



## PRESTON

The Preston is designed for entertaining and communal living. Among its many distinguished features are a barrel ceiling entry way to the living room flanked by book shelves, a charming window seat framed by cabinets, and an oversized kitchen island. Thoughtful designer details are evident with the lighting pendants above the island to the hardware selected to adorn the custom crafted kitchen cabinets. The home offers a rare combination of sleek urban living complemented by the classic flair of R.L. Beyer craftsmanship.

Character abounds on the turned staircase enhanced by natural light from the landing window and charming picket details. The second floor reveals a gracious master suite featuring a oversized soaking tub with custom tile surround and a walk in closet. The three bedrooms have easy access to the upstairs laundry room across the hall or an optional second story porch.

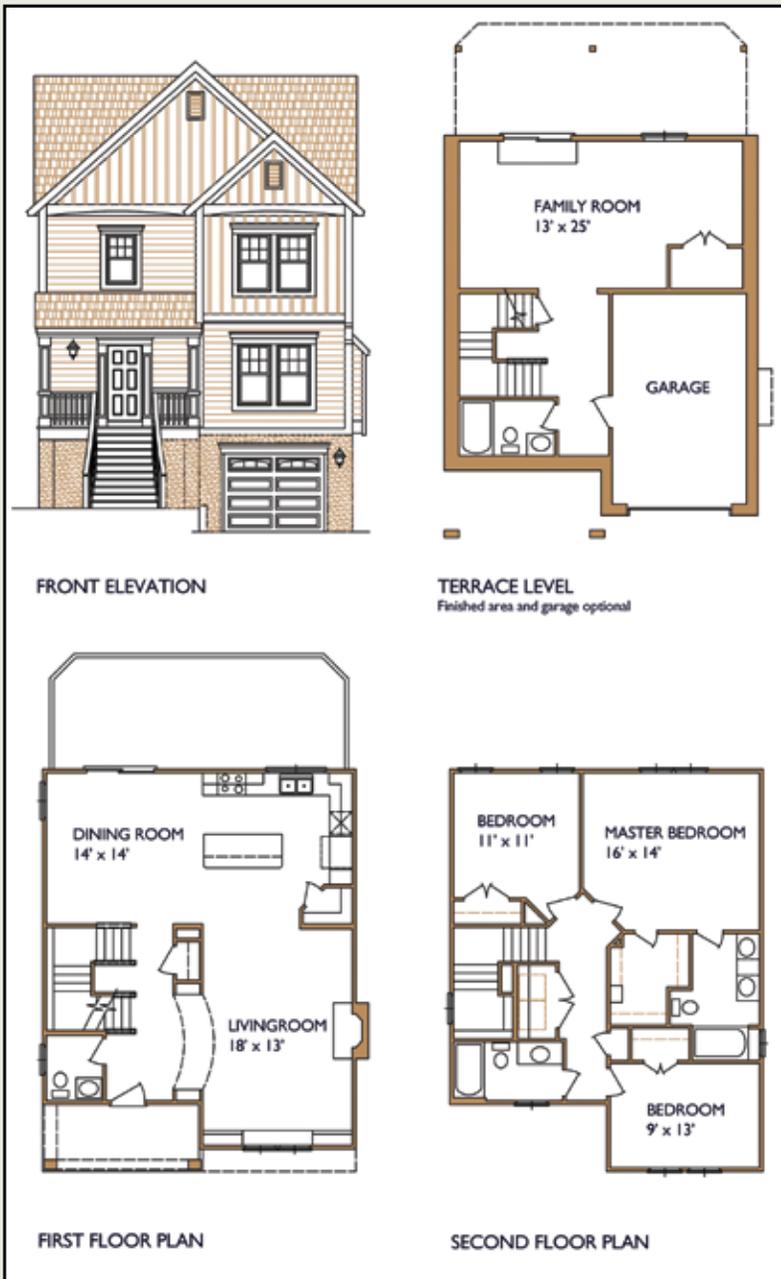
The Preston is a plan of character for the discretionary homeowner, with extraordinary customization at an affordable price. Choices include a finished basement with a family room and / or guest bedroom, a unique finished attic space perfect for a second master suite or workspace, and a garage.



By R.L. Beyer Custom Homebuilders  
[www.beyershomes.com](http://www.beyershomes.com)

Marketed by Pace Real Estate Associates, LLC, 434-817-PACE





**FEATURES**

Standard R.L. Beyer features include hand-laid, hand-finished oak flooring, hand crafted custom cabinets, granite countertops, stainless steel appliances, slate surround fireplaces, distinguished trim, built-in bookcases, custom tiled and oversized master baths, HardiePlank siding and an Energy Star rating. From there, the customer enjoys a truly unique level of customization—from numerous stains, styles, and finishes on the cabinets, to lighting packages and unique tile patterns.

**ENERGY STAR**

- ★ Energy Savings of over 50% from standard construction
- ★ Built tight and triple checked for leaks and inefficiencies
- ★ Third party tested and verified
- ★ 14 SEER heatpump and furnace
- ★ Upgraded appliances
- ★ Low E, Argon Filled windows
- ★ Dual flush toilets, and water saving fixtures

**DIRECTIONS:**

*From UVA:* Take Jefferson Park Ave to right on Stribling Ave, left on Huntley Ave.

*From Downtown:* Take 5th Street to right on Harris Road. Continue straight on Jefferson Park Ave Ext. Left at Stribling Ave.

