



HILLS QUARTER

Model Prices



The Kilmarnock

\$ 299,500

Single Story. 3 Bedroom, 2 Full Baths with unfinished bonus room above garage. Two Car Side Entry Garage.
1,724 finished square feet
375 unfinished in bonus room



The Reedville

\$ 306,800

Single Story. 3 Bedroom, 2 Full Baths with unfinished bonus room above garage. Two Car Side Entry Garage.
1,759 finished square feet
318 unfinished in bonus room



The Lancaster

\$ 329,100

Two Story. 3 Bedroom, 2-1/2 Baths with unfinished bonus room above garage. Two Car Side or Courtyard Entry Garage.
1,975 finished square feet
368 unfinished in bonus room



The Irvington

\$ 334,400

Single Story. 3 Bedroom, 2 Full Baths with unfinished bonus room above garage. Two Car Courtyard Entry Garage.
1,956 finished square feet
358 unfinished in bonus room



The Urbanna

\$ 372,700

Two Story. 4 Bedroom, 3 Full Baths with unfinished bonus room above garage. Two Car Side Entry Garage.
2,286 finished square feet
368 unfinished in bonus room



The Rappahannock

\$421,500

Two Story. 4 or 5 Bedroom, 3 Full Baths with walk in attic storage (can be finished room). Two Car Side Entry Garage.
2,650 finished square feet
250 unfinished walk in attic



EXTERIOR AND QUALITY CONSTRUCTION FEATURES

- Brick Foundation
- OSB Hardboard Exterior Sheathing
- Tyvek House Wrap under Siding
- Vinyl Siding, Shutters and Windows
- Fiberglass Insulated Front Door
- Lifetime Warranted Dimensional Roof Shingle
- Engineered "I" Beam Floor Joist System
- "Advantech" Warranted $\frac{3}{4}$ " 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, Exterior Window Trim*)
- Aluminum Powder Coated Stoop/Porch Railings
- Rear Pressure Treated Deck or Concrete Patio
- Broom Swept Concrete Front Walkway

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*)
- 13 SEER Heat Pump(s) with Central Air
- First Floor Propane Gas Back-up Heat System
- Tyvek Air and Moisture Barrier House Wrap Under Exterior Siding/Veneer
- Propane Tankless Water Heater
- Insulated Low-E Double Pane, Double Hung, All Vinyl Windows with Tilt In Sashes for Easy Clean
- Upgraded Insulation Package Featuring:
 1. R-15 "Blow 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 Vaulted Ceiling Insulation

SELECTION ALLOWANCES INCLUDED IN BASE PRICES

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

- Cabinetry (*kitchen and bath*): \$ 8,000 - \$ 12,000
- Solid Surface Countertops: \$ 3,000 - \$ 4,500
- Appliances: \$ 4,500
- Electrical Fixtures: \$ 3,000 - \$ 4,000
- Plumbing Fixtures: \$ 3,000 - \$ 4,000
- Low Voltage Wiring (*phone, cable/satellite, security pre-wire*): \$ 1,200
- Carpet: \$ 24 per square yard (*material and labor*)
- Hardwood Floors: \$ 6.50 per sq. ft. (*material and labor*) Several widths and styles of hardwood available
- Ceramic Tile: \$ 3 per sq. ft. (*material only*)
- Professional Landscaping to Include Shrubbery, Mulch, and Trees: \$ 2,000



HILLS QUARTER

INTERIOR QUALITY

- Raised Panel Interior Doors – *several styles from which to select*
- Hardwood Flooring ($\frac{3}{4}$ " Oak) in Kitchen, Breakfast area, Foyer and Dining Room
- Ceramic Tile Floor in All Full Bathrooms and Laundry/Mudroom areas
- Three Color Paint Scheme – *two wall colors and one ceiling/trim color*
- Structured Data Wiring Package Including Phone, Cable/Satellite, and Security pre-wire
- 8 Recessed Lights and 3 Ceiling Fan Pre-wires
- Elongated Comfort Height Toilets in all Baths
- Comfort (Adult) Height Master Bath Vanities
- Granite Kitchen Counter Tops (*selection allowance*)
- Cultured Marble Vanity Tops (*selection allowance*)
- Pedestal Sink in Powder Room (*per plan*)
- Ceramic Tub Deck with Drop In Soaking Tub, and Full Ceramic Shower with Glass Door
- Tray or Vaulted Ceilings in Dining Room and Master Bedroom (*where applicable*)
- Solid Wood Shelving in Master Closet(s) & Pantry
- Direct Vent Prefab Gas Log Fireplace with Mantel, Granite or Brick Surround & Hearth (*Stone available as an option, as well as full masonry wood burning*)
- Pull Down attic stairs to floored storage or walk in attic storage (*depending on plan*)

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



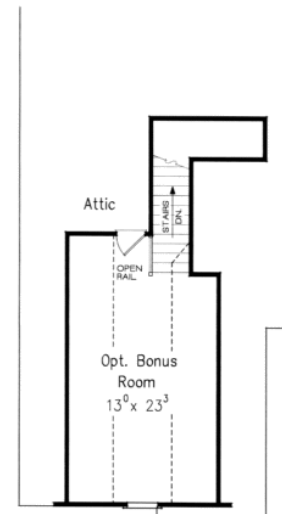
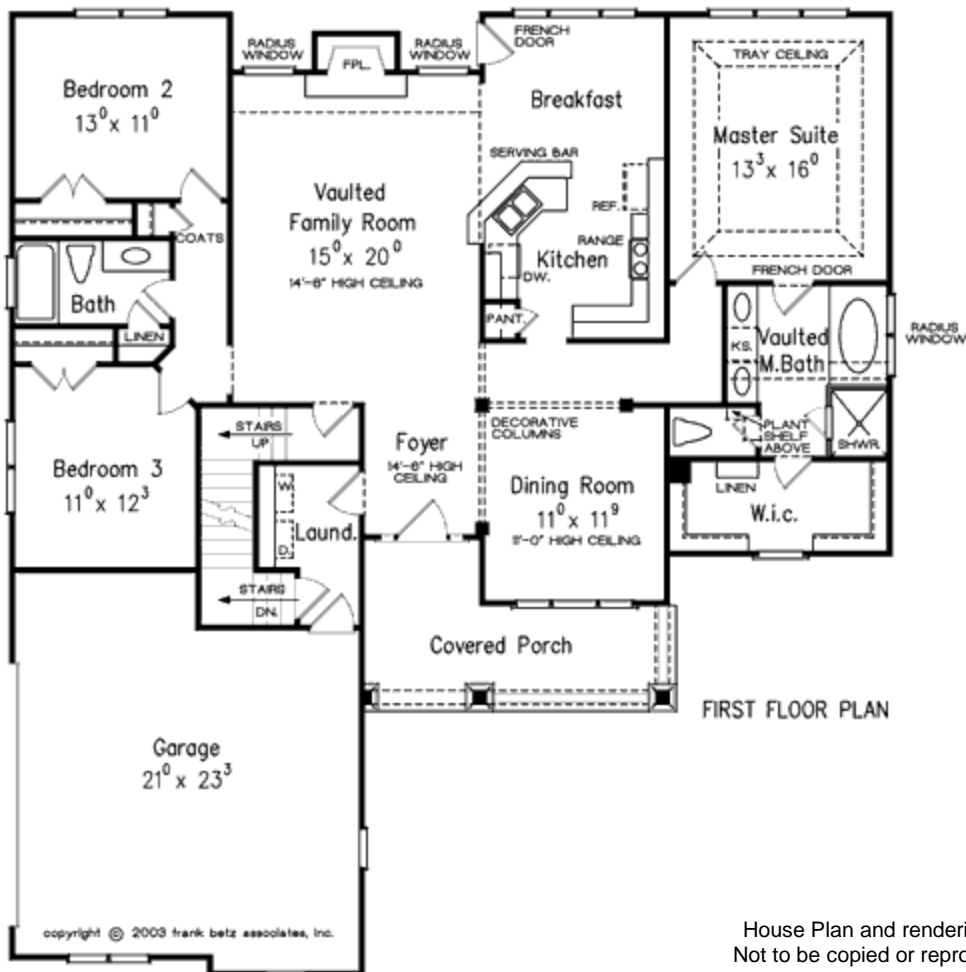


THE KILMARNOCK

1ST FLOOR 1724 SQ. FT.

OPT. BONUS 375 SQ. FT.

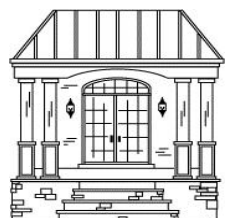
HOUSE DIMENSIONS
53'-6" x 58'-6"



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SOUTHERN TRADITIONS, LLC
P.O. Box 4314
GLEN ALLEN, VA 23058
(804) 747-5386 (804) 402-5479
WWW.SOUTHERNTRADITIONSHOMES.COM



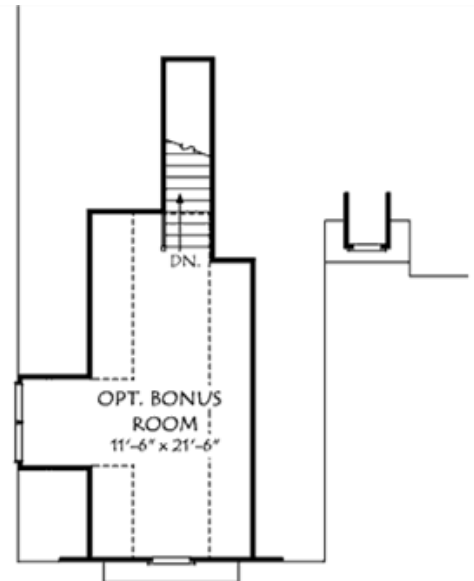
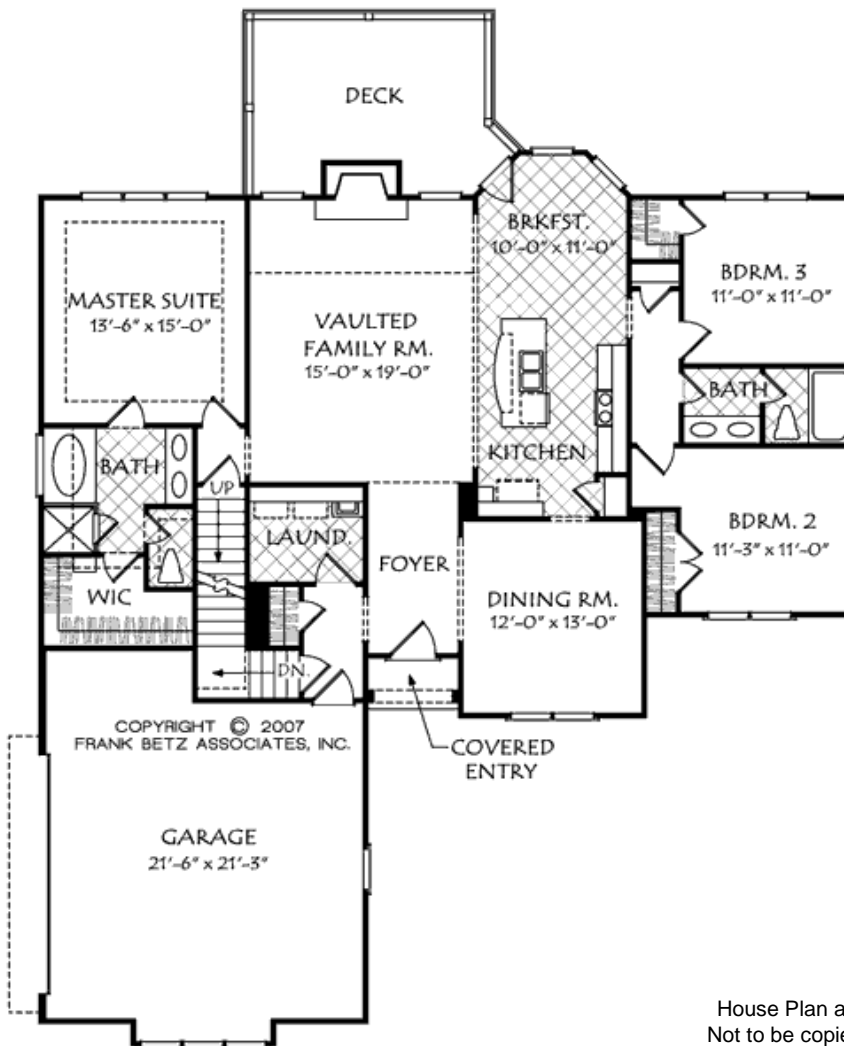


THE REEDVILLE

1ST FLOOR 1759 SQ. FT.

OPT. BONUS 318 SQ. FT.

HOUSE DIMENSIONS
54'-6" x 58'-6"



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THE LANCASTER

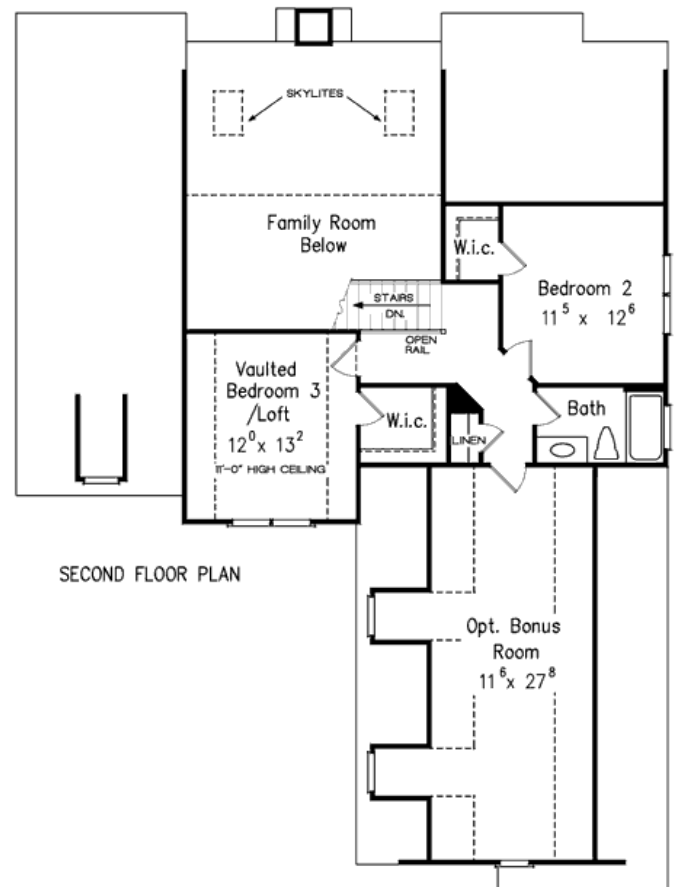
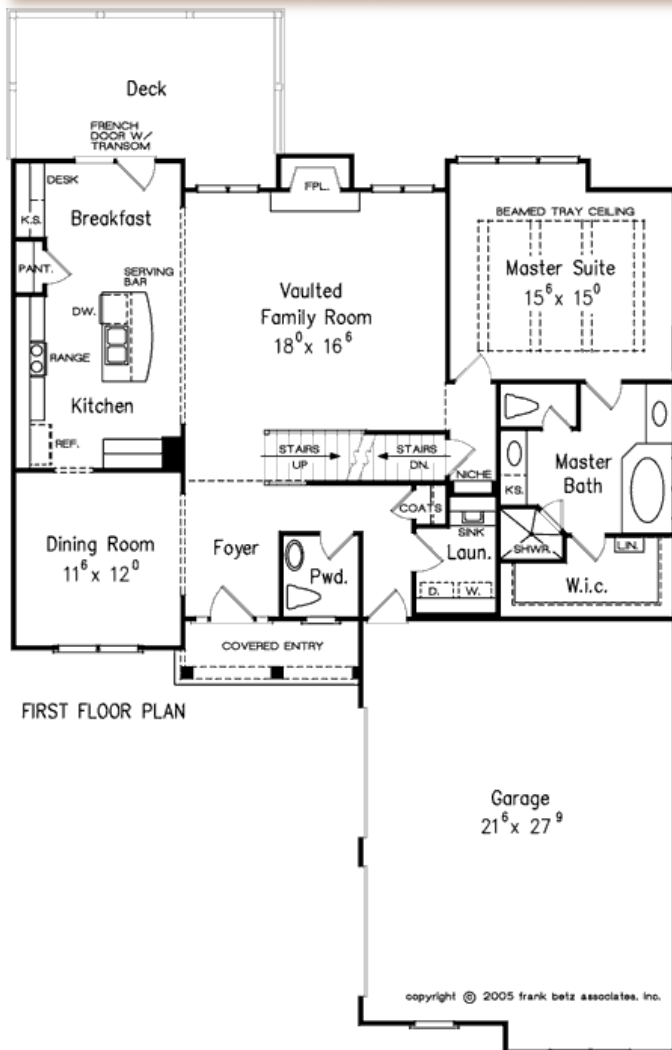
1ST FLOOR 1448 SQ. FT.

2ND FLOOR 527 SQ. FT.

TOTAL 1975

OPT. BONUS 368 SQ. FT.

HOUSE DIMENSIONS
46'-0" x 62'-4"



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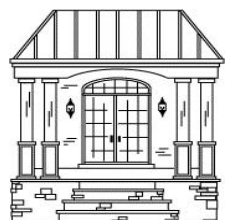
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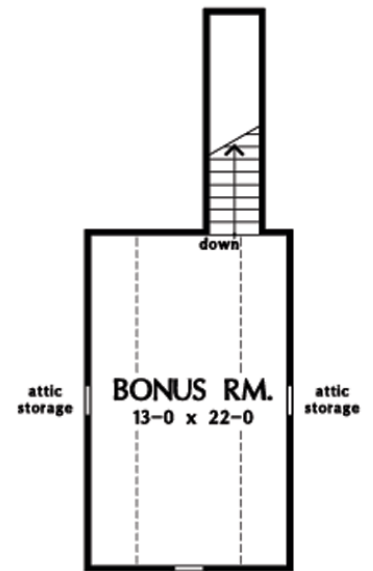
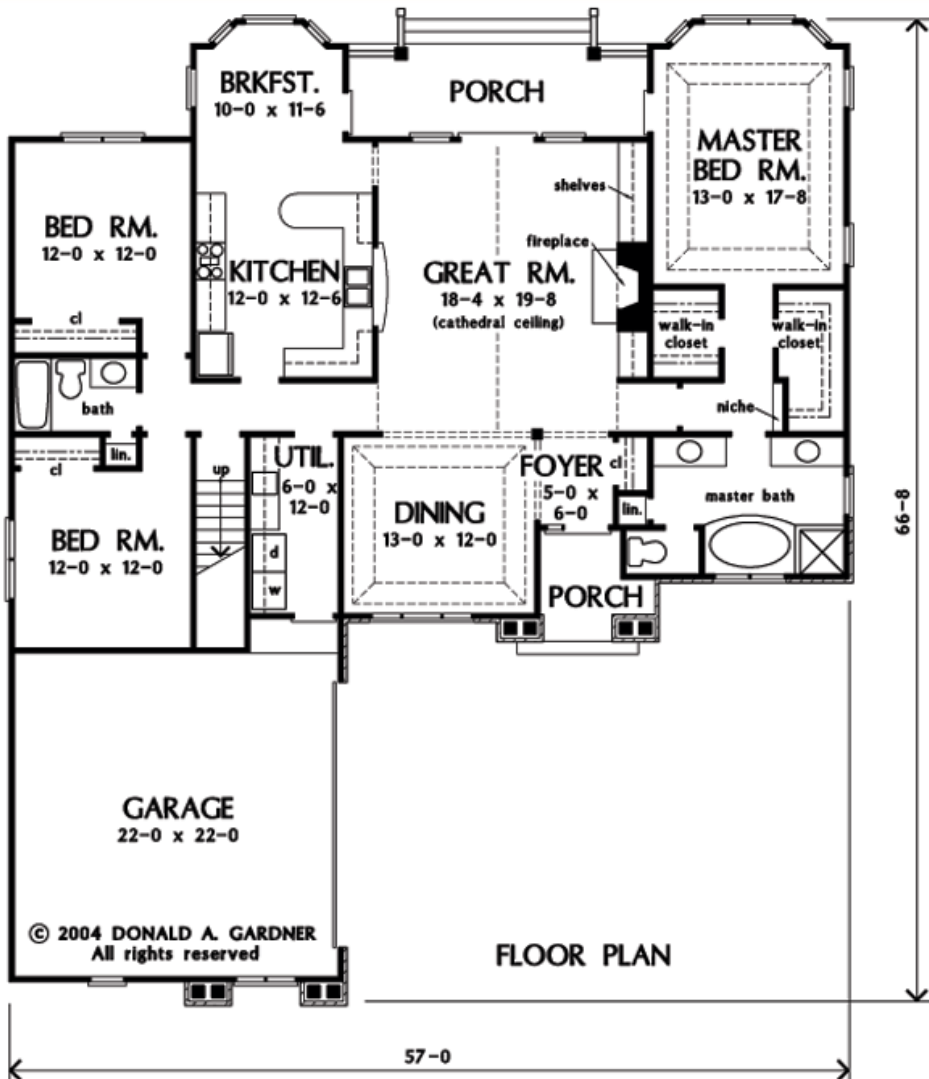


THE IRVINGTON

1ST FLOOR 1956 SQ. FT.

OPT. BONUS 358 SQ. FT.

HOUSE DIMENSIONS
57'-0" x 66'-8"



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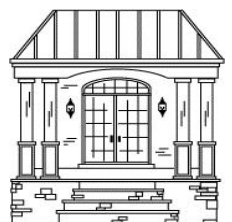
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THE URBANNA

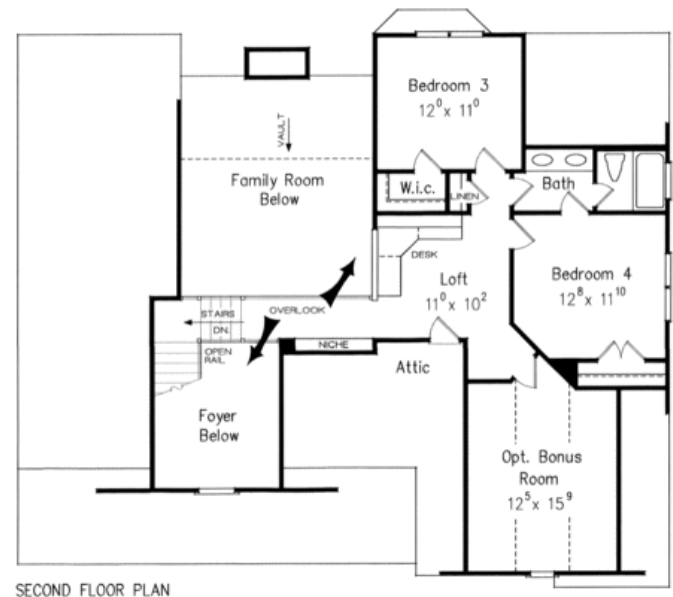
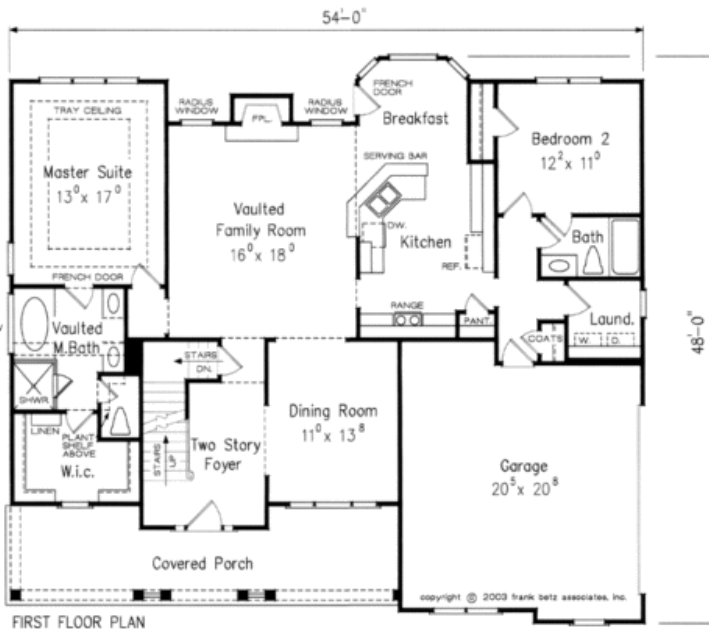
1ST FLOOR 1663 SQ. FT.

2ND FLOOR 623 SQ. FT.

TOTAL 2286 SQ. FT.

OPT. BONUS 368 SQ. FT.

HOUSE DIMENSIONS
54'-0" X 48'-0"



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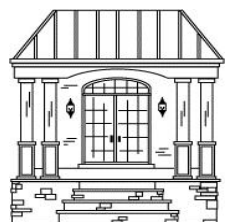
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COTTAGE By The CHICKAHOMINY

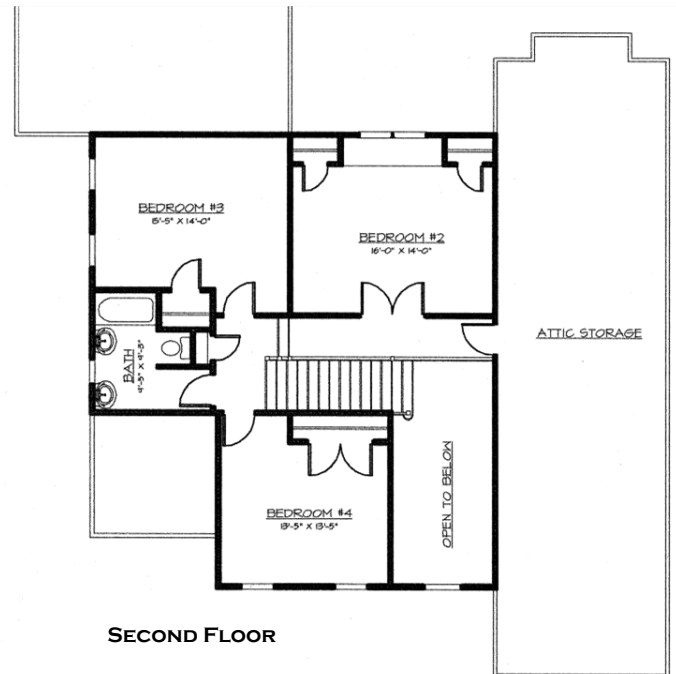
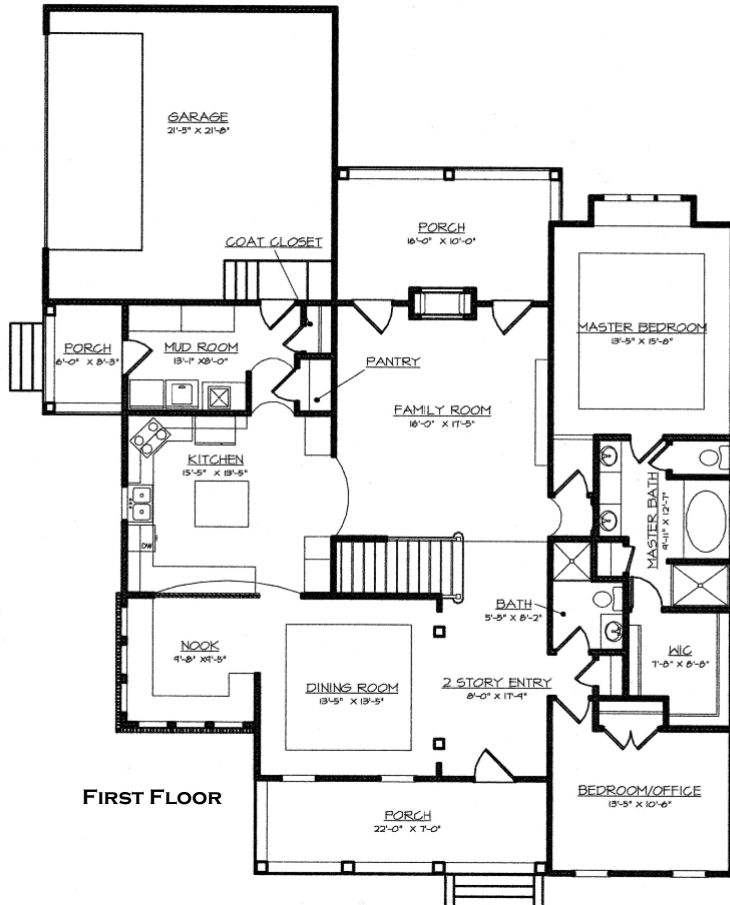
1ST FLOOR 1815 SQ. FT.

2ND FLOOR 835 SQ. FT.

TOTAL 2650 SQ. FT.

WALK IN ATTIC
APPROX. 250 SQ. FT.

HOUSE DIMENSIONS
52'-0" X 65'-0"



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