



Exterior Details

The Flats at Old Beach Village are traditionally designed one-story residences in five-and-a-half story buildings inspired by historic Virginia Beach. There are four separate buildings, three of which surround an elegant gated courtyard accented by brick pavers and a central island with a water feature.

- The flats are constructed with structural gauge steel exterior walls and steel studded interior walls with brick and cementitious board siding and trim, architectural grade asphalt shingles, metal roof accents and shutters.
- Each home features spacious, private verandas with heavy timber decking and a powder coated black aluminum rail system.
- Each building has centrally located, private mail boxes.
- Private resident entries are accessed by designer appointed interior hallways and elevator lobbies.
- Elevators are equipped with coded locks and resident telephone activated buzzer access.
- Private storage areas on the ground floor are reserved for each home.
- Each home has two designated parking spaces accessed with remote entry gate openers.

Interior Details

These beautifully designed residences are rich in detail and interior accents. The Penthouse homes offer sixth floor mezzanine areas accessed by an interior stairwell yet each of the designs offer spacious, comfortable living areas with designer finishes.

- Open living, dining and kitchen areas for casual elegance and extreme livability.
- Two, three or four bedroom plans with two, two-and-a-half, or three baths.
- Nine foot ceilings are joined by walls of smooth finish, painted drywall.
- Customized trim is used extensively and features 4 5/8" crown moulding in the living area as well as 5 1/4" base moulding throughout the home.
- Custom plinth and/or architrave mouldings surround the doors and windows.
- All trim is painted a white semi-gloss inspired by traditional design.
- Individual plank hardwood floors in your choice of finish are featured in the living room, dining room, entry halls.
- Kitchens feature hardwood or ceramic tile standard as indicated by individual plans.
- Plush carpet in a selection of colors is offered in the bedrooms and bedroom closets.
- Penthouses feature oak treads and handrail with white painted pickets.
- Designer coordinated brushed nickel lighting fixtures are featured throughout the home.
- Gas fireplaces with a traditional slate hearth and surround are complimented by mantel mouldings.
- Each home is pre-wired in designated locations for internet access, cable television, telephone and facsimile.
- For your convenience, master bedrooms are pre-wired for a ceiling fan and dining rooms are pre-wired for a chandelier.
- Walk-in closets are featured in all units with master bedroom closets offering double- and single-height ventilated shelving.
- High efficiency, single-zone Janitrol™ heat pumps are hidden from view on the roof of each building.
- Windows are pre-finished aluminum clad wood at 8' height (except Penthouses).
- Entry doors are solid wood with a peep hole, doorbell, Kwikset™ entry levers and deadbolt security locks.



The Lots and The Flats • 2900 Baltic at 30th Street

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Virginia Beach, VA 23451

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oldbeachvillage.com

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- Balcony doors are 8' tall with a full glass panel to enhance the natural lighting.
- Interior doors are three panel with Kwikset™ levers.
- Each home features brushed nickel door hardware and hinges.
- A unique selection of wood cabinetry in a variety of designer finishes as well as a wide array of cabinet knobs and pulls are available for your selection.
- A selection of solid surface Corian™ countertops are available as standard in the kitchen.
- Large kitchen islands have been included for the “gourmet chef” in each of us.
- Stainless steel, double bowl sinks with garbage disposals, and Kohler™ single-lever faucets with pull out sprayer are standard in a chrome finish.
- Appliances include a GE™ dishwasher, range, and microwave in your choice of black, white or bisque with options available in style and stainless steel.
- Each kitchen features either under cabinet lighting or a pendant fixture over the sink.
- There is a generous pantry and/or cabinet equipped with a Lazy Susan in each kitchen.
- A full-sized, stacked washer and dryer is included in each home.
- Each bath features wood cabinetry in your choice of finish with cultured marble white on white tops and beveled oval mirrors as standard.
- Designer Kohler™ faucets with lever handles are featured in all baths.
- Tub/shower combinations are included in all secondary baths and select master baths.
- An oversized ceramic shower with a semi-frameless, clear glass shower enclosure is featured in most master baths.
- Ceramic tile in 3” x 6” ‘subway’ tile pattern surrounds all tubs and showers while octagon and dot white on white ceramic tile flooring is featured in all baths.
- Kohler Wellworth™ elongated commodes are standard and privacy commode spaces are featured in all master baths.
- Powder rooms feature a Kohler Chablis™ pedestal sink and beaded board wainscoting.
- High efficiency, single-zone Janitrol™ heat pumps are hidden from view on the roof of each building.
- Fire and smoke detection systems as well as sprinklers are in each residence.
- The separation walls are 8” block with solid core-filled foam and the floors and ceilings are 8” hollow core concrete planks with a 2” topping; each have a STC rating of approximately 59.
- The building system was designed by a structural engineer with windows and doors that have a DP-50 rating and are constructed of insulated, laminated, impact resistant glass- each is designed to withstand 120 mph wind gusts.

Custom Upgrade Details

- Cabinetry in a variety of woods and finishes
- Countertops in Corian and Granite and other solid surface materials.
- Decorative ceramic tile for floors and tub surrounds
- Appliances in various colors, styles and finishes
- Custom interior paint colors and wainscoting
- Electrical lighting packages in several styles and finishes
- Custom fireplace hearth and surround
- Plumbing fixtures in various styles and finishes
- Flooring selections in hardwood, wide plank hardwood, and exotic woods
- Custom carpet styles, colors and padding



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