



Welcome Home

www.bayshoredunes.com

The living is easy at Bayshore Dunes!



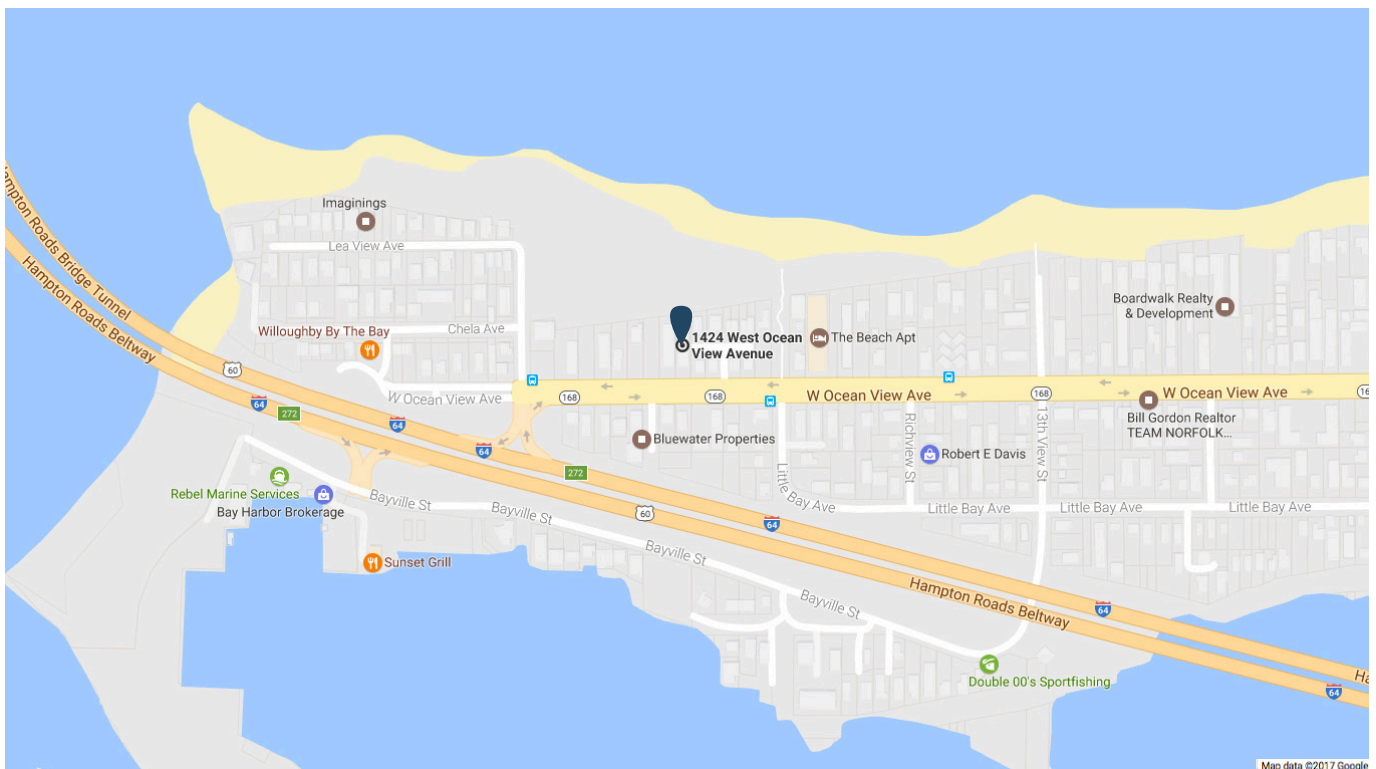
Welcome to your new backyard!





Welcome Home to Bayshore Dunes

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Areas of Interest

- Direct Private Beach Access
- Ocean View Golf Course
- Ocean View Beach Park
- Ocean View Beach Festival
- Close to Military Bases
- Ocean View Fishing Pier
- Chrysler Museum
- Harbor Park
- MacArthur Mall
- Norfolk Botanical Gardens
- Spirit of Norfolk
- Town Point Park
- Virginia Zoo
- Waterside District

BAYFRONT LIVING AWAITS



Types: Condo (no fees)

Bedrooms: 4

Bathrooms: 3

Square Feet: 2,600

Priced from: \$585,000

The living is easy at Bayshore Dunes! Explore EDC Homes new generously proportioned 6-unit waterfront condominium project in W. Ocean View. Located on the Chesapeake Bay with direct backyard beach access. Each unit boasts an impressive 3-story layout complete with private elevator, 2nd and 3rd story Bayfront decks, outdoor shower, and massive private garage/storage area.

The floor plan encompasses 4 spacious bedrooms with plenty of room for study, sleep and storage, 3 full luxurious bathrooms, and a stylish custom kitchen that flows through to the dining room, living room and private rear 3rd story deck. The master bedroom, complete with large walk-in closet and tile bath, ensures owners will have a private space where they can enjoy the beautiful bay view from their private deck.



MIKE STARTARE

Sr. Mortgage Banker

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FLOOR PLAN



First Floor



Second Floor



Third Floor



Luxury Features

- In Home Private Elevator
- Outdoor Shower
- Under Cabinet Kitchen Lighting
- Custom Wood Shelving in Master Bedroom Closet
- Upgraded Kitchen Appliance Package
- Built-In Wine Refrigerator
- Maintenance Free PVC Railing Package
- Whole Home Audio Pre-Wire for 4-Zones of Sound
- Pre-Wire for Living Room Surround Sound
- Natural Gas Fireplace
- Natural Gas Tankless Water Heater

Standard Features

Exterior Design

- Coastal Living Design
- CertainTeed Maintenance-Free Siding and Exterior
- Stacked Stone Accents
- CertainTeed 30 Year Architectural Roof Shingles
- Oversized Garage and Storage Area
- Carriage Style Overhead Garage Door with Opener
- Extensive Landscaping with Mulched Flowerbeds
- Two Hose Bibs
- Seamless Aluminum Gutters with Downspouts
- White Vinyl Fenced Backyard with Rear Gate for Beach Access

Interior Design

- Nine Foot Ceilings on 2nd and 3rd Floor
- Wood Laminate Floors in Living Room, Dining Room, and Kitchen
- Solid Surface Stairs
- Spacious Master Suite with Oversized Deck, Tray Ceiling & Walk-In Closet
- Stain Resistant Wall to Wall Carpet in All Bedrooms
- Ceiling Fan in Living Room, All Bedrooms, and Exterior Decks
- Hand Textured Knockdown Drywall Finish
- Two Tone Custom Paint
- Craftsman Style Doors & Trim
- Brushed Nickel Hardware
- Pre-Wired with Smart Panel for Television, Data, Phone, and Security
- Full Size Laundry Room
- Direct Wire Smoke Detectors with Battery Backup

Bathrooms & Fixtures

- Granite or Quartz Countertops in All Bathrooms
- Oversized Master Shower
- Ceramic Tile Flooring in All Bathrooms
- Comfort Height Soft Close Cabinets & Drawers
- Double Sinks in Master Bath
- Brushed Nickel Faucets and Bath Accessories

Gourmet Kitchen

- Custom Design Kitchen Cabinetry
- Oversized Breakfast Bar with Pendant Lighting
- Brushed Nickel Cabinet Hardware
- Granite or Quartz Kitchen Counters
- Stainless Steel Gas Range
- Stainless Steel Microwave Oven
- Stainless Steel Dishwasher
- Dedicated Pantry
- Stainless Steel Undermount Double Sink with Brushed Nickel Faucet
- Water/Ice Hookup for Refrigerator

Energy Efficiency

- Energy Efficient Gas Heat and Air Conditioning
- Energy Efficient "Low E" Windows
- House Wrap Air Infiltration Barrier
- Low Volume Efficient Toilets

Our Commitment

- Builder One Year Warranty
- Full In-House Warranty/Customer Care Department
- 2-10 New Home Warranty Provided by Builder
- Complete Builder Review & Walk Through Before Closing
- Appliance Incentives
- Features are subject to change without notice and at Builder's discretion.

Luxury Options

- Linear Gas Fireplace with stacked Stone Accent Wall
- Whole Home Audio System with 4-Zones of Sound
- Living Room Surround Sound Package
- Home Security System with Smart Home Integration
- Composite Decking



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Atlantic Bay[®]

Mortgage Group

NMLS #72043 (nmlsconsumeraccess.org) 

Advantages of using Atlantic Bay Mortgage Group[®]

- Competitive Interest Rates and Terms
- Communication Throughout Your Loan Process
- Streamlined Process
- On Time Closings
- No Last Minute Surprises



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