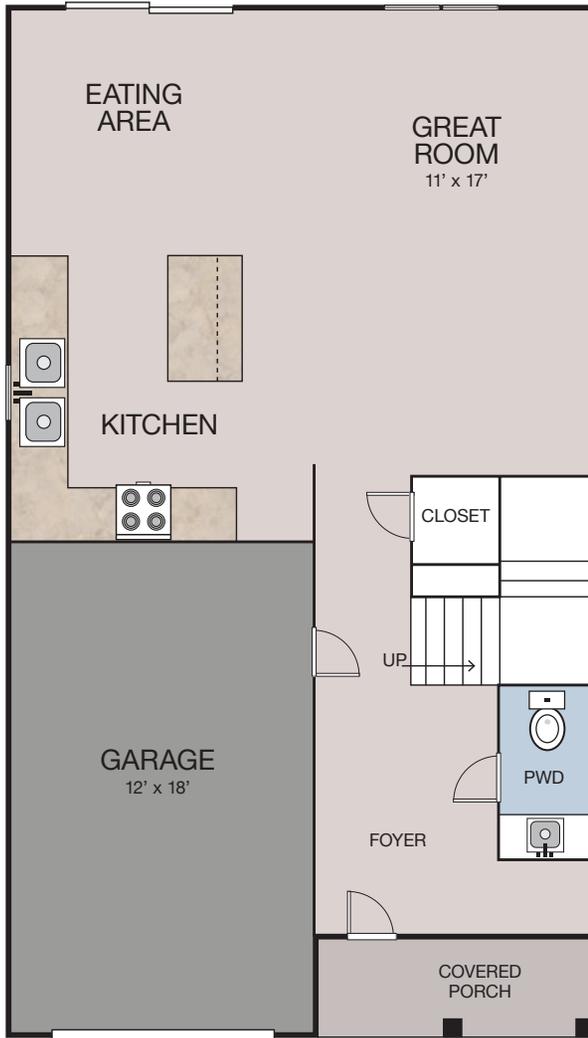
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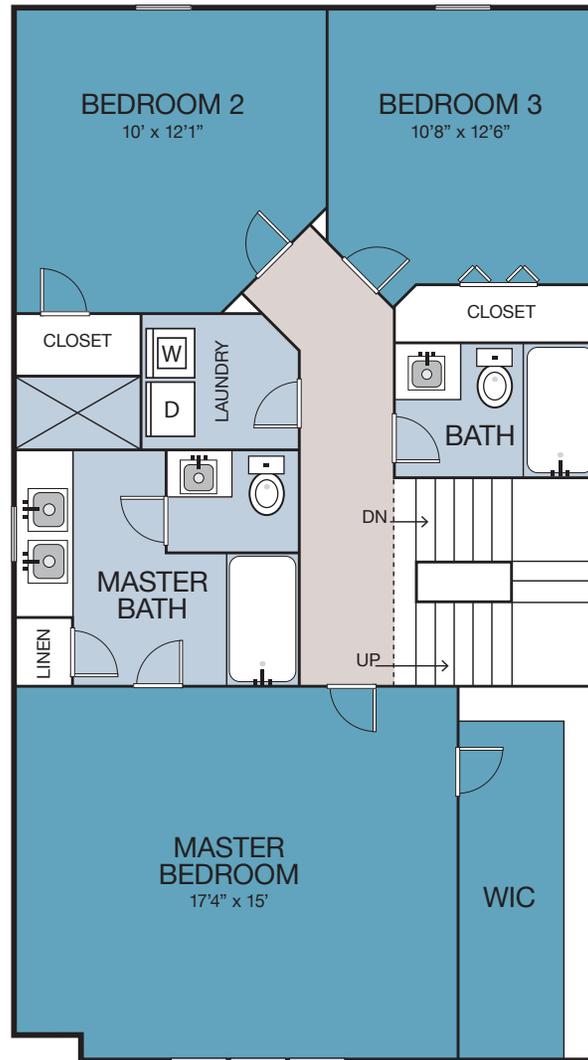
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the Boca Raton

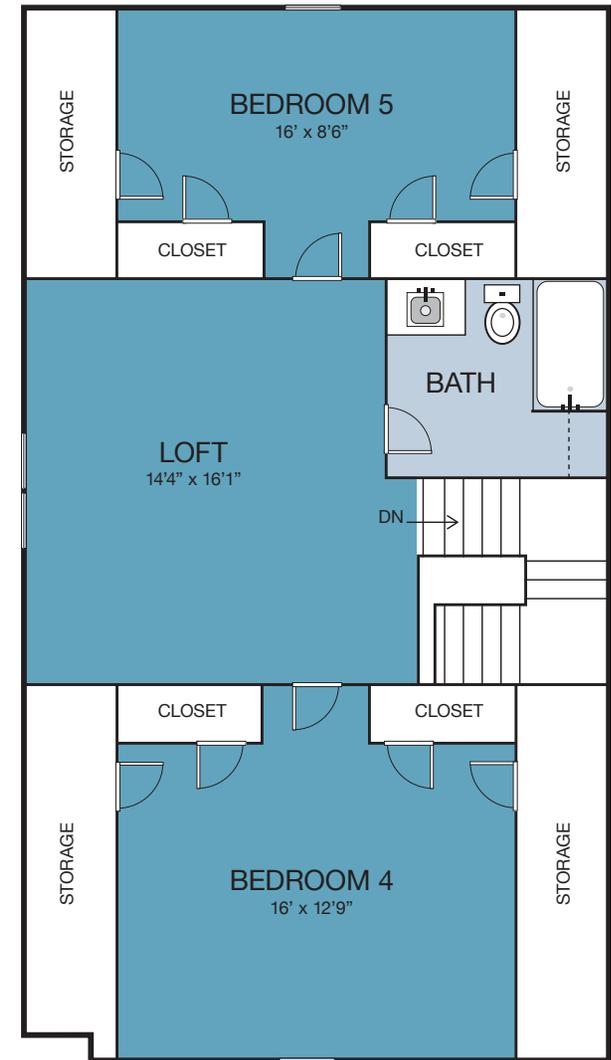
- 5 Bedrooms, 3½ Baths, 2,606 SF
- 2 Separate Living Spaces
- 9-foot Ceilings



1st Floor



2nd Floor



3rd Floor



Beautiful Craftsman Style new construction. This 3 level home has bright Hardi Plank exterior with back porch & spacious open interior spaces for entertaining. Gorgeous custom kitchen w/craftsman style cabinets including built-in pantry cabinet, stainless steel gas range, granite counter tops & island. Craftsman trim package throughout. Relax in this spa master bath as you step into the large tile shower or enjoy the soaker tub after a long day. 3rd floor bonus/ family room great space for entertaining. (Additional 3rd floor options include bedroom & full bath).



Key West

Square Footage	2,175
Bedrooms	4
Bathrooms	2½

- 9-foot ceilings
- Hardie Plank exterior
- Gorgeous custom kitchen, craftsman style cabinetry, stainless steel gas range, granite, and island
- Optional 3rd floor bedroom and bath

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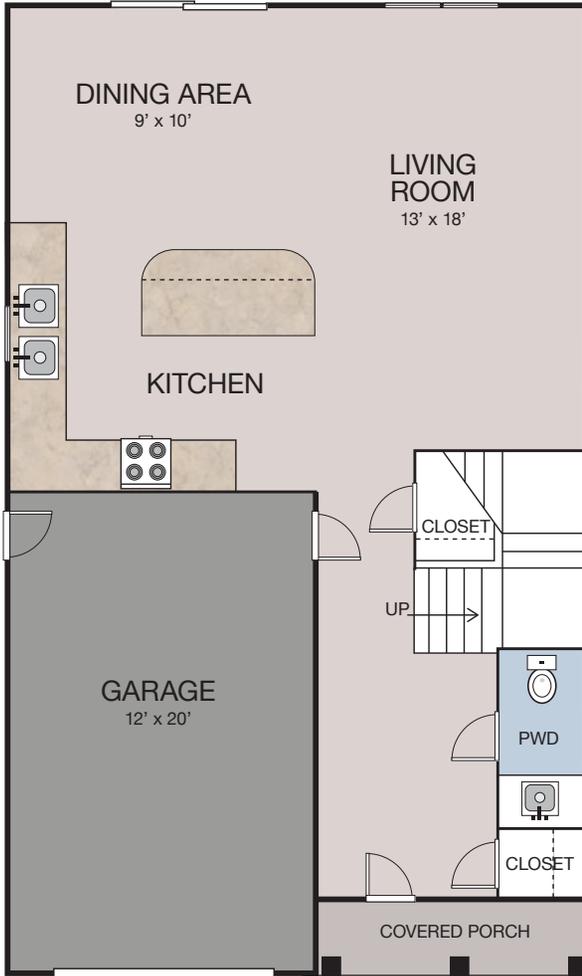
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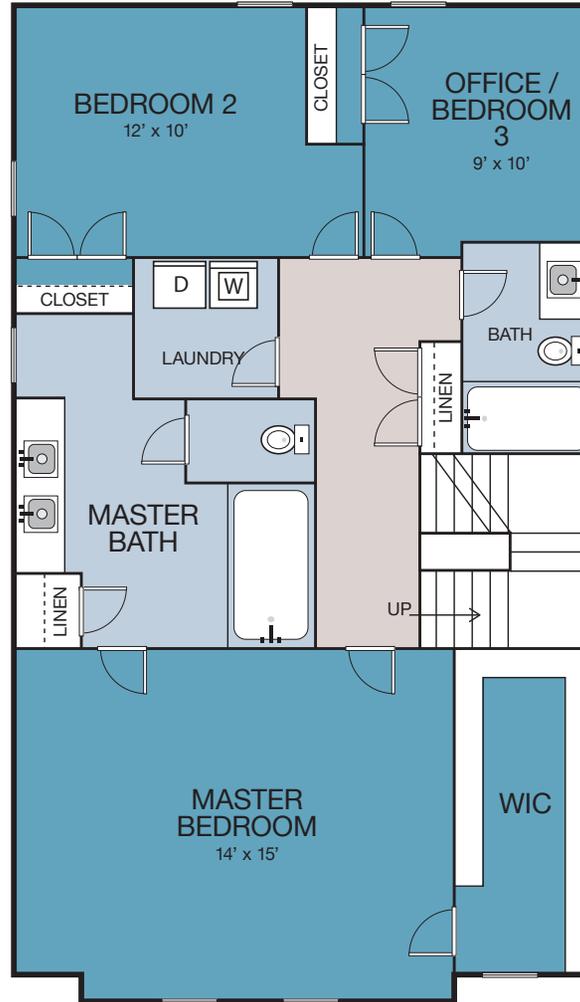
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the Key West

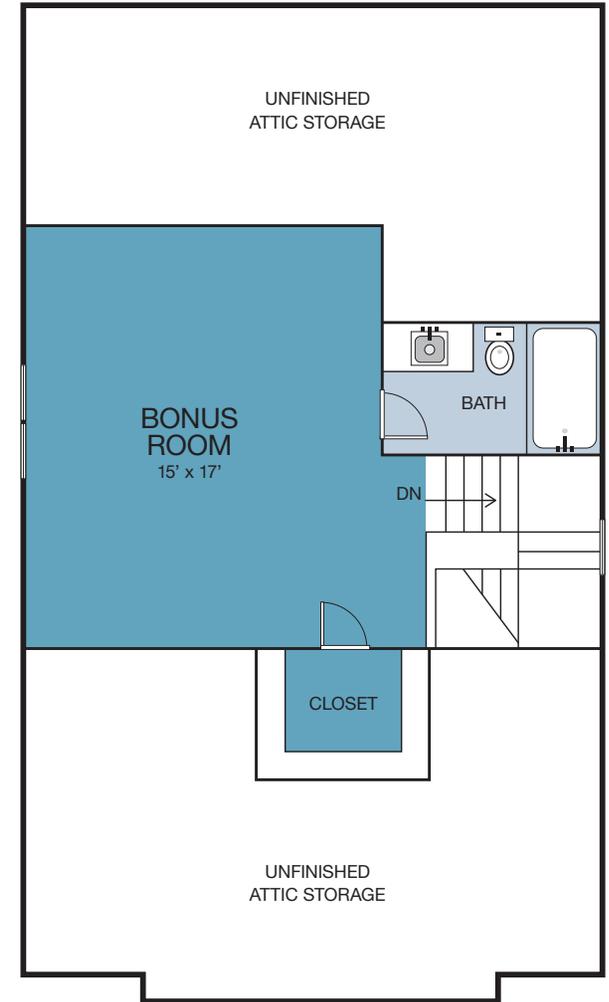
- 4 Bedrooms, 2½ Baths, 2,175 SF
- 9-foot Ceilings



1st Floor



2nd Floor



3rd Floor



Palm Beach

Square Footage	2,505
Bedrooms	4
Bathrooms	2½

- 9-foot ceilings
- Hardie Plank exterior
- Gorgeous custom kitchen, craftsman style cabinetry, stainless steel gas range, granite, and island
- Optional 3rd Floor can be 5th Bedroom, Office, Craft or Exercise Room

Beautiful craftsman style home, can be built with optional 3rd floor. Wide entry foyer, 9' ceilings, open living space on the first floor, custom mudroom for coats, shoes, backpacks, walk in pantry, spacious kitchen featuring shaker style cabinets with soft close doors & drawers, granite counter tops, center island, gas stove. This open concept first floor is great for entertaining. 2nd fl master bedroom with vaulted ceiling and ceiling fan, walk in tiled shower, double sinks, linen closet and large walk-in closet. 3 additional bedrooms on the 2nd floor full bath & 1/2 bath. (Optional 3rd floor, full bath, open family living space, additional bedroom, or Media room). You make it your own!

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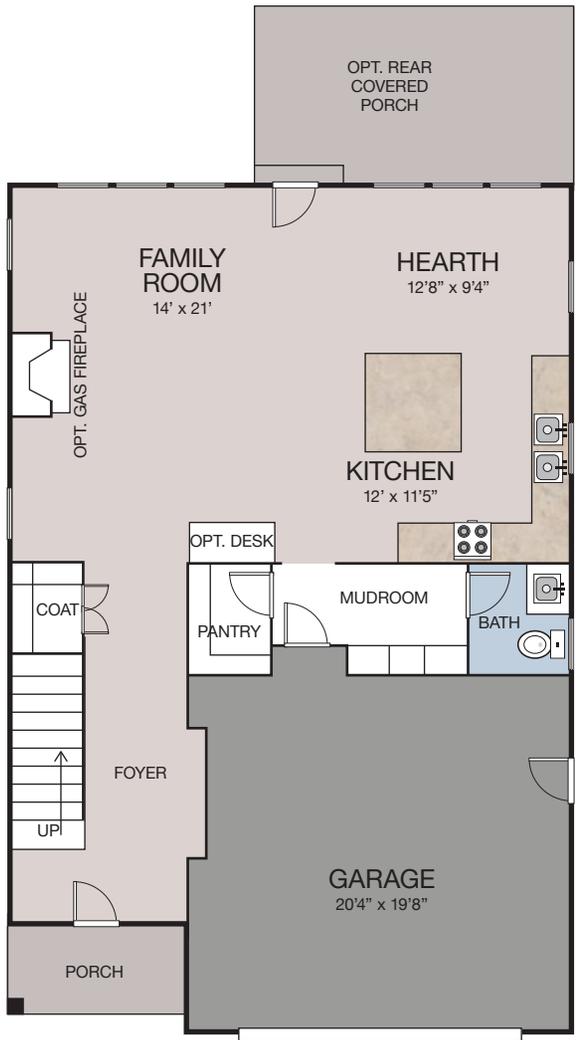
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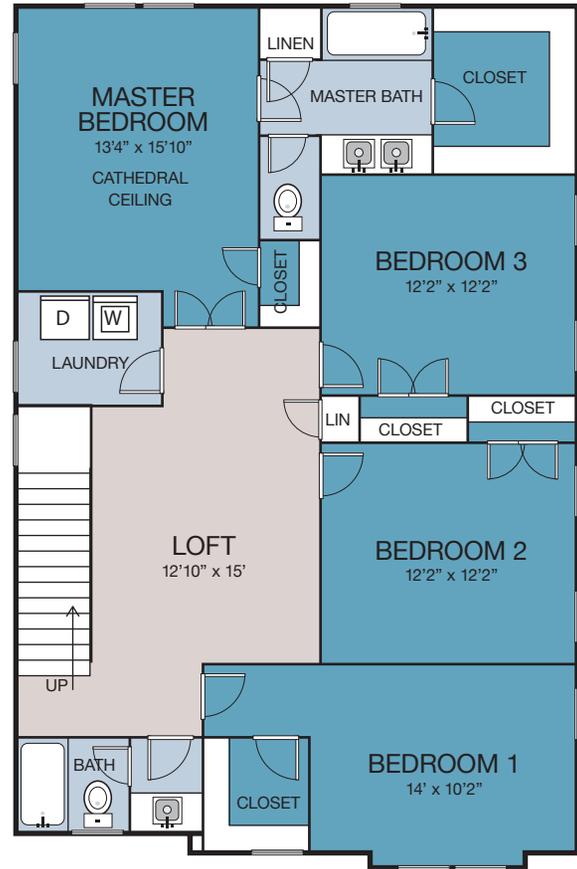
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the Palm Beach

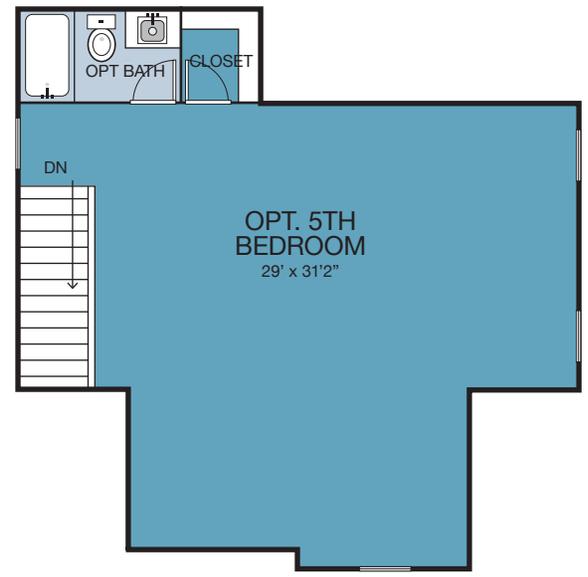
- 4 Bedrooms, 2½ Baths, 2,505 SF
- Open & Flexible Living with Lots of Room to Grow



1st Floor



2nd Floor



3rd Floor



Beautiful Craftsman Style new construction home! This home has new style Hardie Plank exterior & spacious open interior spaces for entertaining. Gorgeous custom kitchen w/craftsman style cabinets with pantry, stainless steel gas range, granite counter tops & island. Craftsman trim package throughout, 1st floor bedroom can be upgraded to Master Suite with full bath, which includes a walk-in shower. Relax in the 2nd floor master spa bath as you step into the large tile shower.



Seagrove

Square Footage	2,471
Bedrooms	4
Bathrooms	3½

- 9-foot ceilings
- Hardie Plank exterior
- Gorgeous custom kitchen, craftsman style cabinetry, stainless steel gas range, granite, and island
- Dual Master Suite plan available, including walk-in tile showers and giant closets

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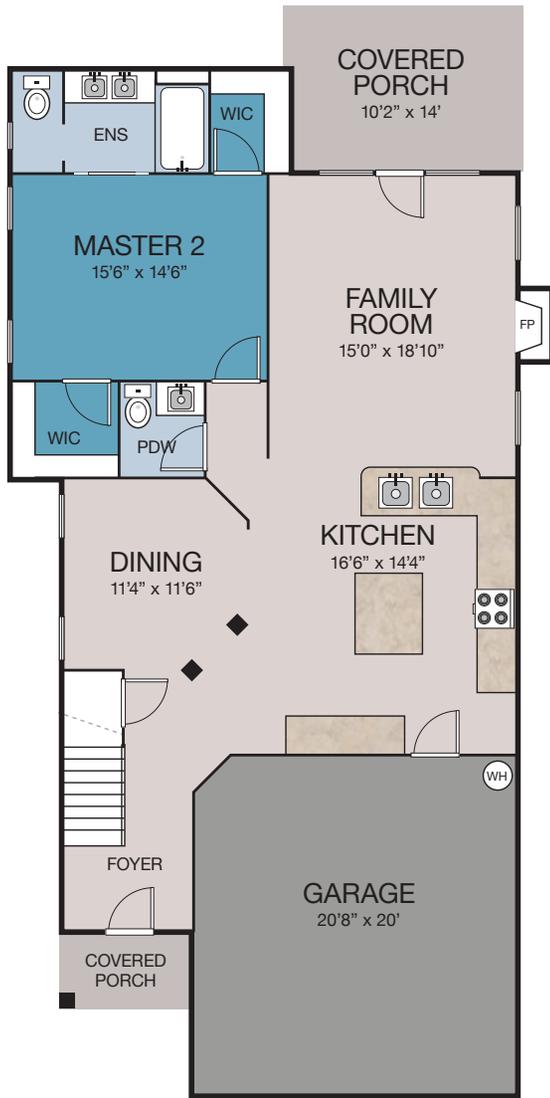
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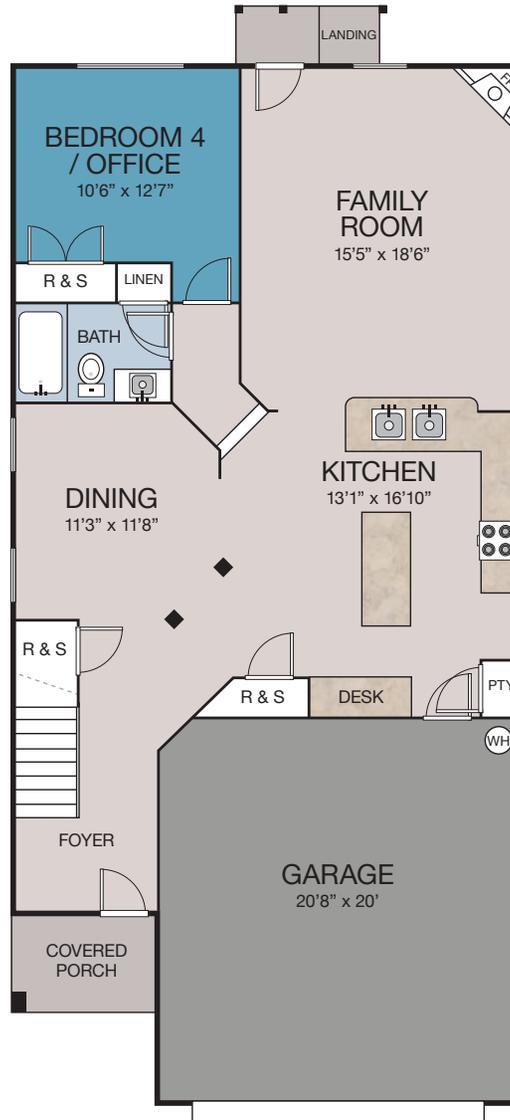
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the Seagrove

- 4 Bedrooms, 3½ Baths, 2,471 SF
- Dual Master Suite Plan Available
- Soft Close Hinges & Drawers



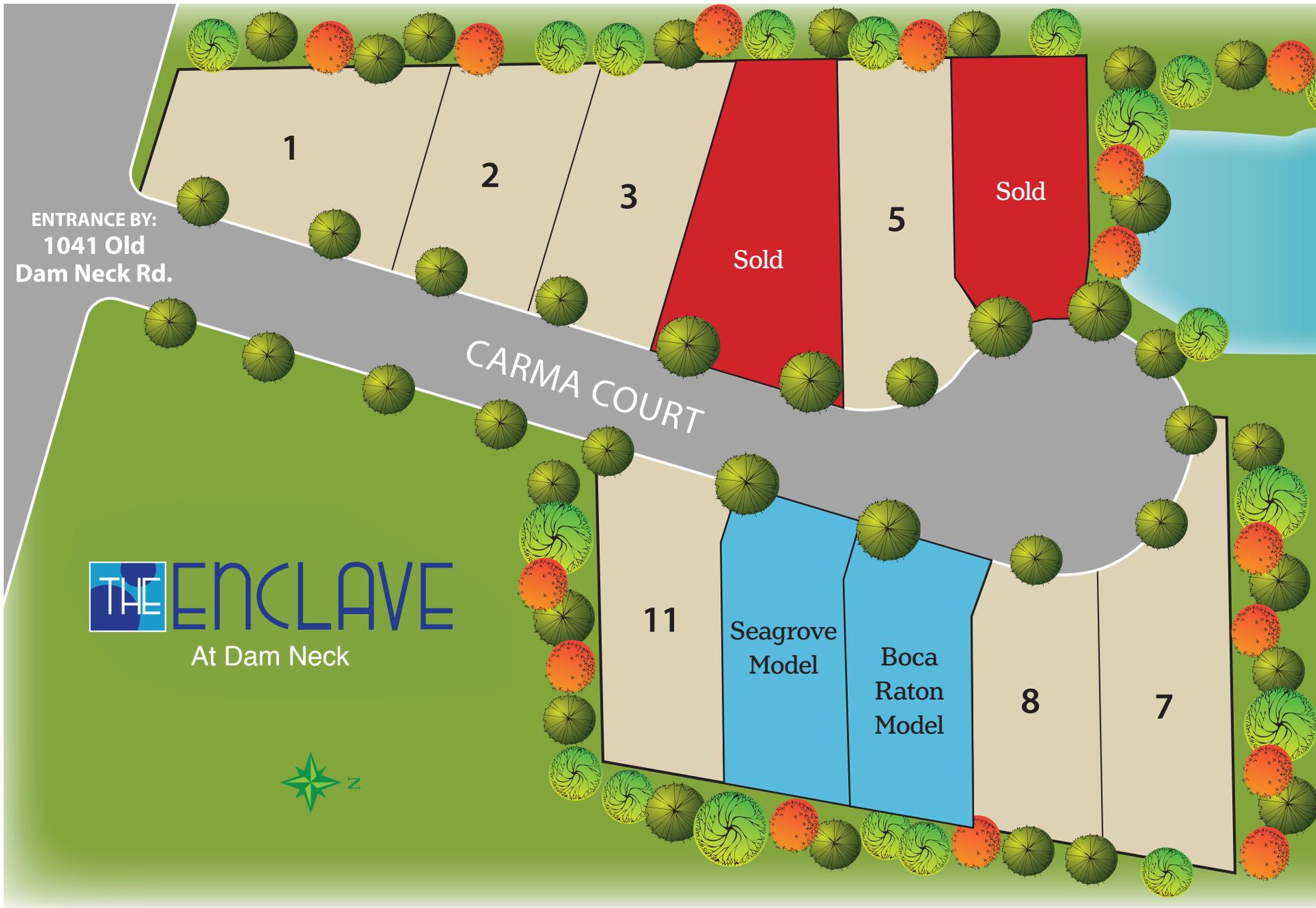
Seagrove II • 1st Floor Master Suite



Seagrove I • 1st Floor Bedroom or Office



2nd Floor



■ Move-in Ready

■ Available Lot

■ Sold





Notes



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