

# 8760 Jocelyn Drive

MODEL HOME

FLOORPLAN  
**Beacon Pointe**  
COMMUNITY  
**Hickory Pointe**



**4  
Beds**



**3.5  
Baths**



**2-Car  
Garage**



**3621  
Sq. Ft.**



This thoughtfully designed 4-bedroom, 3.5-bath model home offers a blend of function and style across three finished levels. The main floor features durable engineered vinyl plank flooring throughout the welcoming open layout. The family room features a gas fireplace, upgraded windows that allow natural light to enter, and recessed lighting, all of which combine to create a warm and comfortable space. The adjoining gourmet kitchen is designed for both everyday use and entertaining, featuring an island, quartz countertops, a tile backsplash, upgraded cabinetry, gourmet appliances, and recessed lighting. A bright morning room expands the main living area and opens to a 12x12 composite deck with steps to grade—perfect for outdoor dining and relaxation....

## Waynesboro Area School District

### Sales Office Hours

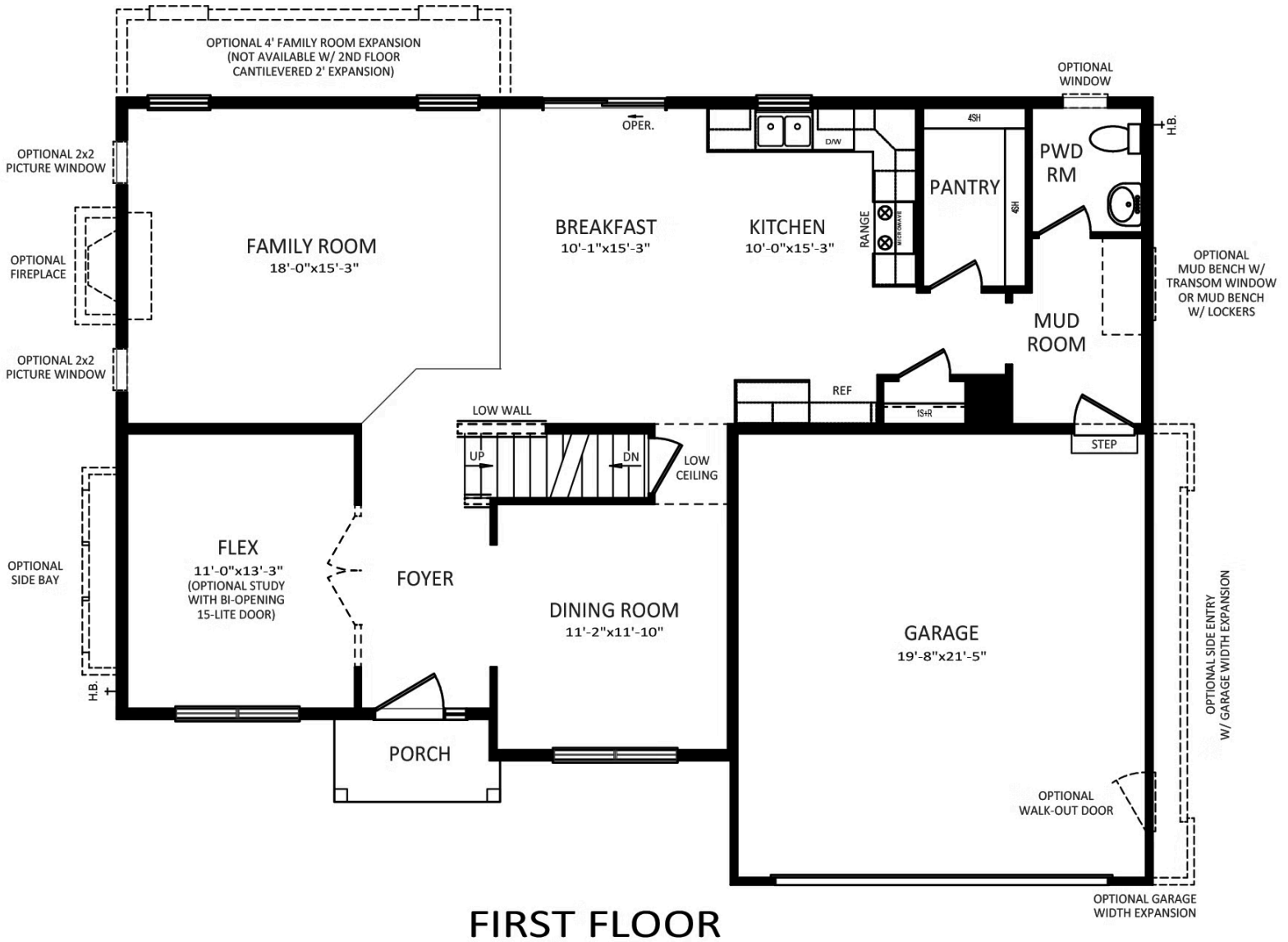
Open Wednesday - Saturday 10:00 am - 5:00 pm | Closed  
Sundays & Mondays



**Have Questions? Ask...**  
**KELLY**

(484) 772-2693 / [bhmarketing@berkshomes.com](mailto:bhmarketing@berkshomes.com)



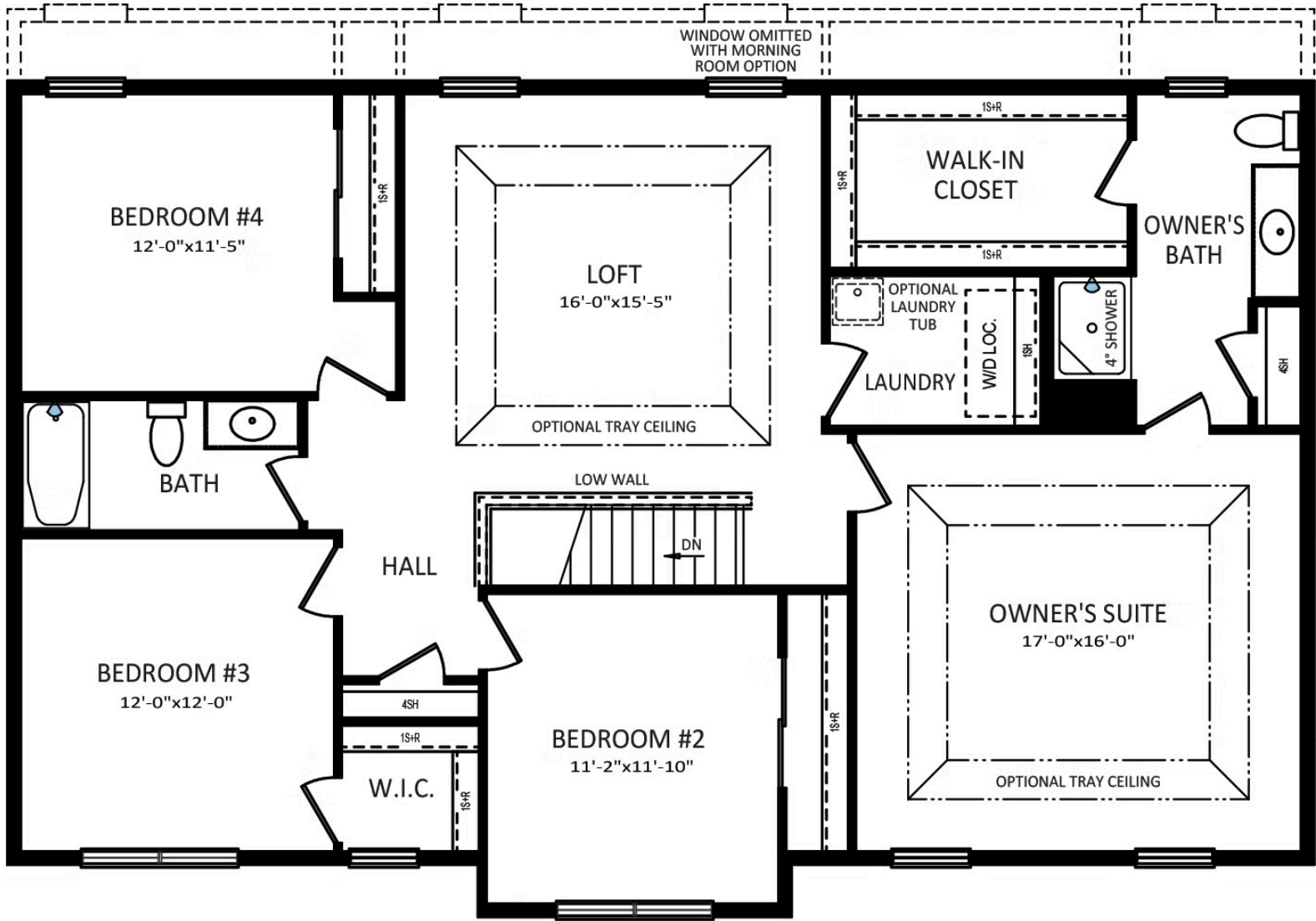


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OPTIONAL 2ND FLOOR CANTILEVERED 2' EXPANSION  
(NOT AVAILABLE WITH FAMILY ROOM EXPANSION)



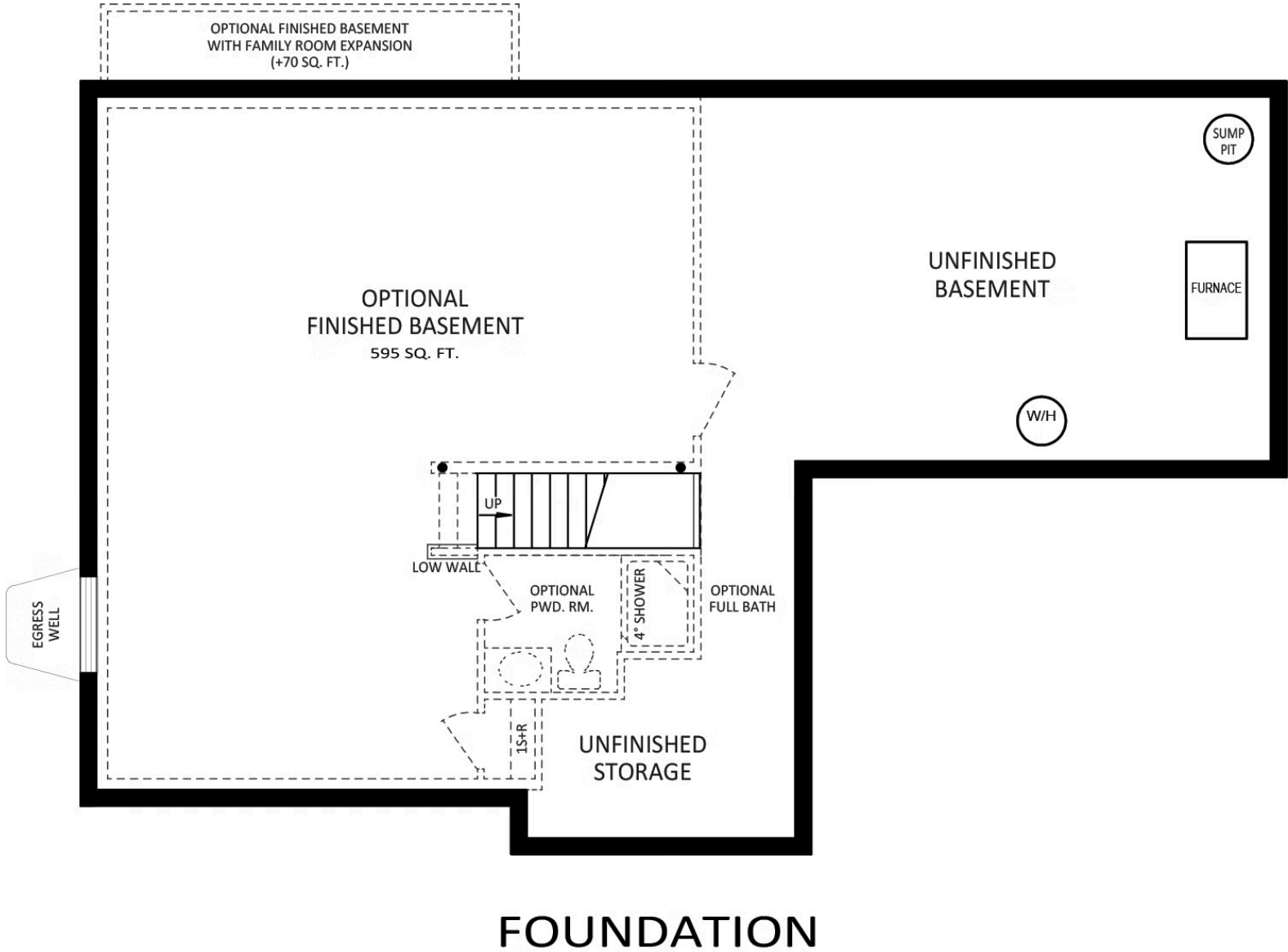
**SECOND FLOOR**



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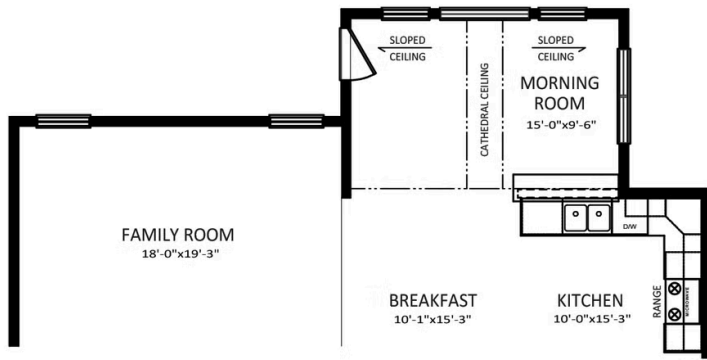




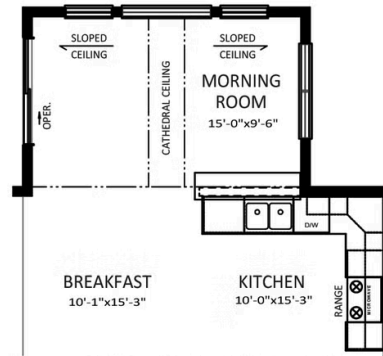
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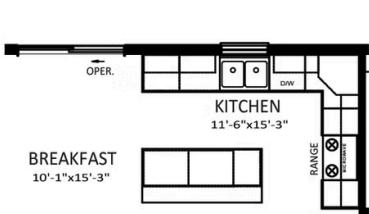




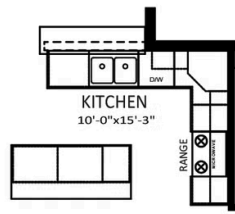
**OPTIONAL MORNING ROOM W/  
FAMILY ROOM EXPANSION**  
(NOT AVAILABLE W/ 2ND FLOOR CANT. 2' EXP.)



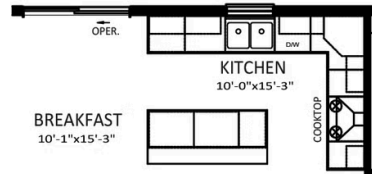
**OPTIONAL MORNING ROOM**



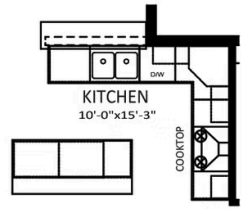
**OPTIONAL  
ALTERNATE KITCHEN**



**OPTIONAL MORNING ROOM  
WITH GOURMET KITCHEN**



**OPTIONAL  
GOURMET KITCHEN**



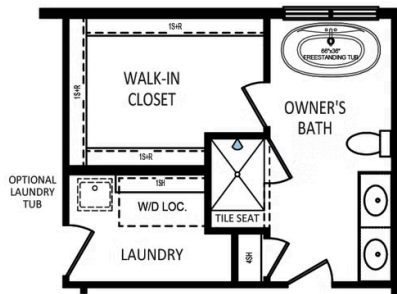
**OPTIONAL GOURMET KITCHEN  
WITH MORNING ROOM**



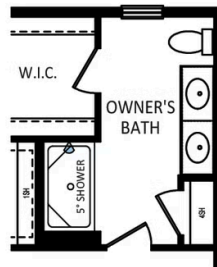
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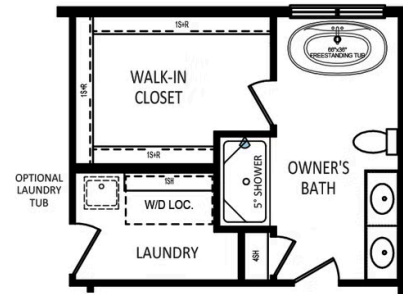




**OWNER'S BATH  
LUXURY BATH PACKAGE**  
(INCLUDES 2ND FLOOR CANT. 2' EXP.)  
(NOT AVAILABLE W/ FAMILY ROOM EXPANSION)



**OWNER'S BATH  
DOUBLE BOWL  
VANITY PACKAGE**



**OWNER'S BATH  
SERENITY BATH PACKAGE**  
(INCLUDES 2ND FLOOR CANT. 2' EXP.)  
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