

# Old Beach

"Old Beach is a great place for couples and young families to buy a home and enjoy the beach lifestyle. I hope to give more buyers the opportunity to live by the oceanfront."

- Chris Ettel, VB Homes



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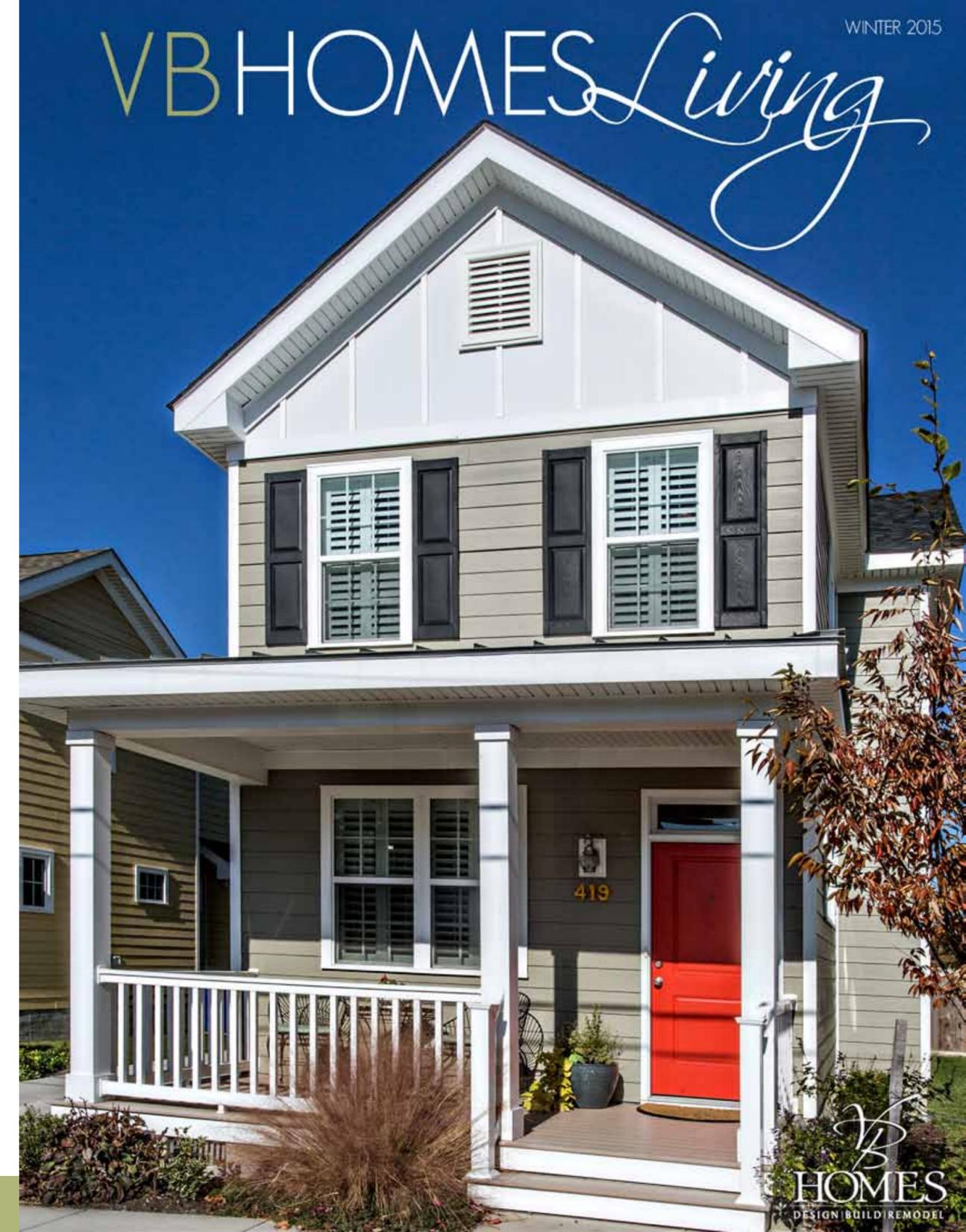
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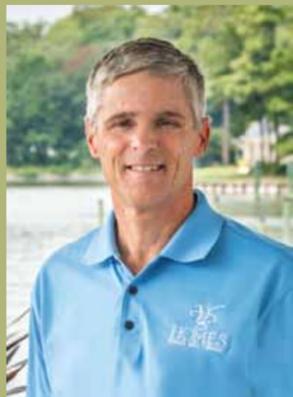


Bryan Thacker  
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Happy New Year! It's time to fulfill your New Year's resolution to renovate your current home or build a new one!

Our VB Homes team is celebrating the design award we won last month from the City of Virginia Beach for six new homes we constructed in "Old Beach" on 25th Street between Arctic and Baltic Avenue. This wonderful neighborhood is located between 22nd and 27th Streets, and is a short walk to the ocean, boardwalk, restaurants and parks.

We are excited to share with you in this issue of VB Homes Living some wonderful examples of the Coastal Cottage style houses in Old Beach, including Courtney and Matt Manship's beautiful residence that was one of the six award-winning ones. We currently have single-family homes available in this area starting around \$400,000.

There has never been a better time to buy a new home or renovate your current house. We have new residences and home sites available from the South End to the North End of the beach. Surf on over to our updated website at [VBHomesLiving.com](http://VBHomesLiving.com), where you will see our unique design-build process and portfolio of new homes, home sites and renovations. We look forward to hearing from you soon and scheduling a time to get together and discuss your home ownership goals for 2015!

See you at the Beach!

Chris  
[chris@vbhomesliving.com](mailto:chris@vbhomesliving.com)

# Featuring

Old Beach  
22nd - 27th Street, Virginia Beach

In 1915, the Old Beach Neighborhood became one of the first residential areas at the Virginia Beach oceanfront. Unfortunately, the majority of the original 1920's to 1950's beach cottages were lost and what remains today are single-family homes constructed from the 1950's to the present in a variety of architectural styles - Arts & Crafts, Coastal Cottage, European Romantic and Colonial Revival - lending an eclectic character to the neighborhood. Fast forward 90 years and the Old Beach Overlay District was established to preserve and enhance the character of the neighborhood. Its ordinance and design guidelines encourage development and provide opportunities for both new and revitalized residential construction.

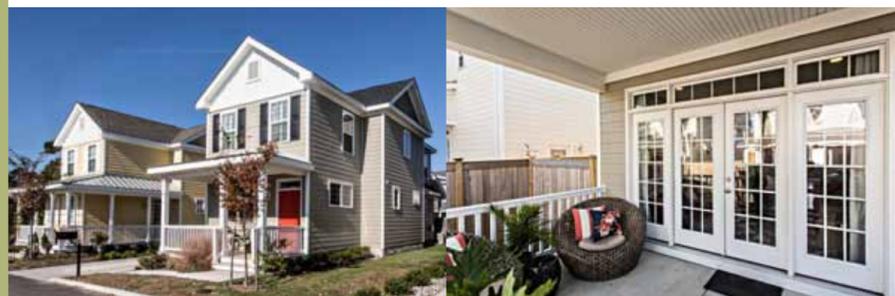


With VB Homes' penchant for successfully tackling older resort area properties, President Chris Eitel found an opportunity to purchase a fifty-year old office building and replace it with six new seaside homes on 24 1/2th and 25th Streets. He and his design team created classic beach cottages with details evocative of the neighborhood's history that were complementary to the surrounding area yet livable and inviting.

The end result was a mixture of single-family homes with lapboard siding in coordinating, cohesive colors of steel and sky blue, a pale yellow and shades of taupe and gray. Design elements include gables with batten details, thirty-year architectural shingle roofs paired with standing seam galvalume metal accents, raised shutters, coastal-styled exterior light fixtures and a recessed front-load garage featuring Carriage-style doors with decorative hardware.



These six homes received an Honor Award in the 2014 City of Virginia Beach Planning Commission's Annual Design Awards Program in the Residential Development Category. But happy homeowners are what Eitel finds to be the greatest reward. He's so enjoyed working in Old Beach that he's extended VB Homes' footprint beyond these initial homes. Their cottages are sprinkled throughout the neighborhood, including a few for sale on 26th and 26 1/2th Streets. And, on the outskirts of the district on 20th Street and Baltic Avenue, another five sit ready or nearly complete for purchase. "Old Beach is a great place for couples and young families to buy a home and enjoy the beach lifestyle. I hope to give more buyers the opportunity to live by the oceanfront," said Eitel.



Meet the

# Manship family



When Matt and Courtney Manship found out they were moving to Virginia Beach, they knew they wanted to buy a house near the ocean, but also close to Naval Air Station Oceana where Matt pilots F/A-18 Super Hornets. Room for their family of five was a necessity and budget also was a major consideration. Additionally, they desired a beach lifestyle of walking and biking to the boardwalk, parks, stores, restaurants and the resort area's numerous events. The Manships zeroed in on the Old Beach neighborhood and quickly realized VB Homes fit their style and needs. "Chris Eitel's easy manner and 'we can do anything' attitude made it easy to say yes," said Courtney. She worked with the VB Homes design team to modify the original floor plan in a manner that suited her young family's needs. After a four-month construction period, the Manships moved into their bright, cheery home on New Year's Day, 2013, fulfilling their dream to live just steps from the Atlantic Ocean.



# Available Homes

• **Coastal Breeze Homes at 20th & Baltic - AVAILABLE NOW**  
5 new homes just a short walk to the oceanfront and boardwalk. 3-4 bedrooms, 3 1/2 bathrooms, open floor plan, covered porches and garages on select units. Prices starting at \$399,000.

• **312 26 1/2 Street - AVAILABLE NOW**  
Beautiful, new two-story home! 3 bedrooms, 2 1/2 bathrooms, open floor plan, covered front porch, single car garage and fenced in yard just 2 blocks to the beach! Priced at \$450,000.

• **401 26th Street - COMING SUMMER 2015**  
Spacious two-story home in Old Beach! 3 bedrooms, 2 1/2 bathrooms, open floor plan, covered front porch, single car garage and fenced in yard. Priced at \$495,000.

