

“On Your Land” Home Prices for the Richmond Area

WITHIN APPROXIMATELY 50 MILES OF
DOWNTOWN RICHMOND



**SOUTHERN
TRADITIONS**
Custom Home Builders

The Birmingham	One Story. 4 Bedrooms, 3 Full Baths. Siding with Stone Front gable offsets. Laundry/Mudroom entry. Unfinished Bonus Room above Garage. 22' x 24' Two Car Garage. 2,133 sq. ft.	\$ 299,900
	<i>*Finish Bonus Room above Garage – adds 324 sq. ft. \$ 14,900</i>	
The Charleston II	One Story/Cape. 3 Bedrooms, 2 Baths. Open eat in Kitchen and Family Room. Large unfinished room or walk up attic on second Level (can have full bath). Brick Front Elevation and Brick Raised Front Porch. Rear deck. 22' x 24' Two Car Garage. 2,188 sq. ft.	\$ 311,900
	<i>*Finish walk up attic into room with full bath – adds 610 sq. ft. \$ 31,500</i>	
The Savannah	One Story. 3 or 4 Bedrooms, 2-½ Baths. Brick Front Elevation and Brick Raised Front Porch. Vaulted Family Room and Study. Walk up attic. 22' x 24' Two Car Garage. 2,415 sq. ft.	\$ 349,400
	<i>*Finish walk up attic into room with full bath – adds 400 sq. ft. \$ 21,500</i>	
The Augusta	Two-Story. 4 Bedroom, 3-½ Baths. Unfinished Bonus Room. Third Level Rec/Guest Room Option Available. Island in Kitchen. Front Living Room can be Study or Guest Room. Country Front Porch. 21' x 24' Two Car Garage. 2,739 sq. ft.	\$ 374,900
	<i>* Finish Bonus Room above Garage – adds 288 sq. ft. \$ 13,400</i>	
The Montgomery	Story and a Half. First Floor Master Bedroom. 4 Bedrooms, 3-½ Baths. Vaulted Family Room and Master Bath. Brick Raised Front Porch. Front porch. Stone Front Gable Offset. Large Mudroom entry from Garage. Butler's Pantry. 21' x 23' Two Car Garage. 2,620 sq. ft.	\$ 379,900
Cottage by the Chickahominy	Two-Story. First Floor Master Bedroom. 4 or 5 Bedrooms, 3 Baths. Brick Raised Front Porch. Covered Rear Porch. 21' x 22' Two Car Garage. 2,650 sq. ft.	\$ 390,900
	<i>* Finish walk-in attic into room on second level – Adds 252 sq. ft. \$ 12,400</i>	
The Huntsville	Two Story. 4 or 5 Bedrooms, 4 Full Baths. Siding with Stone Front Offset. Brick Raised Front Porch. Laundry Chute from Second Floor. 21' x 24' Two Car Garage. 2,935 sq. ft.	\$ 404,900
The Augusta Craftsman	Two-Story. 4 or 5 Bedroom, 4-½ Bath. First Floor Guest Bedroom/Study with Full Bath. Formal Dining Room. Unfinished Bonus Room and Third Floor. Country Front Porch on Brick Piers. 22' x 22' Two Car Garage. 3,021 sq. ft.	\$ 420,900
	<i>* Finish Bonus Room above Garage – adds 329 sq. ft. \$ 15,300</i>	
	<i>* Finish Walk Up Attic into Room with Full Bath and Closet – adds 382 sq. ft. \$ 23,800</i>	
The Westin Ridge	Two-Story. 4 or 5 Bedroom, 4 Bath. First Floor Guest Bedroom/Study. Two Story Family Room. Keeping Room and Office Area off Kitchen. Front Wrap Porch. Fireplaces in Family Room and Keeping Room. Walk in Pantry. 21' x 22' Two Car Garage. 3,041 sq. ft.	\$ 426,900
The Rustic Refuge	Two Story. First Floor Master Bedroom. 4 Bedrooms, 3-½ Baths. Vaulted Master Bedroom, Family Room and rear Covered Porch. Tray ceiling in Dining Room. Large walk in Pantry. Walk in attic storage. Two Car Courtyard entry Garage. 3,190 sq. ft.	\$ 431,900
The Greenville	Two-Story. First Floor Master Bedroom. 4 Bedrooms, 3-½ Baths. Front, Side and Rear Brick Raised Porches. Walk in Attic Storage. 22' x 24' Two Car Garage. 2,858 sq. ft.	\$ 442,900
The Wilmington	Cape. First Floor Master. 4 Bedrooms, 3-½ Baths. Unfinished Bonus Room above Garage. Brick Raised Wrap Around Front Porch. Sunroom off Family Room. 24' x 24' Two Car Garage. 3,111 sq. ft.	\$ 444,900
	<i>*Finish Bonus room with full bath above Garage – adds 329 sq. ft. \$ 20,400</i>	
The Mackenzie	Two-Story. First Floor Master. 4 or 5 Bedroom, 3-½ Bath. Finished Bonus Room above Garage. Rear Screened Porch. Two Story Family Room. Walk Up Attic. Country Front Porch on Brick Piers. 22' x 24' Two Car Garage. 3,327 sq. ft.	\$ 450,400
The Swift Creek Cottage	Two-Story. 4 or 5 Bedrooms, 4 Baths. First Floor Master Bedroom and Guest Room/Study. Large Walk In Attic Storage. Rear Covered Porch. 21' x 23' Two Car Garage. 3,287 sq. ft.	\$ 468,900
The Southern Charm	Two-Story. First Floor Master. 4 or 5 Bedrooms, 3-½ Baths. Siding with Stone offset and Stone Raised Front Porch. Walk Up Attic. 24' x 24' Two Car Garage. 3,379 sq. ft.	\$ 487,900
	<i>*Finish Walk Up Attic into Rec Room with Full Bath – adds 629 sq. ft. \$ 31,400</i>	

Base price **DOES NOT** include lot cost, well/water connection, septic system/sewer connection, clearing, rough or fine grading, driveway, county proffer fee (if applicable), or outside sales commission. Southern Traditions can provide estimates/allowances for these items after inspecting your home site, and can coordinate all necessary site work during construction if desired. Extra foundation costs may also be incurred due to lot slope or grading requirements. Basements available on all plans.

This information is deemed reliable but not guaranteed and is subject to change without notice. Renderings may contain optional features for exhibition purposes only and are not included in the purchase price unless otherwise expressly provided. Many of Southern Traditions' floor plans and renderings are copyrighted by designer and may not be copied or reproduced without written permission. **Effective 2/15/2017.**



EXTERIOR AND QUALITY CONSTRUCTION FEATURES

- Brick Foundation (*some stone per plan*)
- OSB Hardboard Exterior Sheathing
- Beaded or Flat Vinyl Siding (*Cement Siding Available as an option*)
- Fiberglass Insulated Front Door
- Lifetime Warranted Dimensional Laminated Roof Shingle (30 year weight)
- Engineered "I" Beam Floor Joist System
- "Advantech" Warranted ¾" T & G Subfloor Glued, Nailed and then Screwed to Floor Joists
- Sheetrock Glued and Screwed to Joists and Studs
- 9' First Floor Ceiling Height, 8' Second Floor
- Vinyl, PVC, or Aluminum Covered Exterior Trim (*Soffitt, Facia, Rake Boards, Porch Beams*)
- Aluminum Powder Coated Stoop/Porch Railings
- Broom Swept Concrete Front Walkway (*Aggregate, stamped or pavers available as option*)

ENERGY CONSERVATION AND EFFICIENCY

- Sealed, Pressurized Crawl Space (*no foundation vents, with insulated R-10 rigid foam along interior of foundation perimeter, and insulated access door*)
- 14 SEER Heat Pump(s)/Central Air
- First Floor Propane Gas Back-up Heat System (*works in conjunction with Heat Pump*)
- Tyvek Air and Moisture Barrier House Wrap Under Exterior Siding
- Insulated Low-E Double Pane, Double Hung, All Vinyl Windows with Tilt In Sashes for Easy Clean (*Typically Jeld-Wen Premium or Pella 350 Vinyl Series*)
- Upgraded Insulation Package Featuring:
 1. R-15 "Blown in Blanket" Exterior Wall Insulation with Air Seal Package (*caulking of exterior wall studs and plates before insulation is installed*)
 2. R-38 Blown Insulation in Attic Spaces
 3. R-22 - R-30 Ceiling Insulation in Vaulted Areas

ALLOWANCES INCLUDED IN BASE PRICES

(Allowances are typical and may be adjusted by Builder or Purchaser as deemed necessary per specific plan)

- Cabinetry (*kitchen and bath*): \$ 18,000 - \$ 25,000
- Solid Surface Countertops (*Granite for Kitchen, Cultured Marble for Vanities*): \$ 5,000 - \$ 7,500
- Appliances: \$ 6,000 - \$ 7,500
- Electrical Fixtures: \$ 4,500 - \$ 6,000
- Plumbing Fixtures: \$ 4,500 - \$ 6,000
- Professional Landscaping to Include Shrubbery, Mulch, and Trees: \$ 2,000 - \$ 3,000
- Low Voltage Wiring (*phone, cable/satellite, security pre-wire*): \$ 1,500
- Carpet: \$ 24.00 per square yard (*material and labor*)
- Hardwood Floors: \$ 7.50 per sq. ft. (*material and labor*) Several widths and styles of hardwood available
- Ceramic Tile: \$ 4.00 per sq. ft. (*material only*)
- Architectural Plan Drafting and Modification
- Building and Health Permits
- Foundation Survey for Lender (1)



**SOUTHERN
TRADITIONS**
Custom Home Builders

TYPICAL AMENITIES

INTERIOR QUALITY

- Raised Panel Interior Doors (*Multiple door styles available in standard price range*)
- Hardwood Flooring (*Oak-Finished On Site*) in Kitchen, Breakfast area, Foyer and Dining Room
- Ceramic Tile Floor in All Full Bathrooms and Laundry Room
- Ceramic Backsplash in Kitchen
- Four Color Paint Scheme - *three wall colors and one ceiling/trim color*
- Structured Data Wiring Package Including Phone, Cable/Satellite, and Security pre-wire
- 10 Recessed Lights and 4 Ceiling Fan Pre-wires
- Elongated Comfort Height Toilets in all Baths
- Comfort (Adult) Height Master Bath Vanities
- Cultured Marble Vanity Tops
- Ceramic Tub Deck with Drop In Soaking Tub, and Full Ceramic Shower with Glass Door and Built In Seat in Master Bath, or Free Standing Tub
- Ceramic Backsplash in Kitchen
- Propane Tankless Water Heater
- Tray or Vaulted Ceilings in Dining Room and Master Bedroom (*where applicable*)
- Solid Wood Shelving in all closets and pantry
- Direct Vent Prefab Gas Log Fireplace with Mantel, Granite, Tile, or Slate Surround & Hearth (*Stone available as an option. Full masonry also available*)
- Attic Storage - pull down stair or walk in/up per plan

AOSE ONSITE SOILS ANALYSIS

- On Site Design of Septic and Well Systems for County Health Permit (*needed for building permit application*)
- Engineered Testing of Soils under footing areas to determine if Shrink/Swell Soils exist

WARRANTY

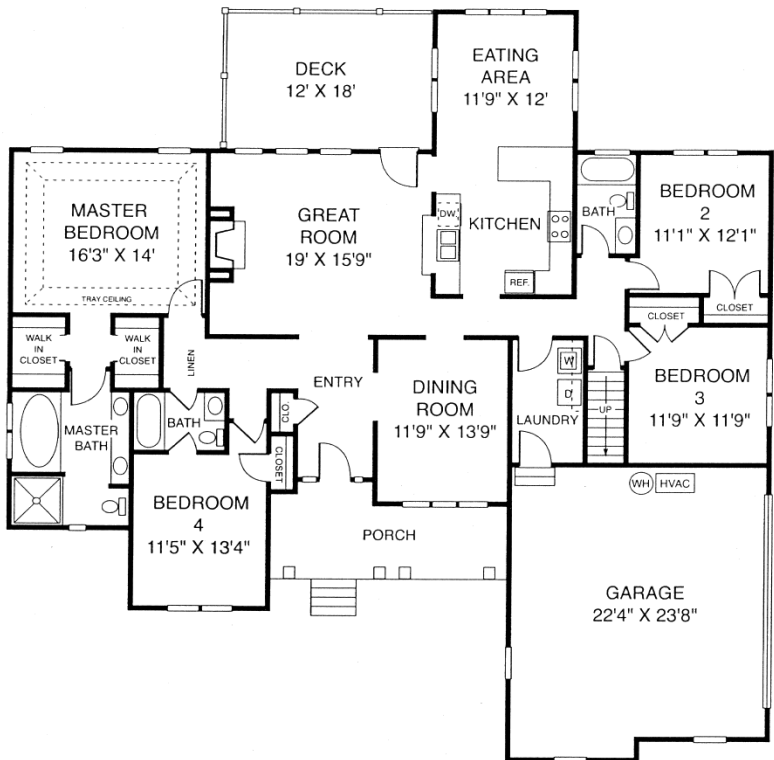
- 1 Year - all components, with the exception of homeowner maintenance items
- 2 Years - electrical, plumbing, and mechanical systems
- 10 Years - structural components (*foundation and framing*)

DEPOSIT REQUIRED

- Check to Southern Traditions for \$ 10,000 at time of Contract Signing



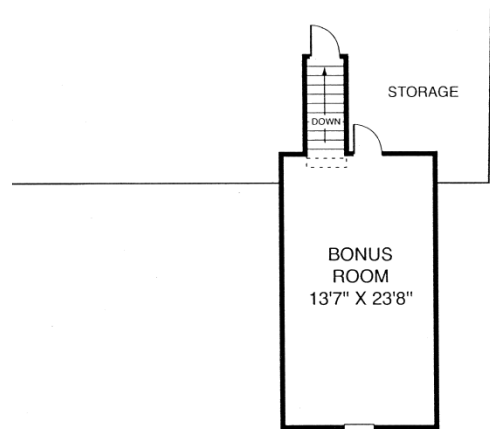
THE BIRMINGHAM



FIRST FLOOR

Finished First Floor 2,133 sq. ft.

Unfinished Bonus Room 352 sq. ft.



SECOND FLOOR

Plan copyrighted © 2002 by Donald A. Gardner Architects, Inc. May not be copied or reproduced without written permission.



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

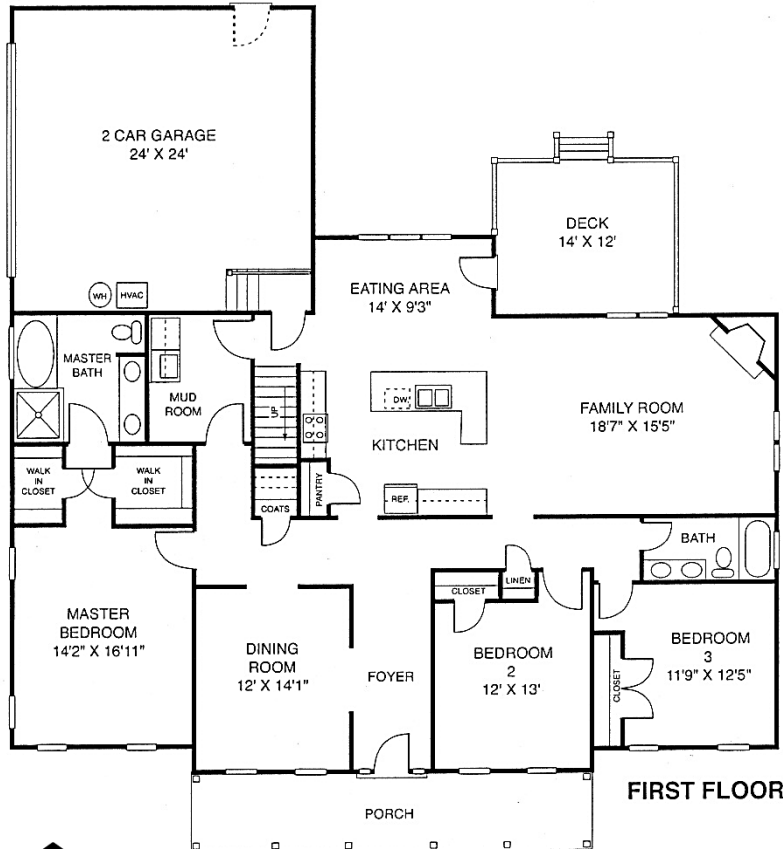
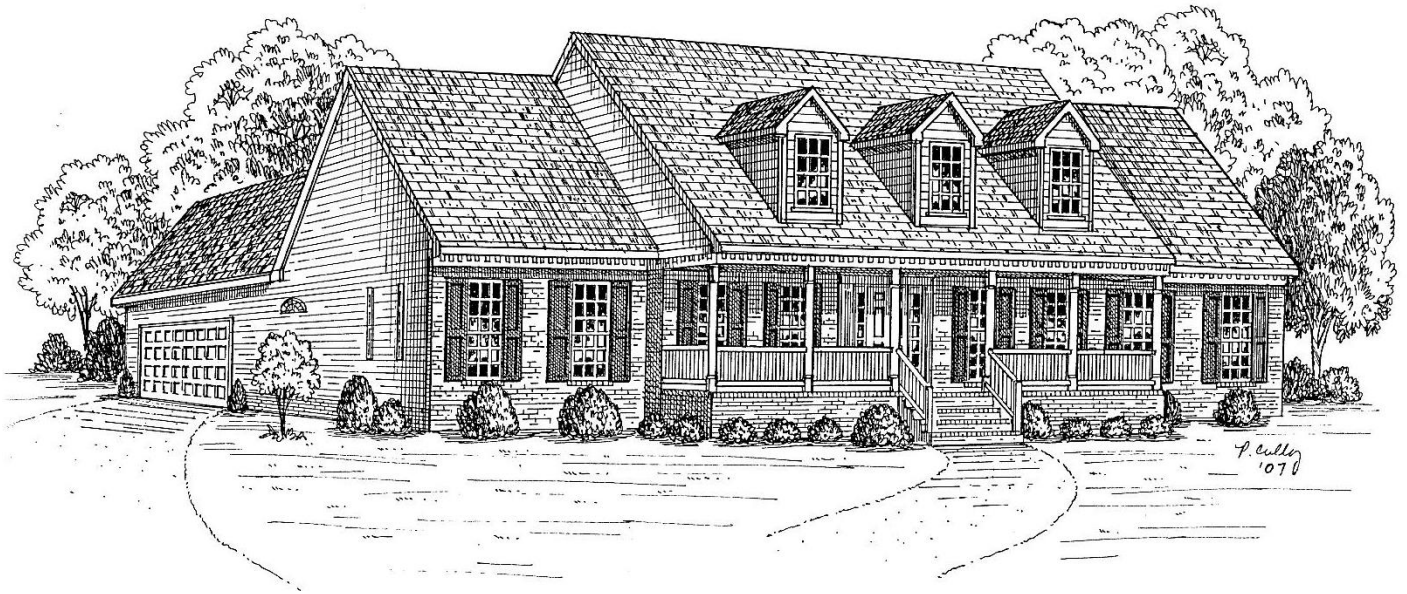
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



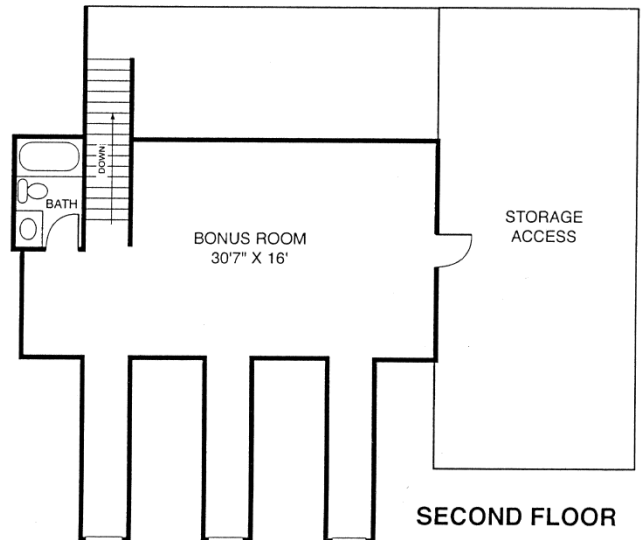
SOUTHERN TRADITIONS
Custom Home Builders

THE CHARLESTON II



First Floor 2,188 sq. ft.
Second Floor 630 sq. ft.

Total Finished 2,818 sq. ft.



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

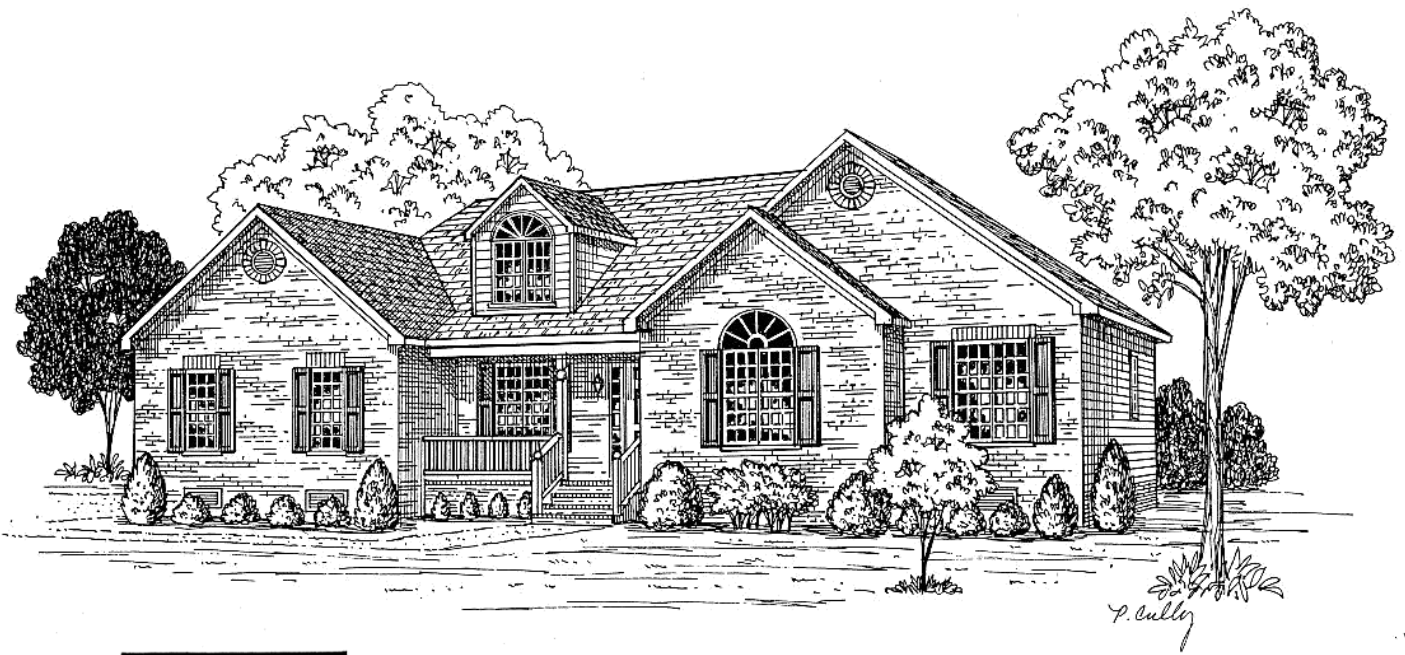
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



**SOUTHERN
TRADITIONS**
Custom Home Builders

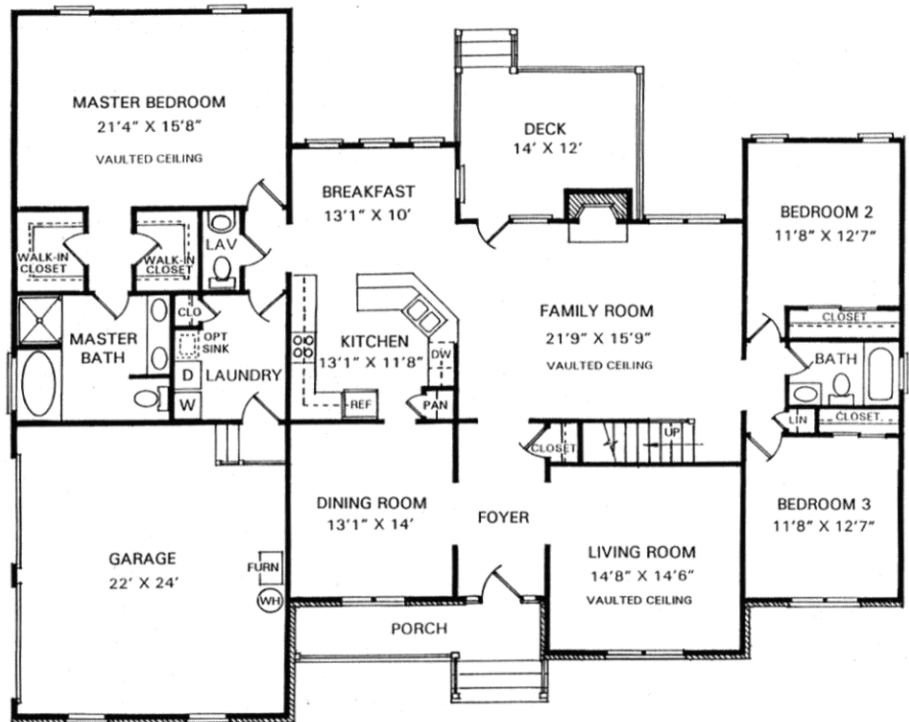
THE SAVANNAH



SECOND FLOOR PLAN

Finished First Floor 2,415 sq. ft.

Unfinished Second Floor 400 sq. ft.



FIRST FLOOR PLAN



EQUAL HOUSING
OPPORTUNITY

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

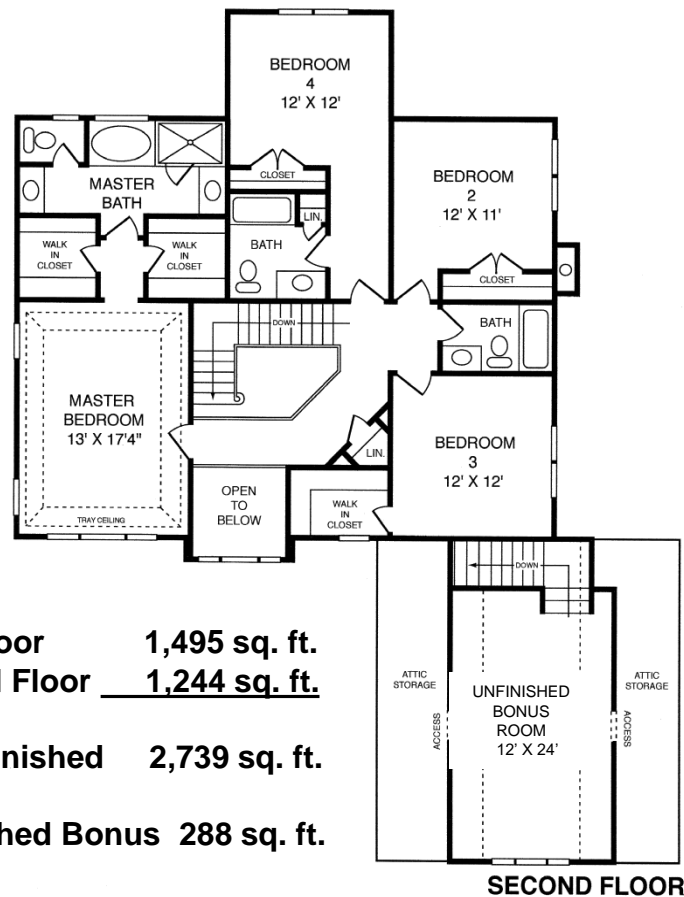
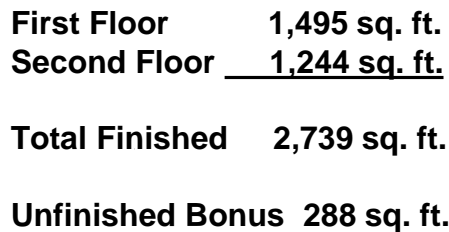
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



**SOUTHERN
TRADITIONS**
Custom Home Builders

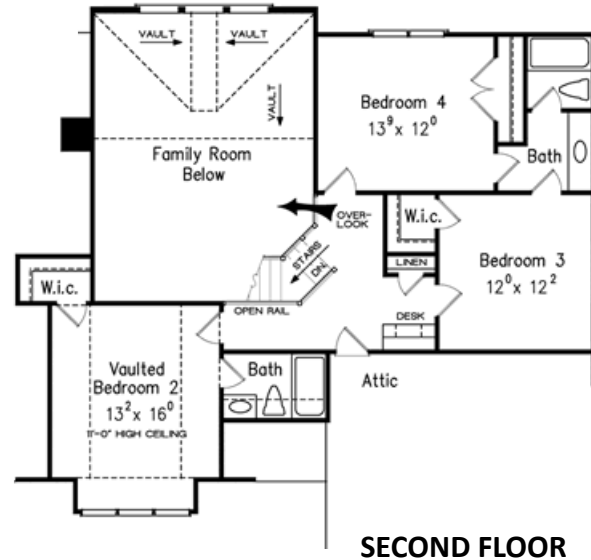
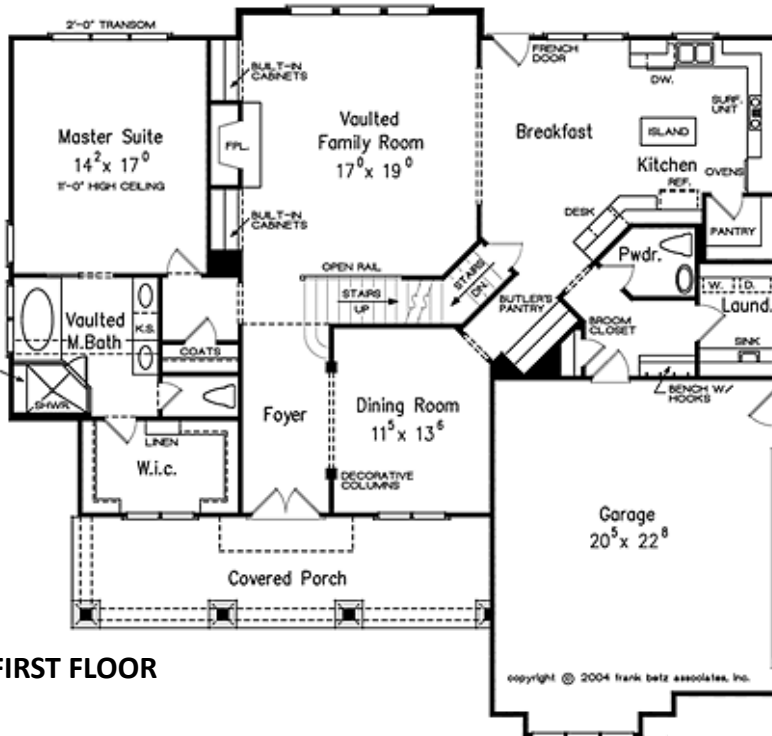
A detailed black and white line drawing of a two-story house with a gambrel roof. The house features multiple windows with shutters, including a large multi-paned window on the second floor and a smaller arched window in the gable. A front porch with a railing and steps leads to the entrance. The house is surrounded by trees and shrubs. The signature 'P. Cully' is visible in the bottom left corner.



SOUTHERN TRADITIONS

Custom Home Builders

THE MONTGOMERY



First Floor	1,755 sq. ft.
Second Floor	864 sq. ft.
Total Finished	2,620 sq. ft.

House Plan and rendering copyrighted © by Frank Betz and Associates.
Not to be copied or reproduced without written consent. Certain items
may appear on rendering or floor plan that are considered options.



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



**SOUTHERN
TRADITIONS**
Custom Home Builders

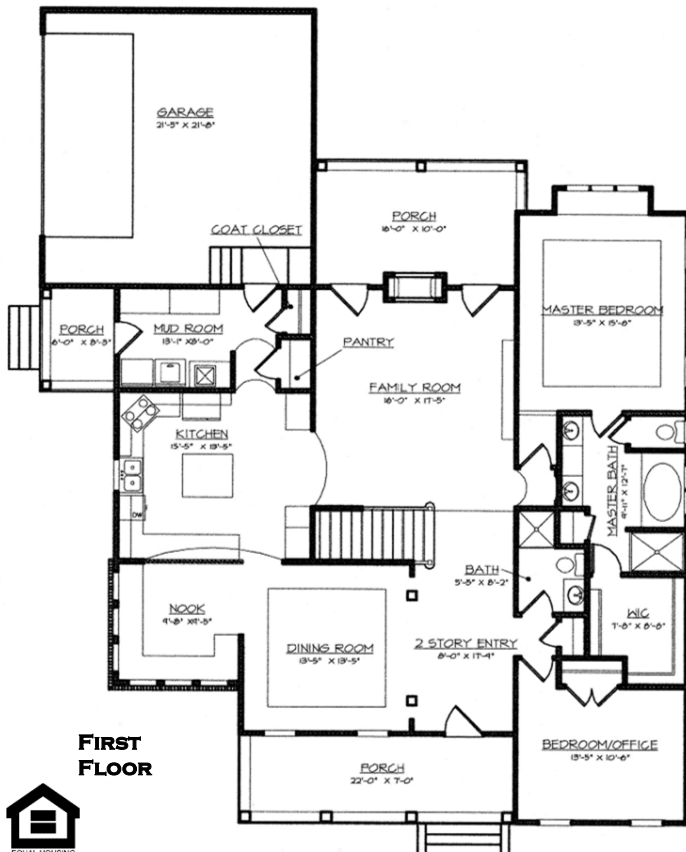
COTTAGE BY THE CHICKAHOMINY



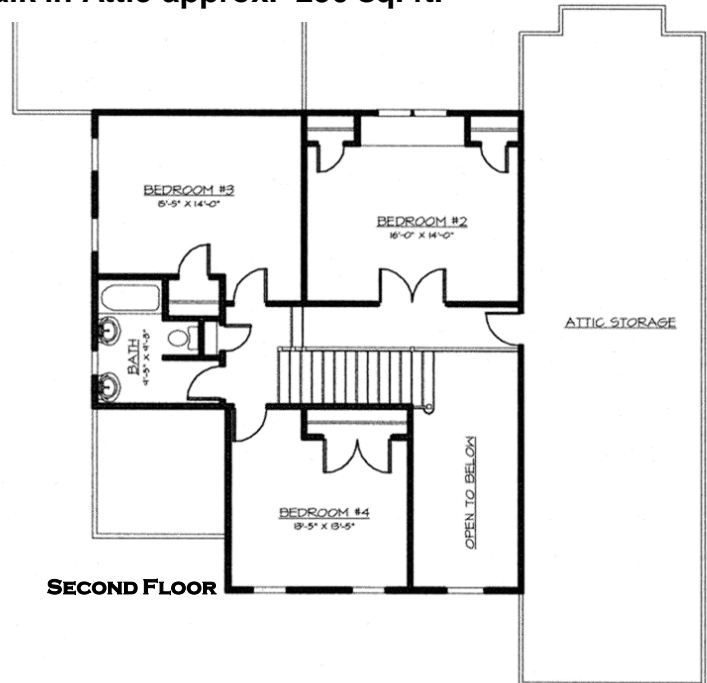
First Floor 1,815 sq. ft.
Second Floor 835 sq. ft.

Total Finished 2,650 sq. ft.

Walk in Attic approx. 250 sq. ft.



FIRST FLOOR



SECOND FLOOR



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

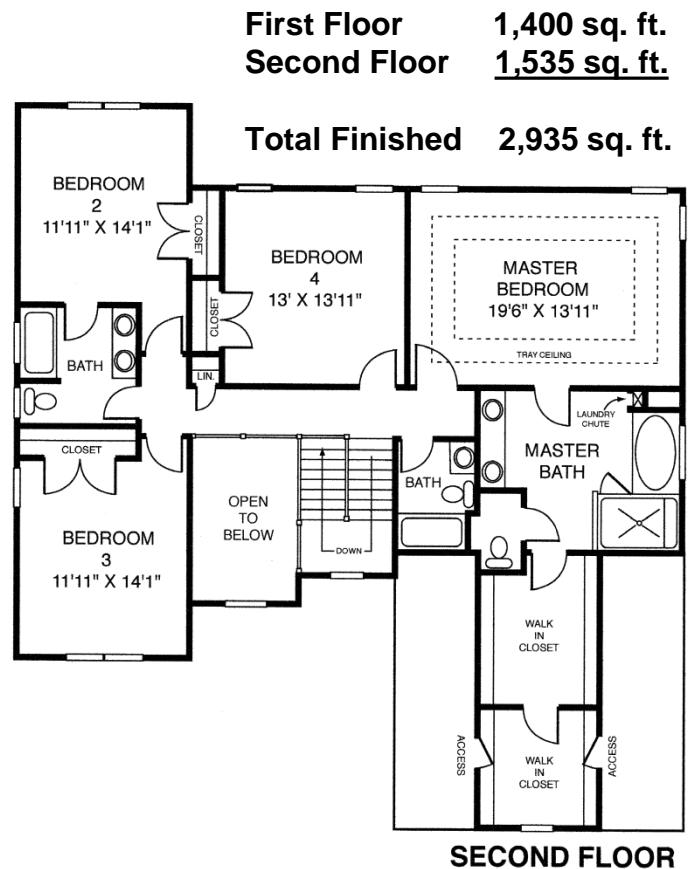
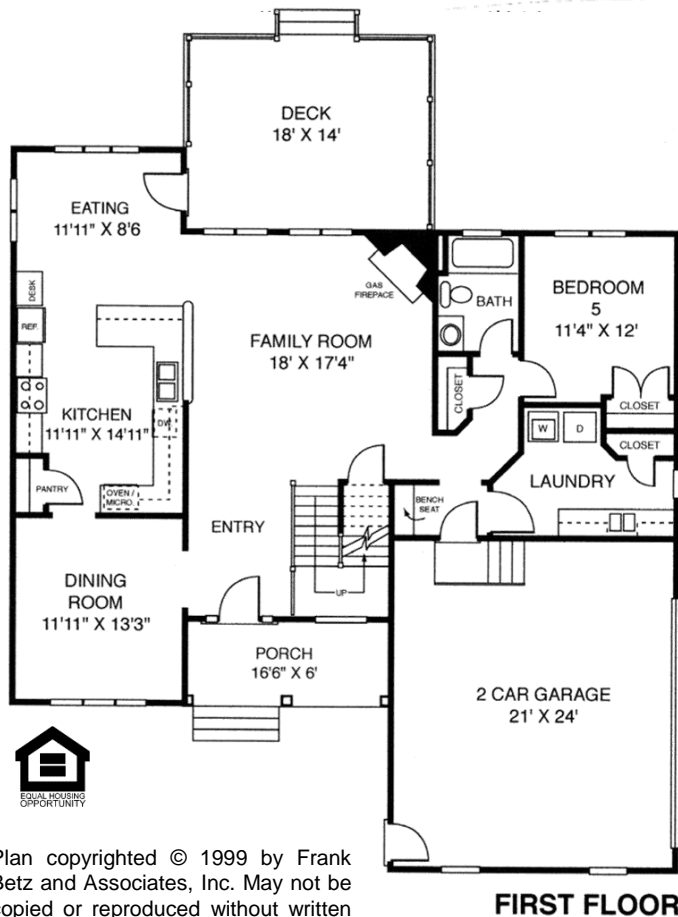
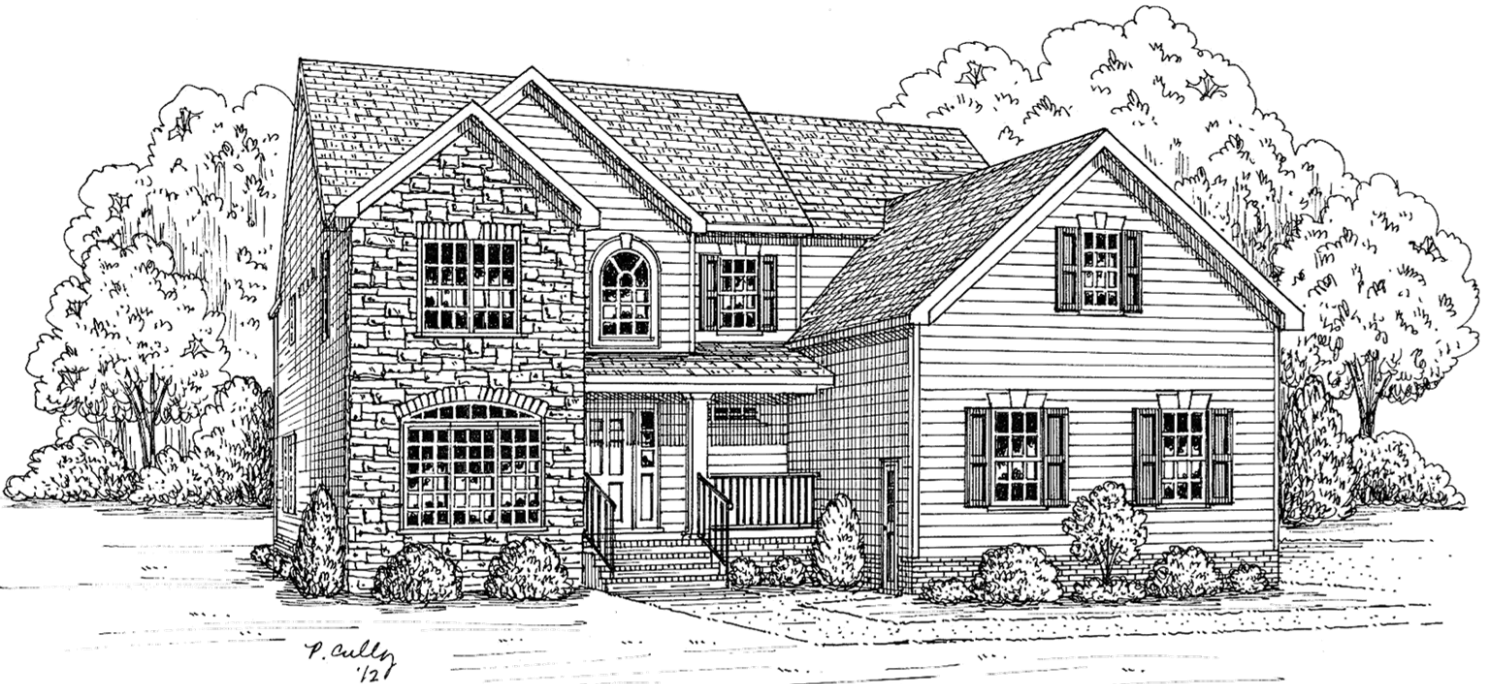
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



SOUTHERN TRADITIONS
Custom Home Builders

THE HUNTSVILLE



First Floor 1,400 sq. ft.
Second Floor 1,535 sq. ft.

Total Finished 2,935 sq. ft.



Plan copyrighted © 1999 by Frank Betz and Associates, Inc. May not be copied or reproduced without written permission.

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

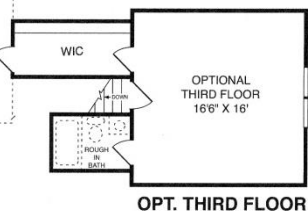
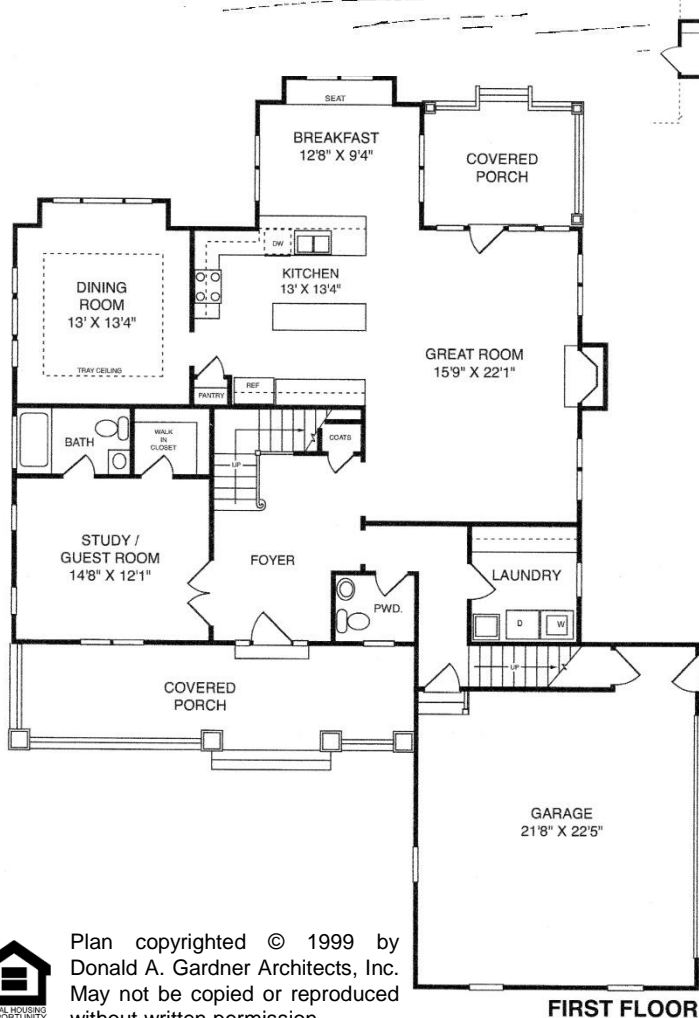
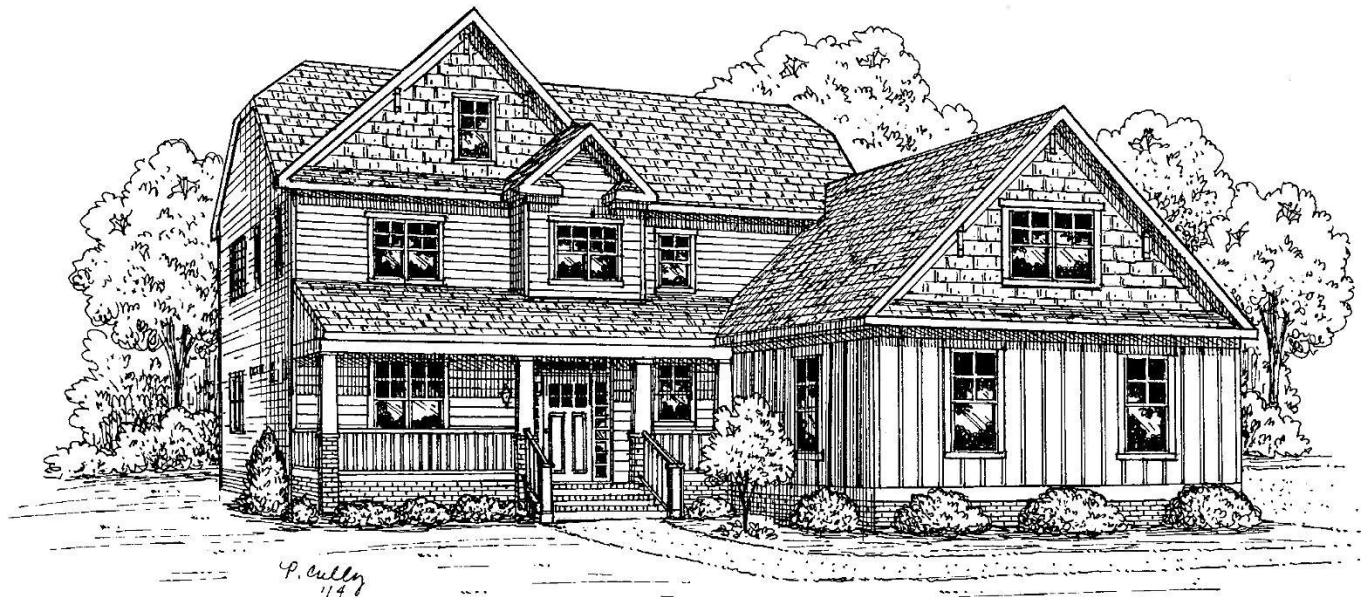
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



SOUTHERN TRADITIONS
 Custom Home Builders

THE AUGUSTA - CRAFTSMAN



First Floor 1,527 sq. ft.
Second Floor 1,494 sq. ft.

Total Finished 3,021 sq. ft.

Unfinished Bonus 329 sq. ft.
Optional Third Floor 382 sq. ft.



Plan copyrighted © 1999 by Donald A. Gardner Architects, Inc. May not be copied or reproduced without written permission.

SOUTHERN TRADITIONS, LLC
P.O. Box 4314

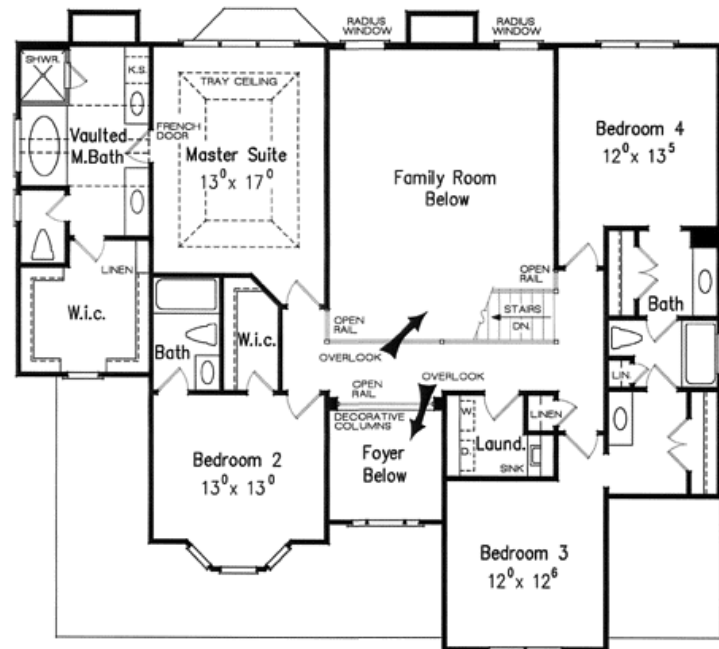
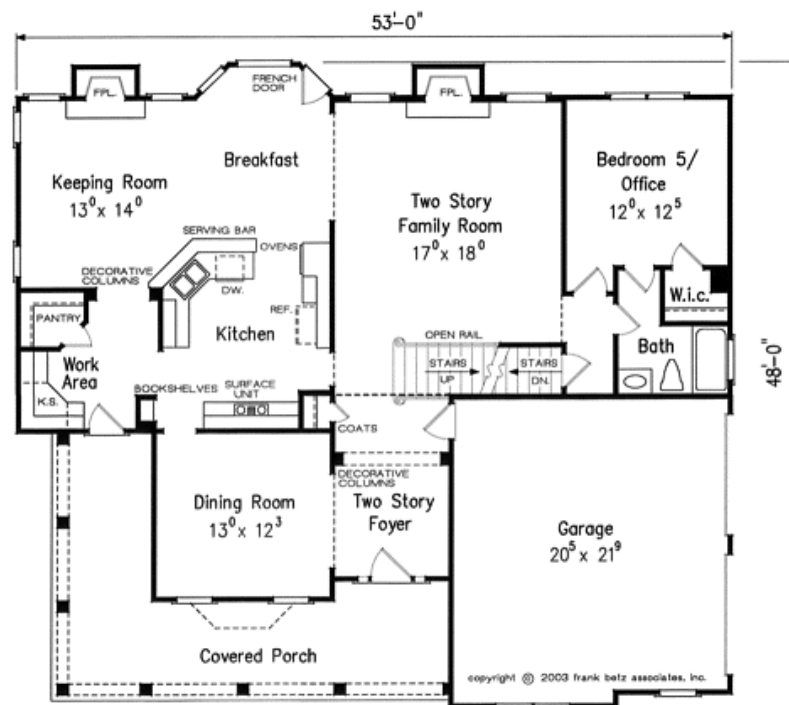
GLEN ALLEN, VA 23058
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



SOUTHERN TRADITIONS
Custom Home Builders

THE WESTIN RIDGE



SECOND FLOOR PLAN

First Floor 1,558 sq. ft.
Second Floor 1,483 sq. ft.

Total Finished 3,041 sq. ft.



Plan copyrighted © 2003 by Frank Betz and Associates. May not be copied or reproduced without written permission.

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



SOUTHERN TRADITIONS
Custom Home Builders

THE RUSTIC REFUGE



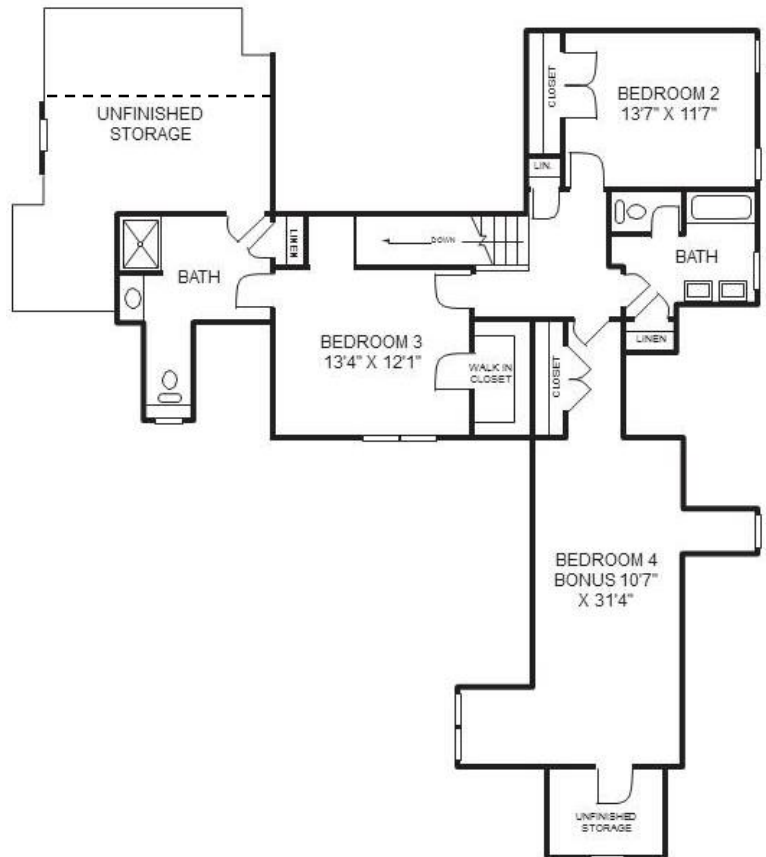
First Floor 2,102 sq. ft.

Second Floor 1,090 sq. ft.

Total Finished 3,192 sq. ft.

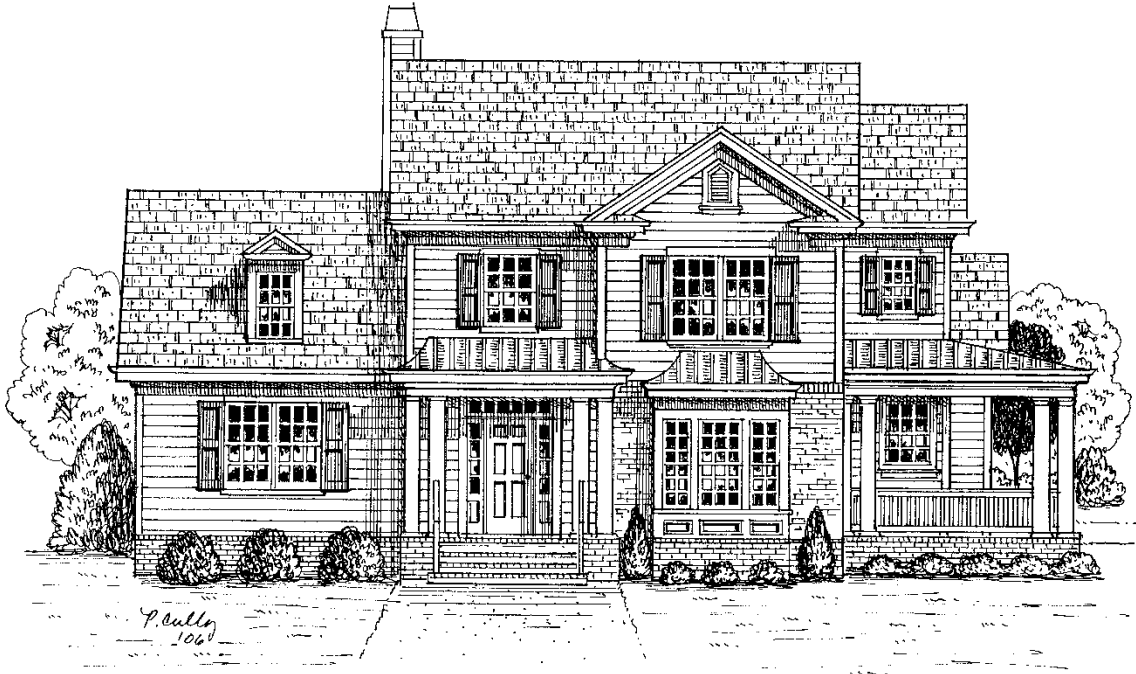


FIRST FLOOR



SECOND FLOOR

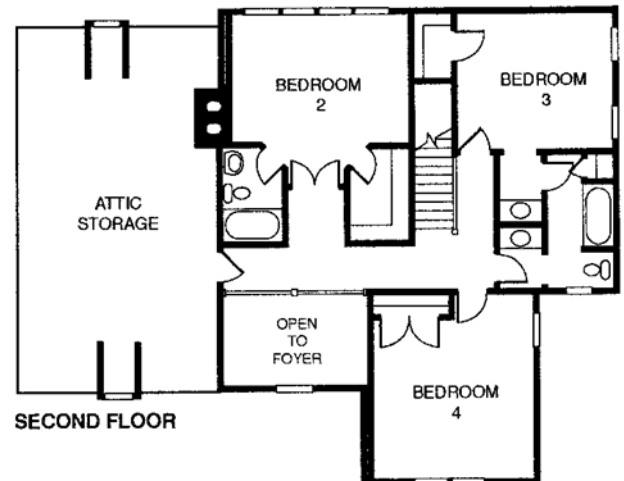
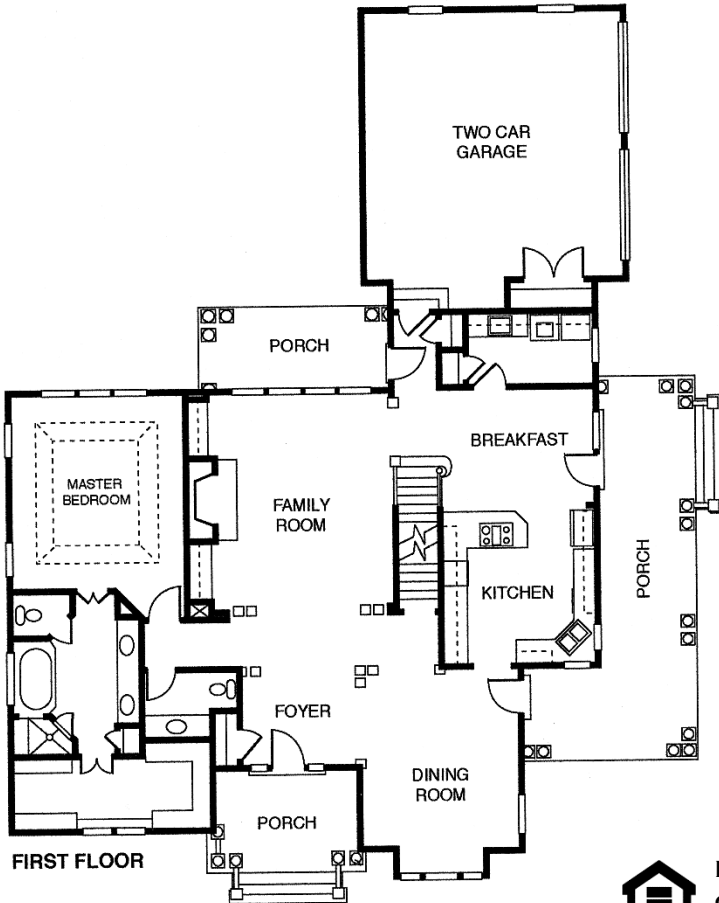
THE GREENVILLE



First Floor 1,907 sq. ft.
Second Floor 951 sq. ft.

Total Finished 2,858 sq. ft.

Walk In Attic 340 sq. ft.



PLAN DESIGNED AND
COPYRIGHTED © BY STEPHEN
FULLER. MAY NOT BE COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION.

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

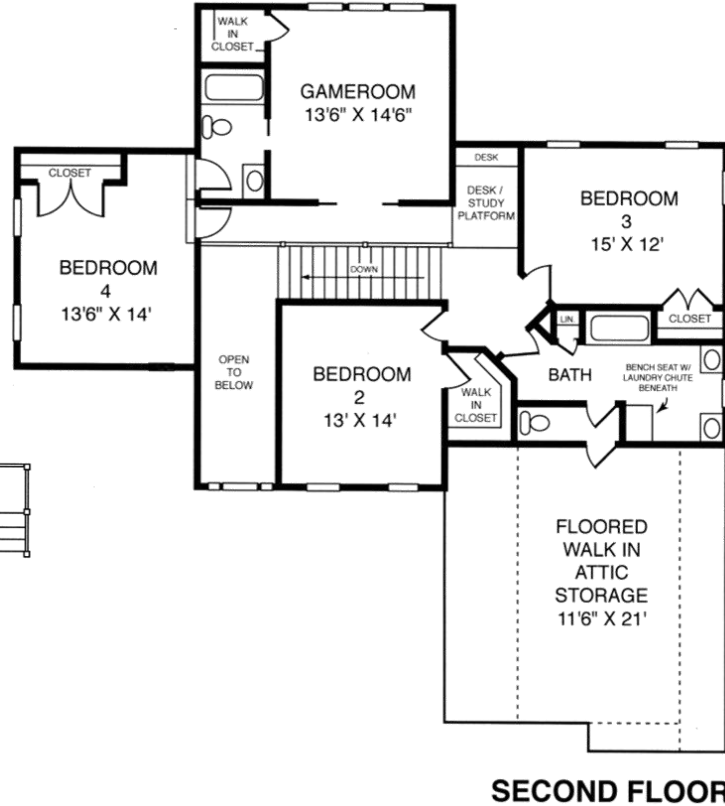
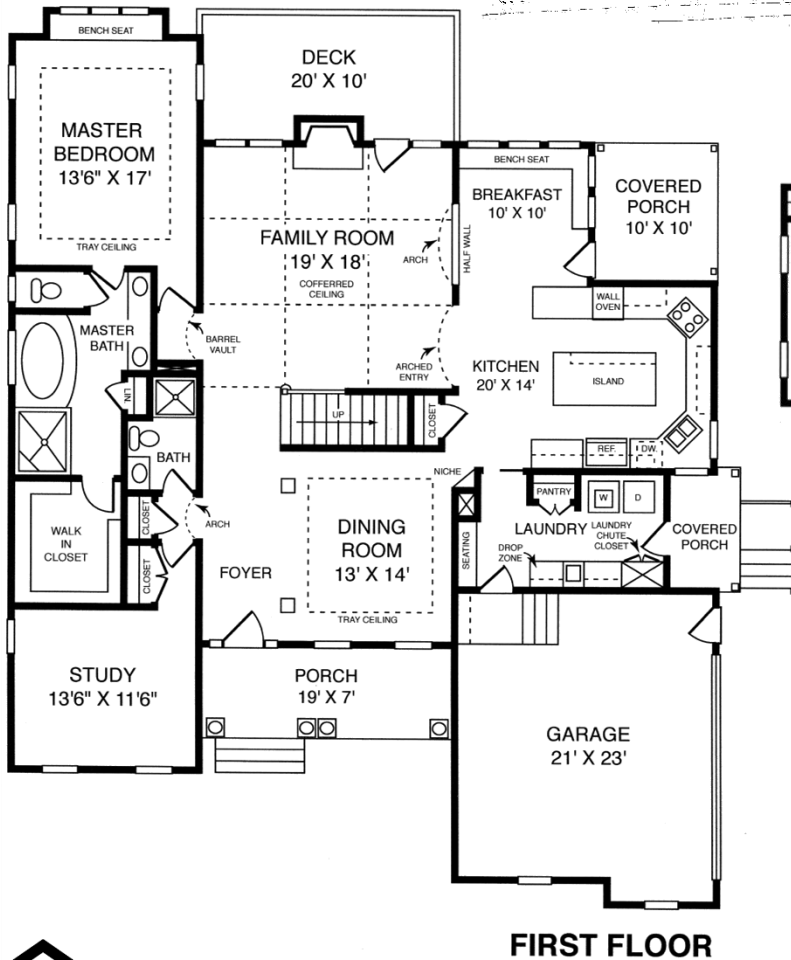
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



**SOUTHERN
TRADITIONS**
Custom Home Builders

THE SWIFT CREEK COTTAGE



First Floor	2,027 sq. ft.
Second Floor	1,260 sq. ft.
Total Finished	3,287 sq. ft.



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM

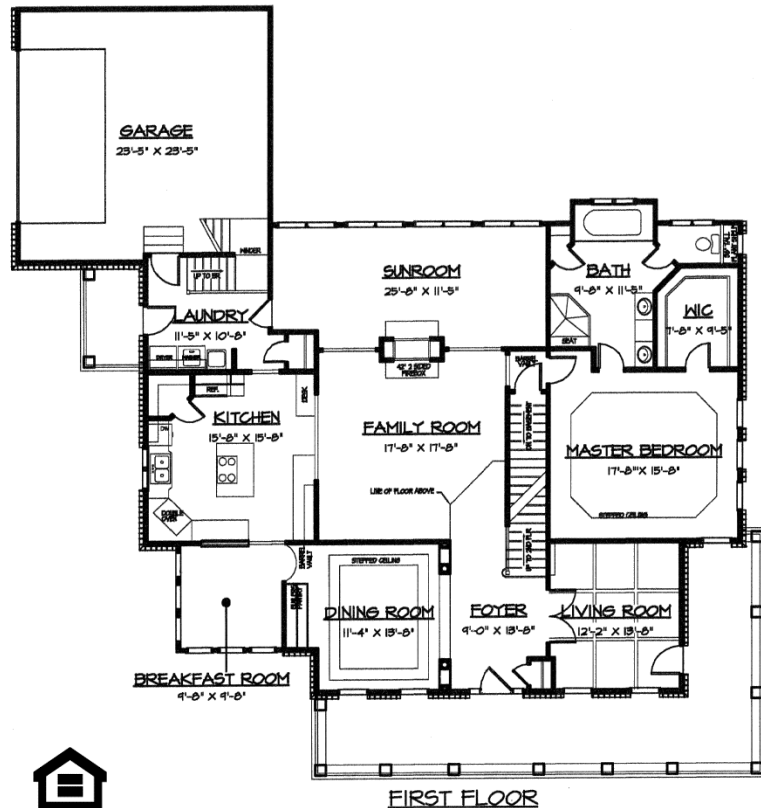


**SOUTHERN
TRADITIONS**
Custom Home Builders

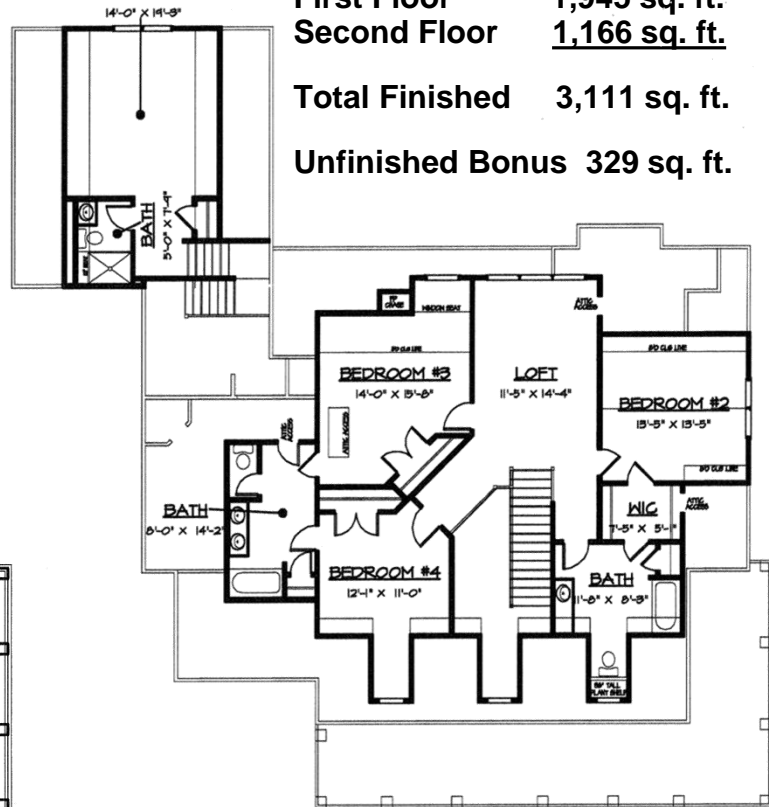
THE WILMINGTON



First Floor 1,945 sq. ft.
 Second Floor 1,166 sq. ft.
 Total Finished 3,111 sq. ft.
 Unfinished Bonus 329 sq. ft.



FIRST FLOOR



SECOND FLOOR



SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

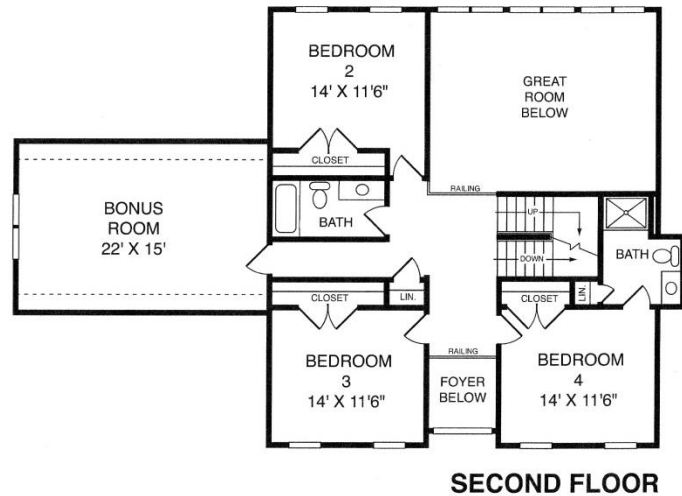
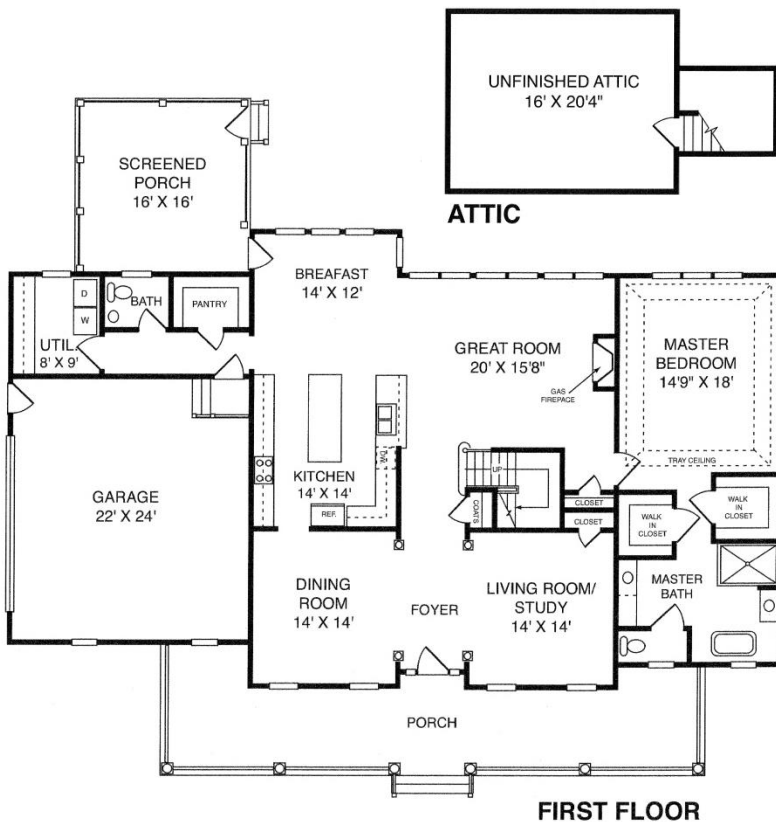
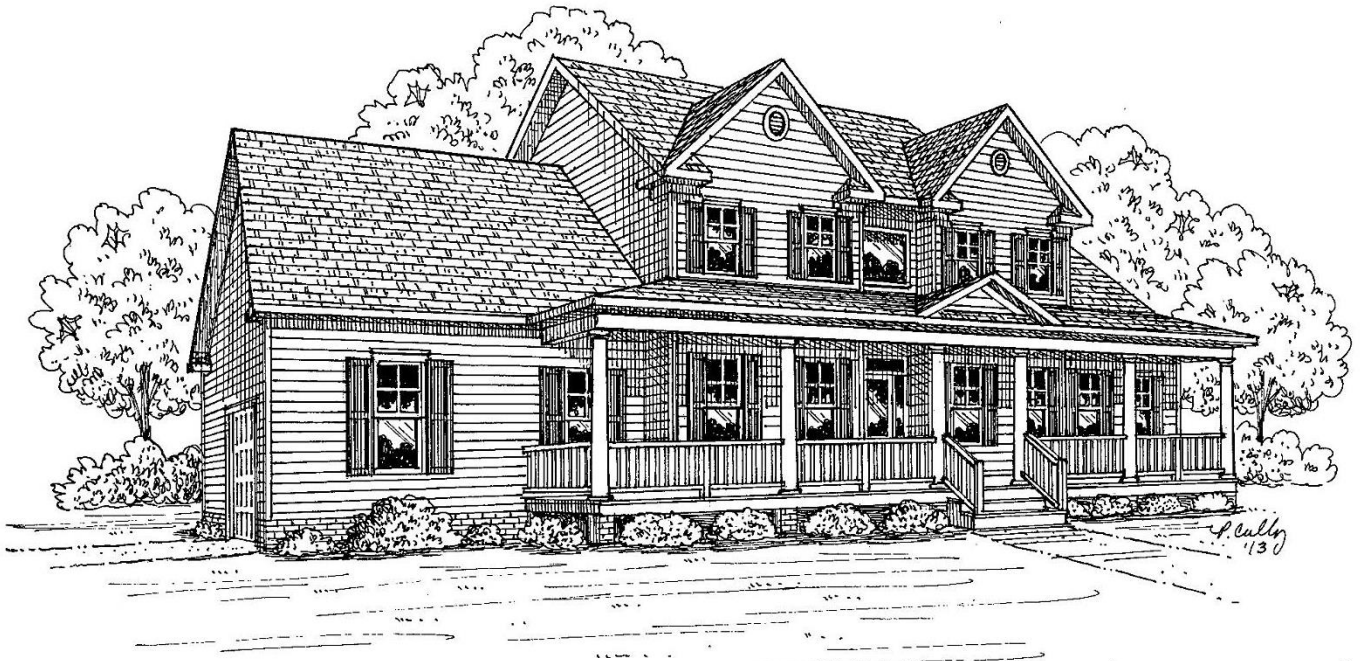
(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



**SOUTHERN
 TRADITIONS**
 Custom Home Builders

THE MACKENZIE



First Floor 2,057 sq. ft.
Second Floor 1,270 sq. ft.
Total Finished 3,327 sq. ft.
Walk up Attic 326 sq. ft.



Plan copyrighted © 2002 by Donald A. Gardner Architects, Inc. May not be copied or reproduced without written permission.

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



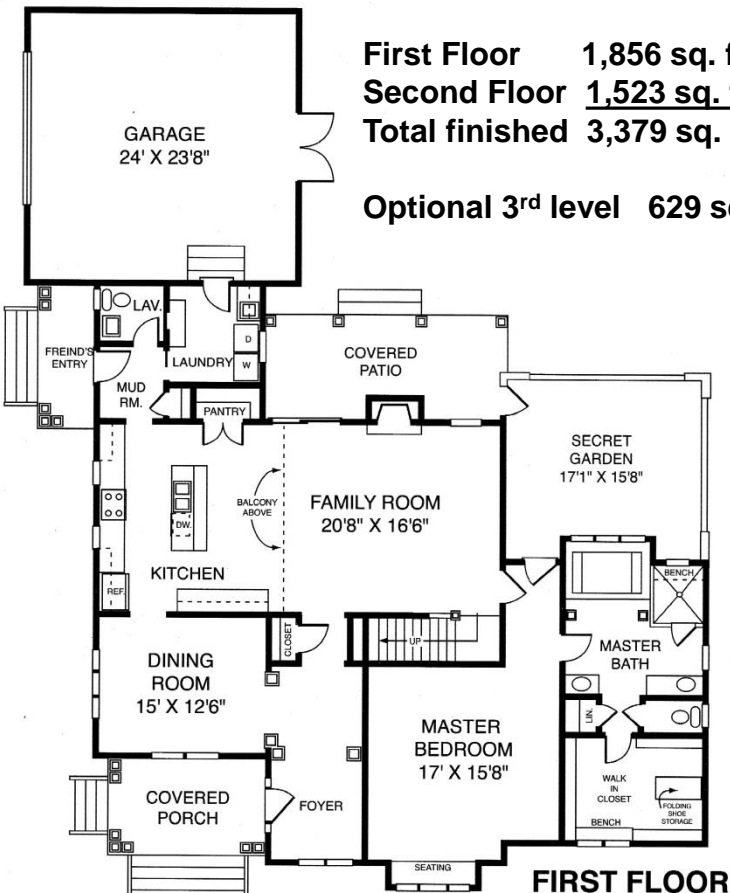
SOUTHERN TRADITIONS
Custom Home Builders

THE SOUTHERN CHARM

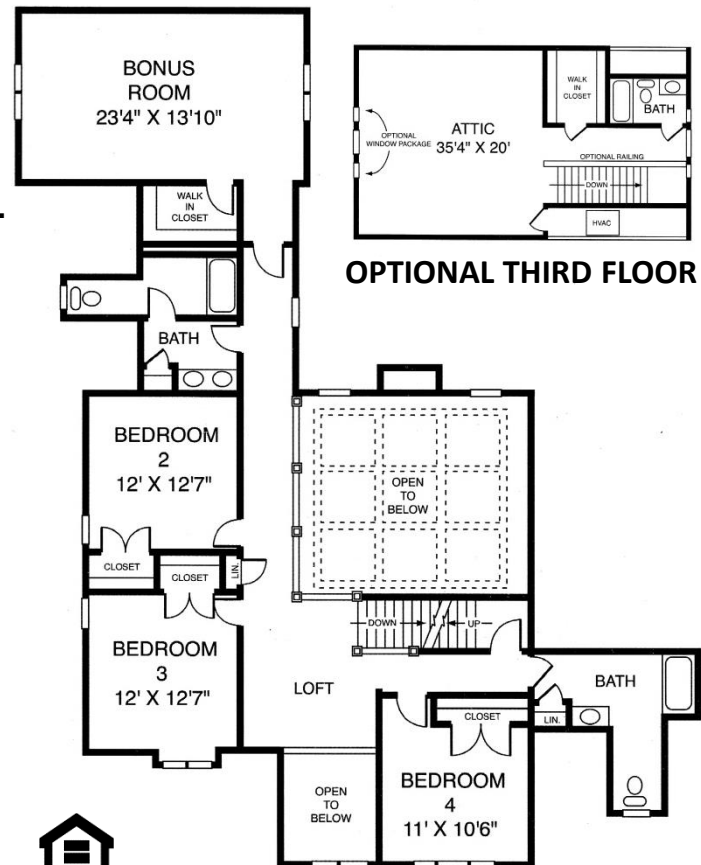


First Floor 1,856 sq. ft.
Second Floor 1,523 sq. ft.
Total finished 3,379 sq. ft.

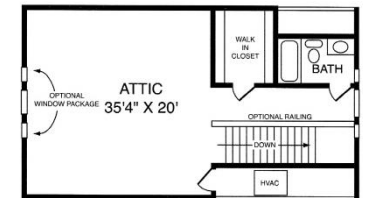
Optional 3rd level 629 sq. ft.



FIRST FLOOR



SECOND FLOOR



OPTIONAL THIRD FLOOR



EQUAL HOUSING OPPORTUNITY

SOUTHERN TRADITIONS, LLC

P.O. Box 4314

GLEN ALLEN, VA 23058

(804) 747-5386 (804) 402-5479

WWW.SOUTHERNTRADITIONSHOMES.COM



SOUTHERN TRADITIONS
 Custom Home Builders