



Proudly Presents...



2257 Woodlawn Avenue in Virginia Beach

Heard about the famous “dunes on the Cape?” Come enjoy the equally beautiful dunes on the Bay and a private beach lifestyle. Explore EDC Homes’ all new generously proportioned beach side condominium project in the popular Ocean Park section of greater Chicks Beach. Located where the Chesapeake Bay merges with the Atlantic Ocean. Secluded backyards and a stone’s throw from the beach access. Each of only two units boasts an impressive 3-story layout complete with private balconies, and private garage/storage area.

Our expansive floor plan encompasses three spacious bedrooms, two of which are master suites, a private office creating plenty of room for study, sleep and storage, 3 and ½ luxurious bathrooms, and a stylish custom kitchen that flows through to our expansive open floor plan. Both of our master bedrooms include large walk-in closets, beautiful master bathrooms with plenty of windows to open for enjoying that clean ocean air..

Each Home Features:

- ◆ No Condominium Fee
- ◆ Dual Master Suites
- ◆ Energy Efficient Water Heater
- ◆ Spacious 2nd Floor Balcony with Breathtaking Views



Of course, all EDC model homes feature the finest craftsmanship throughout with extensive attention to detail. Some of the many upgrades and luxuries include:

- ◆ Vast open floor plan with nine-foot ceilings on the main living floor
- ◆ Gourmet kitchen with granite/quartz countertops, stainless steel appliances to include a gas range and a large island
- ◆ Custom-designed kitchen cabinetry with soft-close cabinets and drawers
- ◆ Granite/quartz countertops in all bathrooms
- ◆ Oversized master bedrooms with generous walk-in closets and incredible views
- ◆ Master bathrooms with ceramic tile flooring and luxurious showers
- ◆ Family room pre-wired for surround sound and HDMI access
- ◆ Ceiling fans in the family room and all bedrooms
- ◆ Stain-resistant, wall-to-wall carpet in choice of colors
- ◆ Craftsman-style interior doors
- ◆ Two-piece crown molding in living areas
- ◆ Brushed-nickel light fixtures
- ◆ Carriage-style, raised-panel garage door with remote and opener
- ◆ CertainTeed siding and architectural roofing shingles



Financing available with

NMLS #72043 (nmlsconsumeraccess.org) 



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Extra costs, options and decorator items may be shown in models or in illustrations. **Denotes features in select models only. Features/options may carry an upgrade charge.





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Floor Plan A



1st Floor



2nd Floor



3rd Floor

Floor Plan B



1st Floor



2nd Floor



3rd Floor



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EDC Homes Standard Features for 2257 Woodlawn Avenue

Exterior Features

- ◆ Coastal Living Design
- ◆ CertainTeed Maintenance-Free Siding and Exterior
- ◆ Stacked Stone Accents
- ◆ CertainTeed 30 Year Architectural Roof Shingles
- ◆ Garage and Storage Area
- ◆ Carriage Style Overhead Garage Door with Opener
- ◆ Extensive Landscaping with Mulched Flowerbeds
- ◆ Two Hose Bibs
- ◆ Seamless Aluminum Gutters with Downspouts

Interior Design

- ◆ Nine Foot Ceilings on 2nd and vaulted ceiling on the 3rd Floor
- ◆ Wood Laminate Floors in Living Room, Dining Room, and Kitchen
- ◆ Solid Surface Stairs
- ◆ Spacious Dual Master Suites, Tray Ceiling & Walk-In Closet and one with Oversized Balcony
- ◆ Stain Resistant Wall to Wall Carpet in All Bedrooms
- ◆ Ceiling Fan in Living Room, All Bedrooms
- ◆ 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

Gourmet Kitchen

- ◆ Custom Design Kitchen Cabinetry
- ◆ Oversized Island 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 Apron Sink with Brushed Nickel Faucet
- ◆ Water/Ice Hookup for Refrigerator

Bathrooms & Fixtures

- ◆ Granite or Quartz Countertops in All Bathroom
- ◆ 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

Energy Efficiency

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

Luxury Features

- ◆ Under Cabinet Kitchen Lighting
- ◆ Custom Wood Shelving in Master Close
- ◆ Upgraded Kitchen Appliance Package
- ◆ Wired for Family Room Surround Sound
- ◆ Gas Fireplace

Luxury Options*

- ◆ Whole Home Audio Sound System to Include 4 Zones of Sound
- ◆ Gas Fireplace stacked Stone Accent Wall
- ◆ Living Room Surround Sound Package
- ◆ Maintenance Free PVC Railing Package
- ◆ Home Security System with Smart Home Integration

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 Prior to Closing



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FINANCE OPTIONS Based on a sales price of \$649,900

FINANCING BASED ON LOAN PROGRAM	VA	CONV JUMBO	CONV COMBO
	30 Year Fixed	30 Year Fixed	30 Year Fixed
DOWN PAYMENT/LOAN AMOUNT	7.5% - \$48,742	15% - \$97,485	5% - \$32,495
TERM IN MONTHS	360	360	360
INTEREST RATE / APR ^{1st}	4.750%/4.907%	5.375%/5.403%	5.000%/5.409%
TOTAL LTV	92.5%	85%	95%
2ND LOAN AMT	N/A	N/A	\$164,305
2ND RATE/APR	N/A	N/A	7.375%/7.398%
MONTHLY HOA	\$0	\$0	\$0
INSURANCE	\$80	\$80	\$80
TAXES	\$530	\$530	\$530
MORTGAGE INSURANCE	0	0	0
TOTAL PAYMENT (PITI +HOA)	\$3,746	\$3,703	\$4,282
INCOME LIMITATIONS*	N/A	N/A	N/A

* Based on Credit Score of 720. Only if USDA or any state bond program.



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