

# ABOUT THE TERN



## ABOUT THE TERN

"Tern" toward the pristine Chesapeake Bay shoreline and enjoy upscale coastal living with a modern and healthy lifestyle.

Named not only for the curved approach on Shore Drive but also for the indigenous seabird, The Tern features 96 state of the art luxury townhomes.

This beachside community will be the perfect setting to enjoy Ocean View's white sandy beaches, go for a bike ride, paddle board just outside our breakwaters or where folks can meet after a long day to enjoy our new restaurants. After a day at the beach, take advantage of Ocean View's newest dining hot spots, breweries, and local entertainment. Don't miss an opportunity to live at The Tern and experience the Old Salt with a New Vibe!



*A Luxury EDC Beachside Community*

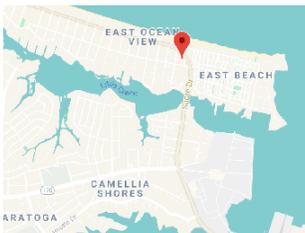
## CONTACT

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information  
757-500-TERN (8376)

# THE TERN SITE PLAN



## Location



A Luxury EDC Beachside Community  
 TheTernOV.com | 757-500-TERN (8376)

## Models:

- Compass
- Waypoint
- Lighthouse

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# THE COMPASS



## THE COMPASS

— pure luxury —

### 1,500 SQUARE FEET, 2 BEDROOMS, 2.5 BATHS

- Two Master Suites
- Oversized Two Car Garage
- Second Floor Balconies With Neighborhood Views
- 9 Foot Ceilings On All Floors
- Custom Kitchen With Granite/Quartz Countertops, Soft-Close Cabinets, And Stainless Steel Appliances
- Premium Floor Finishes Available
- Open Concept Floor Plan



## THE COMPASS STANDARD FEATURES

### COMMUNITY FEATURES

- Professionally Managed Homeowner's Association
- Direct Public Beach Access
- Professional Landscaping And Lawn Maintenance
- Public Trash Pickup And Recycling
- Dog Friendly Community Park
- Underground Utilities
- Centrally Located To Parks, Restaurants, And Breweries
- Guest Parking Throughout

### OUR COMMITMENT

- One Year Builder Warranty
- Full In-House Warranty And Customer Care Department
- 2-10 New Home Warranty
- Complete Builder Review And Walk Through Before Closing

### EXTERIOR DESIGN

- Certainteed Architectural Roof Shingles
- Extensive Landscaping Design Including Sod
- Coastal Inspired Exterior Elevations
- High Performance James Hardie Plank Siding
- Front And Rear Hose Bibs With Winterizing Shut Off Valves
- Rear Gutters With Downspouts
- Fiberglass Front Entry Door With Glass And Security Deadbolt
- Brushed Nickel Exterior Door Hardware
- Front And Rear Weatherproof Protected Electrical Outlets
- Decorative Raised Panel Overhead Garage Door With Opener, Remotes, And Keyless Entry
- Second Floor Balconies With Friendly Neighborhood Views

### INTERIOR DESIGN

- Customizable Finish Selection Process
- Spacious Open Floor Plan Designed For Optimal Comfort Living
- Oversized Two Car Garage With Additional Storage Space
- Energy Efficient Pella Windows
- Interior Doors Cased With Oversized Trim
- Nine Foot Ceilings Throughout
- Attic Access
- Smooth Drywall Finish Throughout
- Brushed Nickel Finishes Throughout
- 50 Gallon Electric Energy Efficient Water Heater
- Two Spacious Master Bedrooms
- Closet Custom Wire Shelving

### FLOORING

- Durable Laminate Flooring In Main Living Areas
- Wall To Wall Carpeted Bedrooms With 6lb Padding
- Luxury Vinyl Plank Flooring In Master En-Suite Bathrooms
- Large Selection Of Premium Flooring Finishes

### LAUNDRY ROOM

- Upstairs Laundry Room With Washer And Dryer Hookups
- Laundry Room Drain

### ELECTRICAL

- Brushed Nickel Finish Light Fixtures
- LED Lighting
- Ceiling Fan In Living Area And All Bedrooms
- Generator Hookup
- Direct Wire Smoke Detectors With Battery Backup

### TECHNOLOGY & PRE-WIRES

- Cable Outlets In Living Area And All Bedrooms
- CAT5 Data Outlets In Living Area And All Bedrooms
- HDMI Outlet For Living Area TV Wall

### HVAC / FIREPLACES / VENTING

- Exhaust Fans In All Bathrooms
- Programmable Thermostats

### KITCHEN

- Solid Wood Cabinets With Soft Close Doors And Drawers With City Scape Staggering
- Generous Kitchen Pantry Closet With Custom Wood Shelving
- Brushed Nickel Finish Cabinet Hardware
- Oversized Breakfast Bar With Pendant Lighting
- Stainless Steel Undermount Double Sink With Spray Faucet
- Granite Countertops
- Garbage Disposal

### APPLIANCES

- Stainless Steel Appliance Package (Microwave, Dishwasher, And Electric Oven)
- Water And Ice Hookup for Refrigerator

### BATHROOMS

- Solid Wood Vanity Cabinets With Soft Close Doors
- Granite Countertops
- Oversized Pedestal Sink For Powder Room
- Full Vanity Mirrors
- Brushed Nickel Bath Faucets And Accessories
- Elongated Toilets
- Master Bathroom #1 - Double Sinks
- Master Bathroom #1 - Semi-Framed Glass Shower Door
- Master Bathroom #1 - Tiled Shower Walls With Two Corner Shelves
- Master Bathroom #2 - Maintenance Free Fiberglass Shower And Bathtub Combo
- Master Bathroom #2 - Maintenance Free Fiberglass Shower And Bathtub Combo With Tile Walls (Exterior Units Only)

# THE COMPASS



KITCHEN



LIVING

## FLOOR PLANS



First Floor



Second Floor



Third Floor

# THE WAYPOINT



## THE WAYPOINT

— pure luxury —

### 2,039 SQUARE FEET, 3 BEDROOMS, 2.5 BATHS

- Master Ensuite Bedroom With Tray Ceiling and Two Walk-In Closets
- Oversized Two Car Garage With Additional Storage Space
- Spacious Second Floor Balconies (some covered)
- 9 Foot Ceilings On All Floors
- Custom Kitchen With Granite/Quartz Countertops, Soft-Close Cabinets, And Stainless Steel Appliances
- Premium Floor Finishes Available
- Open Concept Floor Plan



## THE WAYPOINT STANDARD FEATURES

### COMMUNITY FEATURES

- Professionally Managed Homeowner's Association
- Direct Public Beach Access
- Professional Landscaping And Lawn Maintenance
- Public Trash Pickup And Recycling
- Dog Friendly Community Park
- Underground Utilities
- Centrally Located To Parks, Restaurants, And Breweries
- Guest Parking Throughout

### OUR COMMITMENT

- One Year Builder Warranty
- Full In-House Warranty And Customer Care Department
- 2-10 New Home Warranty
- Complete Builder Review And Walk Through Before Closing

### EXTERIOR DESIGN

- Certainteed Architectural Roof Shingles
- Extensive Landscaping Design Including Sod
- Coastal Inspired Exterior Elevations
- High Performance James Hardie Plank Siding
- Front And Rear Hose Bibs With Winterizing Shut Off Valves
- Rear Gutters With Downspouts
- Fiberglass Front Entry Door With Glass And Security Deadbolt
- Brushed Nickel Exterior Door Hardware
- Front And Rear Weatherproof Protected Electrical Outlets
- Decorative Raised Panel Overhead Garage Door With Opener, Remotes, And Keyless Entry
- Second Floor Spacious Balconies With Friendly Neighborhood Views
- Covered Balconies On Select Models

### INTERIOR DESIGN

- Customizable Finish Selection Process
- Spacious Open Floor Plan Designed For Optimal Comfort Living
- Energy Efficient Pella Windows
- Oversized Two Car Garage With Additional Storage Space
- Interior Doors Cased With Oversized Trim
- Nine Foot Ceilings Throughout
- Attic Access
- Smooth Drywall Finish Throughout
- Brushed Nickel Finishes Throughout
- 50 Gallon Electric Energy Efficient Water Heater
- Spacious Master En-Suite Bedroom With Tray Ceiling And Two Walk-In Closets
- Closet Custom Wire Shelving

### FLOORING

- Durable Laminate Flooring In Main Living Areas
- Wall To Wall Carpeted Bedrooms With 6lb Padding
- Ceramic Tile In Master En-Suite Bathroom
- Large Selection Of Premium Flooring Finishes

### LAUNDRY ROOM

- Upstairs Laundry Room With Washer And Dryer Hookups
- Laundry Room Drain

### ELECTRICAL

- Brushed Nickel Finish Light Fixtures
- LED Lighting
- Ceiling Fan In Living Area And All Bedrooms
- Generator Hookup
- Direct Wire Smoke Detectors With Battery Backup

### TECHNOLOGY & PRE-WIRES

- Cable Outlets In Living Area And All Bedrooms
- CAT5 Data Outlets In Living Area And All Bedrooms
- HDMI Outlet For Living Area TV Wall
- Living Area Pre-Wired For Surround Sound

### HVAC / FIREPLACES / VENTING

- Exhaust Fans In All Bathrooms
- Programmable Thermostats

### KITCHEN

- Solid Wood Cabinets With Soft Close Doors And Drawers With City Scape Staggering
- Generous Kitchen Pantry Closet With Custom Wood Shelving
- Brushed Nickel Finish Cabinet Hardware
- Oversized Breakfast Bar With Pendant Lighting
- Stainless Steel Undermount Double Sink With Spray Faucet
- Granite Countertops
- Garbage Disposal

### APPLIANCES

- Stainless Steel Appliance Package (Microwave, Dishwasher, And Electric Oven)
- Water And Ice Hookup for Refrigerator

### BATHROOMS

- Solid Wood Vanity Cabinets With Soft Close Doors
- Granite Countertops
- Oversized Pedestal Sink For Powder Room
- Full Vanity Mirrors
- Brushed Nickel Bath Faucets And Accessories
- Elongated Toilets
- Master Bathroom Double Sinks
- Master Bathroom Framed Glass Shower Door
- Master Bathroom Tiled Shower And Built-In Niche
- Hall Bathroom - Maintenance Free Fiberglass Shower And Bathtub Combo

# THE WAYPOINT



DINING



KITCHEN



LIVING

## FLOOR PLAN



First Floor



Second Floor



Third Floor



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# THE LIGHTHOUSE



## THE LIGHTHOUSE

— pure luxury —

IN HOME  
PRIVATE ELEVATOR

### 2,600 SQUARE FEET, 3 BEDROOMS, 3.5 BATHS

- Private Elevator
- Oversized Two Car Garage With Additional Storage Space
- Natural Gas Heat & Electric Fireplace
- Tankless Gas Water Heater
- Fourth Floor Luxury Master Suite With Breathtaking Views, Huge Walk-In Closets, and Spacious Ensuite Bathroom
- 3 & 4 Story Balconies (4th Fourth Floor Optional Sunroom on Select Units)
- 2 Additional Ensuite Bedrooms
- 9 Foot Ceilings On All Floors
- Gourmet Kitchen With Granite/Quartz Countertops, Gas Range, Double Ovens, Soft-Close Cabinets, And Stainless Steel Appliances
- Premium Floor Finishes Available
- Open Concept Floor Plan



## THE LIGHTHOUSE STANDARD FEATURES

### COMMUNITY FEATURES

- Professionally Managed Homeowner's Association
- Direct Public Beach Access
- Professional Landscaping And Lawn Maintenance
- Public Trash Pickup And Recycling
- Dog Friendly Community Park
- Underground Utilities
- Centrally Located To Parks, Restaurants, And Breweries
- Guest Parking Throughout

### OUR COMMITMENT

- One Year Builder Warranty
- Full In-House Warranty And Customer Care Department
- 2-10 New Home Warranty
- Complete Builder Review And Walk Through Before Closing

### EXTERIOR DESIGN

- Certainteed Architectural Roof Shingles
- Extensive Landscaping Design Including Sod
- Coastal Inspired Exterior Elevations
- High Performance James Hardie Plank Siding
- Spacious Covered Balconies On All Floors With Breathtaking Chesapeake Bay Views
- Front And Rear Hose Bibs With Winterizing Shut Off Valves
- Rear Gutters With Downspouts
- Fiberglass Front Entry Door With Glass And Security Deadbolt
- Brushed Nickel Exterior Door Hardware
- Front And Rear Weatherproof Protected Electrical Outlets
- Decorative Raised Panel Overhead Garage Door With Opener, Remotes, And Keyless Entry

### INTERIOR DESIGN

- Customizable Finish Selection Process
- Spacious Open Floor Plan Designed For Optimal Comfort Living
- Energy Efficient Pella Windows
- Oversized Two Car Garage
- Interior Doors Cased With Oversized Trim
- Nine Foot Ceilings Throughout
- Attic Access
- Smooth Drywall Finish Throughout
- Brushed Nickel Finishes Throughout
- Tankless Gas Water Heater
- Spacious Master Bedroom With Double Tray Ceiling, And Oversized Walk-In Closet
- Two Additional En-Suite Bedrooms
- Crown Molding In Foyer, Third Floor Main Living Area, And Master Bedroom
- Fire Suppression System
- Closet Custom Wood Shelving

### FLOORING

- Luxury Vinyl Plank Flooring In Main Living Areas
- Wall To Wall Carpeted Bedrooms With 8lb Padding
- Ceramic Tile In Master En-Suite Bathroom
- Large Selection Of Premium Flooring Finishes

### LAUNDRY ROOM

- Upstairs Laundry Room With Washer And Dryer Hookups
- Laundry Room Drain

### ELECTRICAL

- Brushed Nickel Finish Light Fixtures
- LED Lighting
- Ceiling Fan In Living Area And All Bedrooms
- Generator Hookup
- Direct Wire Smoke Detectors With Battery Backup

### TECHNOLOGY & PRE-WIRES

- Cable Outlets In Living Area And All Bedrooms
- CAT5 Data Outlets In Living Area And All Bedrooms
- HDMI Outlet For Living Area TV Wall
- Living Area Pre-Wired For Surround Sound

### ELEVATOR

- Custom Private Elevator With LED Lighting And Dedicated Phone Line

### HVAC / FIREPLACES / VENTING

- Gas Heat
- Dual System HVAC With Electronic Dampening System
- Exhaust Fans In All Bathrooms
- Programmable Thermostats
- Electric Fireplace With Mantel and Remote In Main Living Area

### KITCHEN

- 42" Solid Wood Cabinets With Soft Close Doors And Drawers
- Custom Cabinet Range Hood With Built-In Vented Hood
- Generous Kitchen Pantry Cabinet
- Brushed Nickel Finish Cabinet Hardware
- Oversized Breakfast Bar With Pendant Lighting
- Stainless Steel Undermount Double Sink With Spray Faucet
- Granite Or Quartz Countertops
- Garbage Disposal
- Under Cabinet Lighting
- Under Cabinet Pull-Out Trashcan

### APPLIANCES

- Stainless Steel Appliance Package (Convection Microwave And Wall Oven Combo, Dishwasher, And Gas Slide-In Range
- Water And Ice Hookup For Refrigerator

### BATHROOMS

- Solid Wood Vanity Cabinets With Soft Close Doors And Drawers
- Granite Or Quartz Countertops
- Oversized Pedestal Sink For Powder Room
- Full Vanity Mirrors
- Upgraded Brushed Nickel Bath Faucets And Accessories
- Elongated Toilets
- Master Bathroom Double Sinks
- Master Bathroom Semi-Framed Glass Shower Door
- Master Bathroom Tiled Shower And Two Built-In Niches
- Bathroom #2 - Semi-Framed Glass Shower Door
- Bathroom #2 - Tiled Shower Walls And 2 Corner Shelves
- Bathroom #3 - Maintenance Free Fiberglass Shower And Bathtub Combo

# THE LIGHTHOUSE

## THE LIGHTHOUSE INTERIOR



## FLOOR PLAN



First Floor



Second Floor



Third Floor



Fourth Floor



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