



Henrico County, Virginia
Rural Estate Living in the Heart of
Richmond's West End.



*Southern
Traditions*
CUSTOM HOME BUILDER

Model Prices Below Include a Lot Price Allowance of \$ 200,000

The Cottage by the Chickahominy	Two-Story. 4 or 5 Bedrooms, 3 Baths. First Floor Master Bedroom. Large Kitchen with Island and adjoining Breakfast Nook. Plus Walk In Attic Storage. Two-Story open Foyer. Tray Ceiling in Master Bedroom and Dining Room. Covered Front and Rear Porches. Two Car Garage. 2,902 sq. ft.	\$ 609,900
The Savannah	One Story. 4 Bedrooms, 3-½ Baths. Vaulted Family Room, Master Bedroom and Living Room/Study. 3 Bedrooms on Main Level, 4th Bedroom with Full Bath on Second Floor. Covered Front Aggregate Porch. Rear Deck or Patio. Large Walk In Attic Storage. Rear Deck or Patio. 22' x 24' Two Car Garage (Three car available as option). 2,900 sq. ft.	\$ 631,700
The Westin Ridge	Two-Story. 5 Bedrooms, 4-½ Baths. First Floor Guest Bedroom with Full Bath. Eat in Kitchen with Breakfast Area and Adjoining Keeping Room with Gas Fireplace. Two Story Foyer and Family Room. Separate First Floor E-Space. Front Brick Raised Concrete Floor Wrap Porch. Rear Deck or Patio. Two Car Garage. 3,041 sq. ft.	\$ 645,700
The Swift Creek Cottage	Two Story. First Floor Master. 5 or 6 Bedrooms, 4 Baths. Awesome Great Room with Coffered Ceiling. First Floor Mudroom/Drop Zone with Laundry Chute from Second Floor Bath. Large Eat In Kitchen with Center Island and Breakfast Area. Rear Covered Porch. Very Spacious Second Floor Bedrooms. Walk in Attic Storage Above Garage. Private First Floor Study can be Guest Bedroom. Second Floor Built in Computer/Study Desk Area. Rear Deck or Patio. Two Car Garage. 3,287 sq. ft.	\$ 674,900
The Halsey	Two Story. 5 Bedrooms, 4-½ Baths. First Floor Guest Bedroom. Front and Rear Staircases. Nice Kitchen with Center Island. Living Room/Study. Sitting Room off Master with Optional Fireplace. His and Hers Walk In Closets. Two Story Family Room with Gas Fireplace. Second Floor Jack and Jill Bath. Rear Deck or Patio. Two and a Half Car Garage (Three car available as option). 3,327 sq. ft.	\$ 683,900
The Mackenzie	Two-Story. First Floor Master. 4 or 5 Bedroom, 3-1/2 Bath. Finished Bonus Room above Garage can be 5 th Bedroom. Large Front Country Porch. Great Kitchen with Center Island and Large Walk In Pantry. Two Story Family Room with Gas Fireplace. First Floor Study/Office. Rear Screened Porch. Walk Up Attic can be finished into Third Floor Rec Room as Option. Two Car Garage. 3,327 sq. ft.	\$ 689,900
The Wilmington	Two-Story/Cape. First Floor Master. 4 or 5 Bedrooms, 4-½ Baths. Two Story Open Foyer. Large Rear Sunroom with Two Sided Fireplace into Family Room. First Floor Living Room/Study. Front Wrap Porch. Great Kitchen with Sit Down Island and Breakfast Nook. Second Floor Loft/Entertainment Area. Finished Bonus Room/Bath Above Garage can be 5 th Bedroom. Two Car Garage. (Three Car Available as option). 3,440 sq. ft.	\$ 699,700
The Tuckahoe	Two-Story. 4 Bedrooms, 4-½ Baths. Nice Kitchen with Sit Down Island and Breakfast Area. Front Covered Porch. Great Size Family Room and Formal Dining Room. Butler's Pantry or Wet Bar Area. Front Private Office/Study. Second Floor Bedrooms are Nice Size with Private Bathrooms. Master Bedroom has Sitting Room and Optional Two Sided Fireplace into Master Bath. Oversized Walk In Shower and Separate Master Vanities. Rear Deck or Patio. Three Car Garage. 3,548 sq. ft.	\$ 707,900

Base price **INCLUDES** a \$ 200,000 lot allowance, all necessary permits, Allowances for all site work including Clearing, Driveway, Rough and Fine Grades, Water Connection, Conventional Septic System (Engineered Systems will require additional cost), and Landscaping. Customer responsible for obtaining a Construction/Permanent Loan.

Extra foundation costs may be incurred due to lot slope or grading requirements. Basements available as an option on any home.



EXTERIOR AND QUALITY CONSTRUCTION FEATURES

- Brick and/or Stone Foundation (*per plan*)
- OSB Hardboard Exterior Sheathing
- Cement siding – Hardi Plank or Certainteed
- Fiberglass Insulated Front Door
- 30 Year Dimensional Laminated Roof Shingle
- 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, Exterior Window Trim*)
- Aluminum Powder Coated Stoop/Porch Railings
- Broom Swept or Aggregate 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 Natural Gas Back-up Heat System
- Tyvek Air and Moisture Barrier House Wrap Under Exterior Siding/Veneer
- Natural Gas Tankless Water Heater
- Insulated Low-E Double Pane, Double Hung, All Vinyl Windows with Tilt In Sashes for Easy Clean (*Typically Jeld-Wen or Andersen*)
- 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 – R-30 Ceiling Insulation in Vaulted Areas

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*): \$ 18,000 - \$ 25,000
- Solid Surface Countertops (*Granite for Kit and Master, Cultured Marble for Secondary Vanities*): \$ 5,000 - \$ 7,500
- Appliances: \$ 7,500
- Electrical Fixtures: \$ 5,000
- Plumbing Fixtures: \$ 5,000
- Low Voltage Wiring (*phone, cable/satellite, security pre-wire*): \$ 1,500
- 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*)
- Lot Clearing: \$ 5,000
- Driveway (up to 100'): \$ 6,500
- Water Connection: \$ 7,500
- Septic System: \$ 10,000
- Rough and Fine Grading: \$ 6,000
- Professional Landscaping to Include Shrubbery, Mulch, and Trees: \$ 3,000



INTERIOR QUALITY

- Raised Panel Interior Doors – *several styles from which to select*
- Hardwood Flooring (*Oak-Finished On Site*) 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
- 10 Recessed Lights and 4 Ceiling Fan Pre-wires
- Elongated Comfort Height Toilets in all Baths
- Comfort (Adult) Height Master Bath Vanities
- Granite or Cultured Marble Vanity Tops (*allowance*)
- Pedestal Sink in Powder Room (*per plan*)
- Ceramic Tub Deck with Drop In Soaking Tub, and Full Ceramic Shower with Glass Door and Built In Seat in Master Bath
- 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*)
- Attic Storage – pull down stair or walk in/walk up

PERMITS AND AOSE ONSITE SOILS ANALYSIS

- On Site Design of Septic System for County Health Permit (*needed for building permit*)
- Engineered Testing of Soils under footing areas to determine if Shrink/Swell Soils exist
- Architectural Plan Drafting and Modification
- Building and Health Permits

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



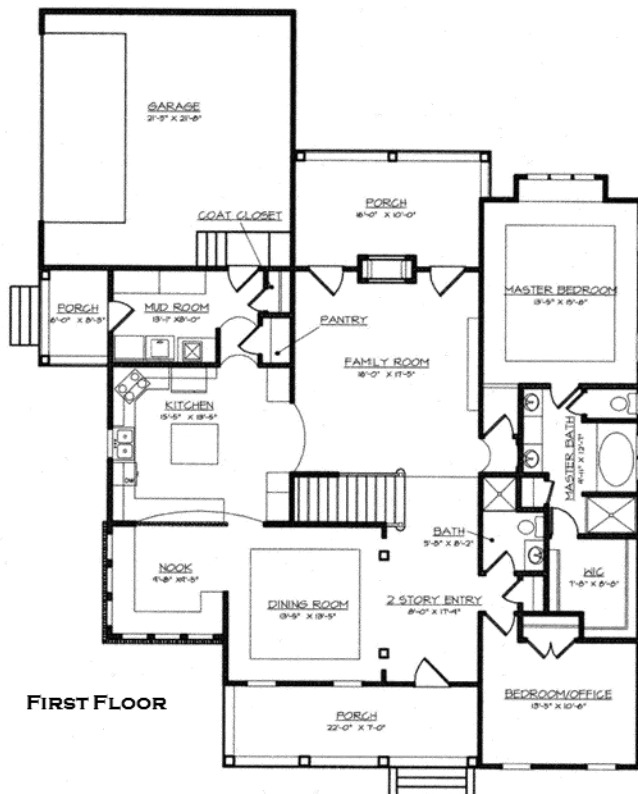
COTTAGE BY THE CHICKAHOMINY



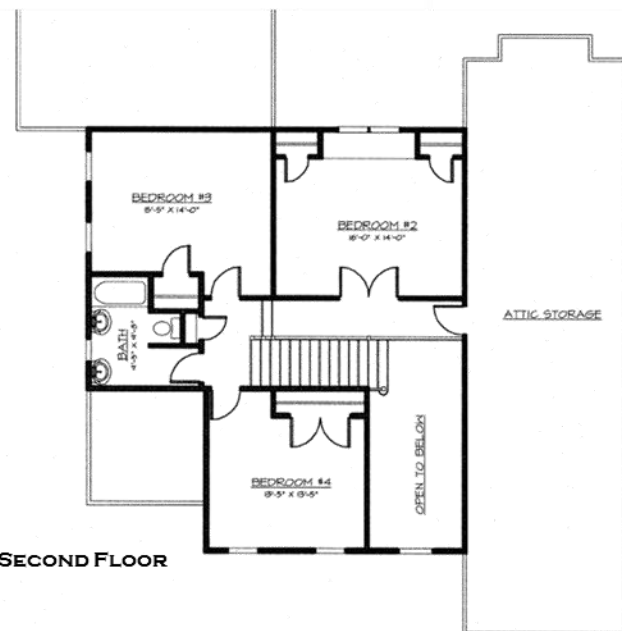
First Floor 1,815 sq. ft.
Second Floor 835 sq. ft.

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



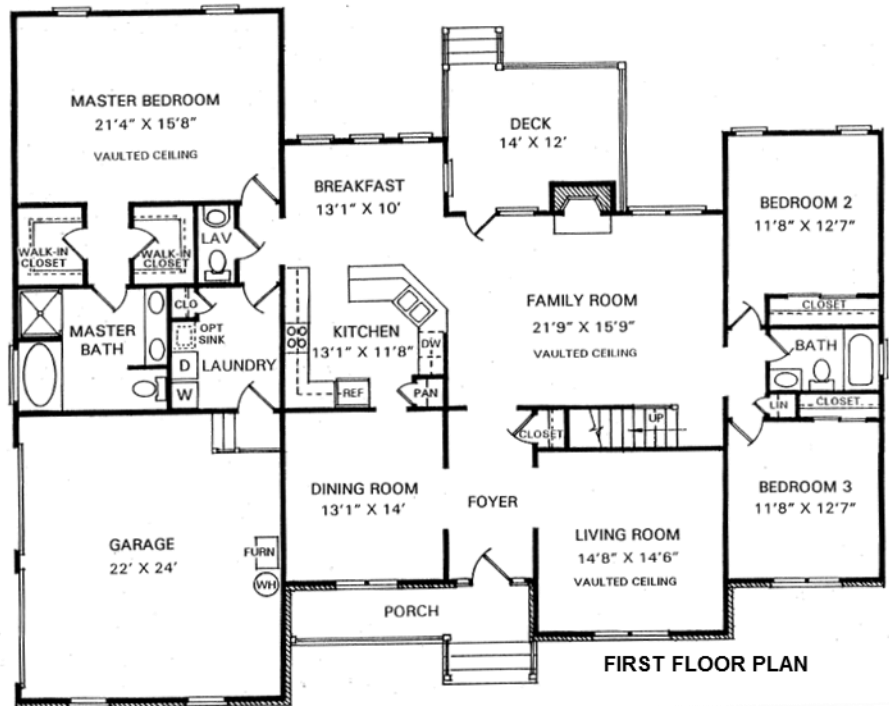
THE SAVANNAH



First Floor 2,415 sq. ft.

Second Floor 485 sq. ft.

Total Finished 2,900 sq. ft.



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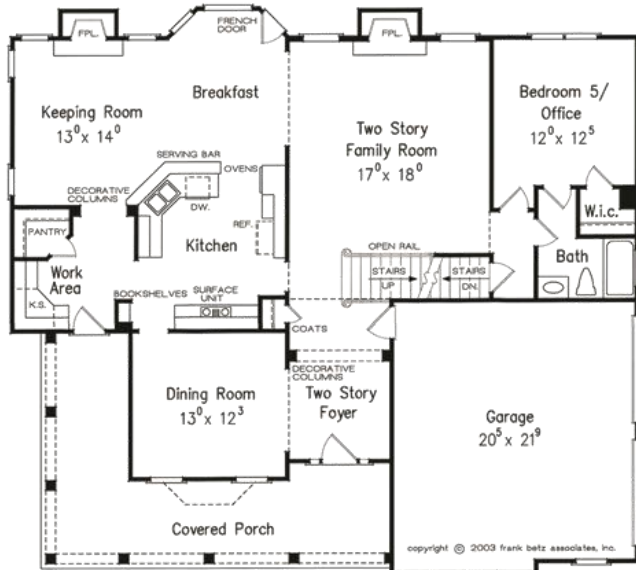




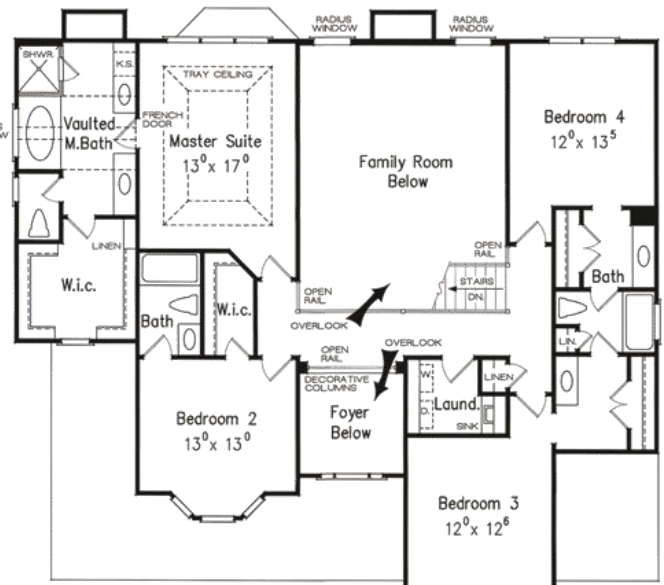
The Westin Ridge

1st Floor	1558 sq. ft.
2nd Floor	1483 sq. ft.
Total	3041 sq. ft.

Overall Dimensions
53'-0" x 48'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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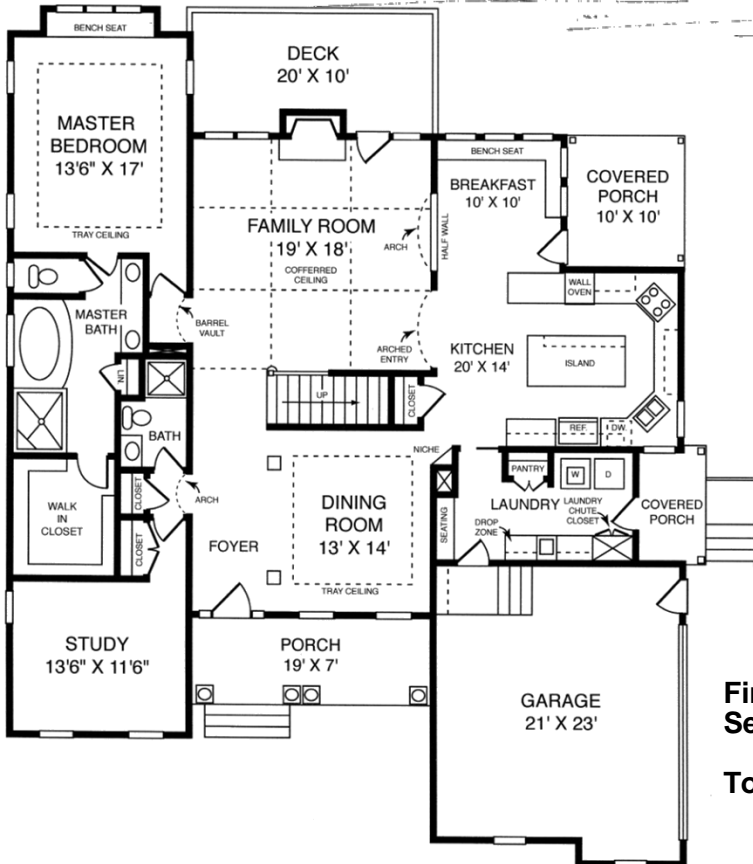
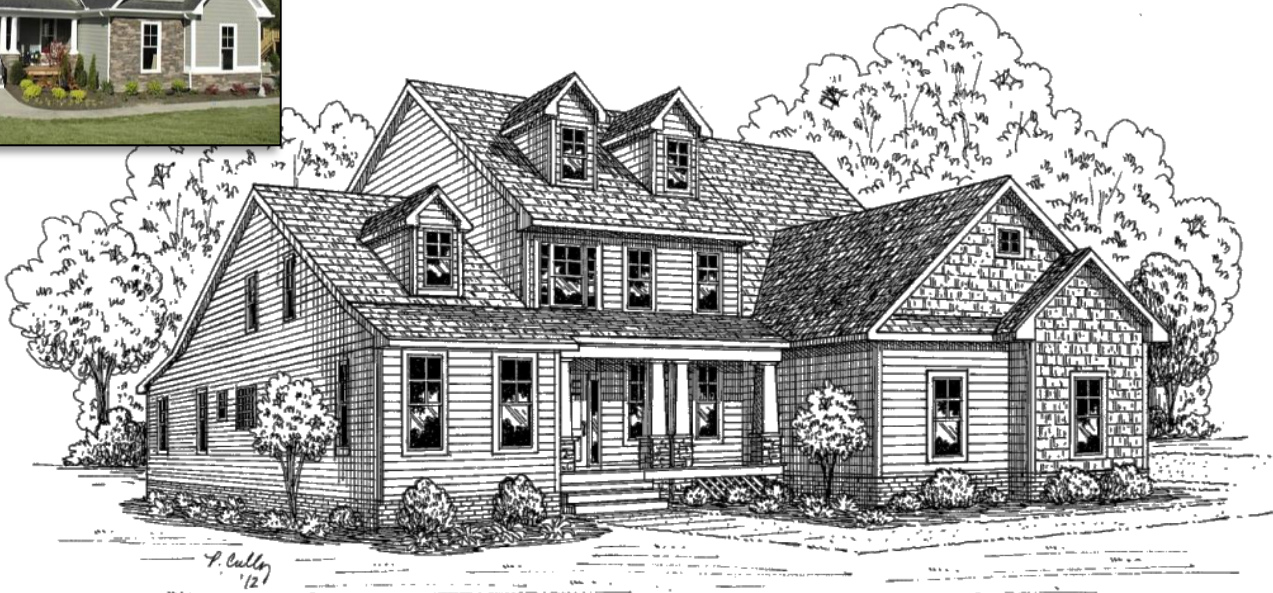
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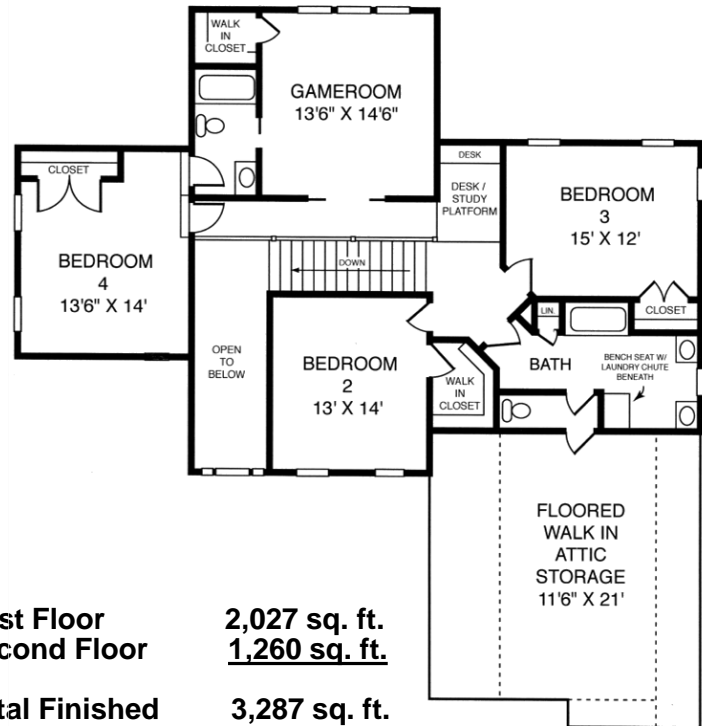
Floorplans and elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artists' conceptions.



THE Swift Creek Cottage



FIRST FLOOR



SECOND FLOOR

First Floor
Second Floor

2,027 sq. ft.
1,260 sq. ft.

Total Finished

3,287 sq. ft.



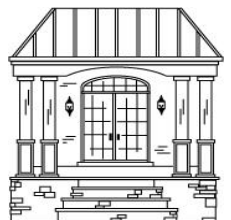
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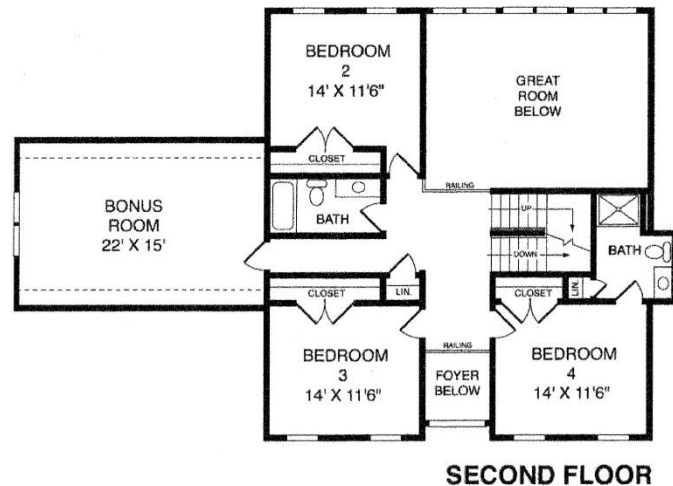
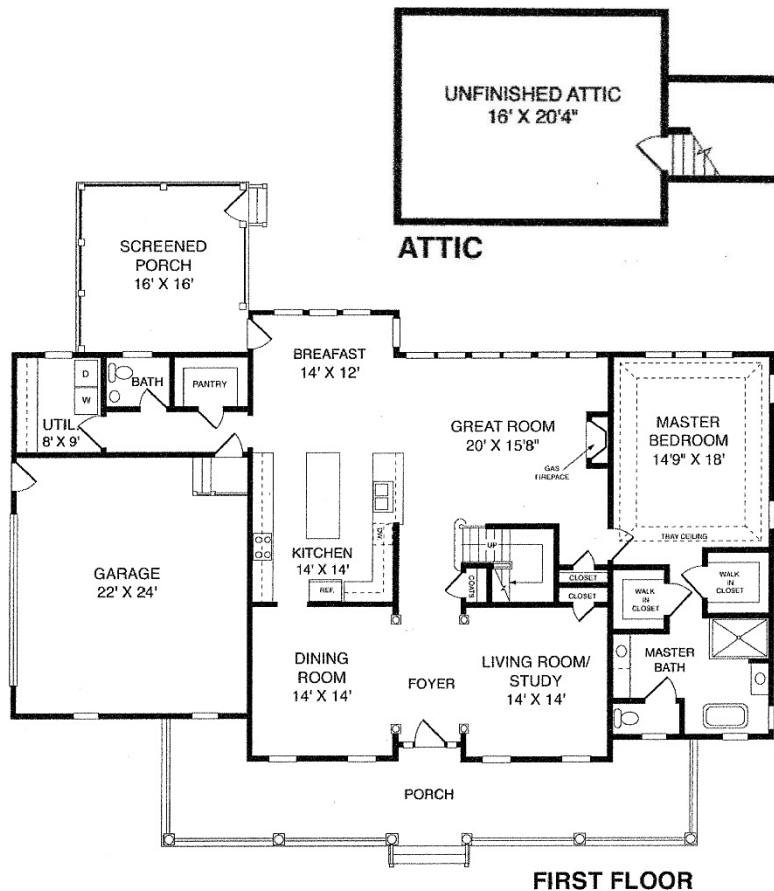
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THE Mackenzie



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



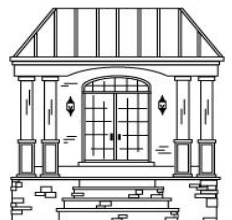
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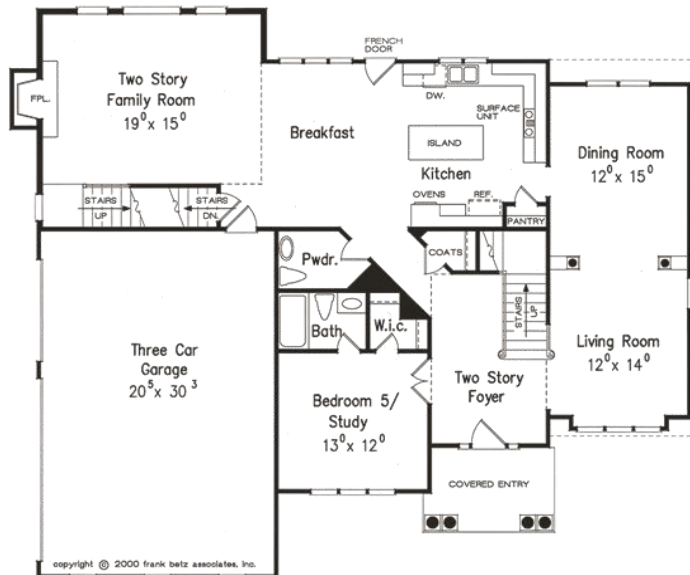




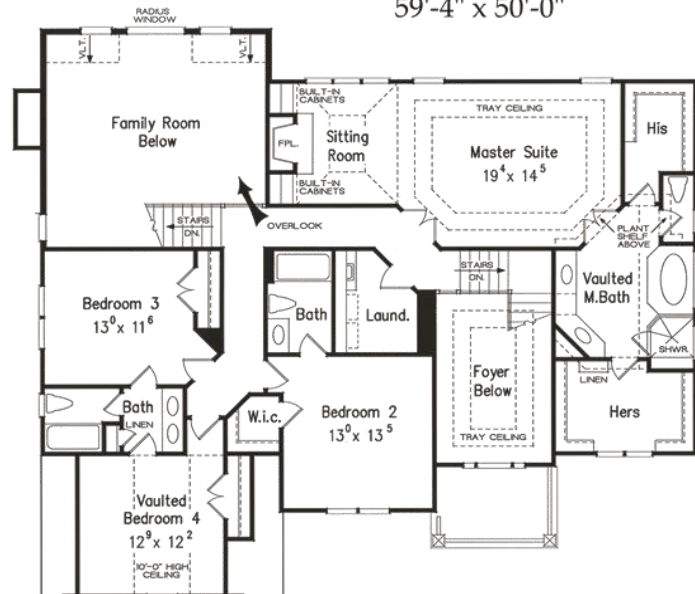
HALSEY

1st Floor 1642 sq. ft.
2nd Floor 1685 sq. ft.
Total 3327 sq. ft.

Overall Dimensions
59'-4" x 50'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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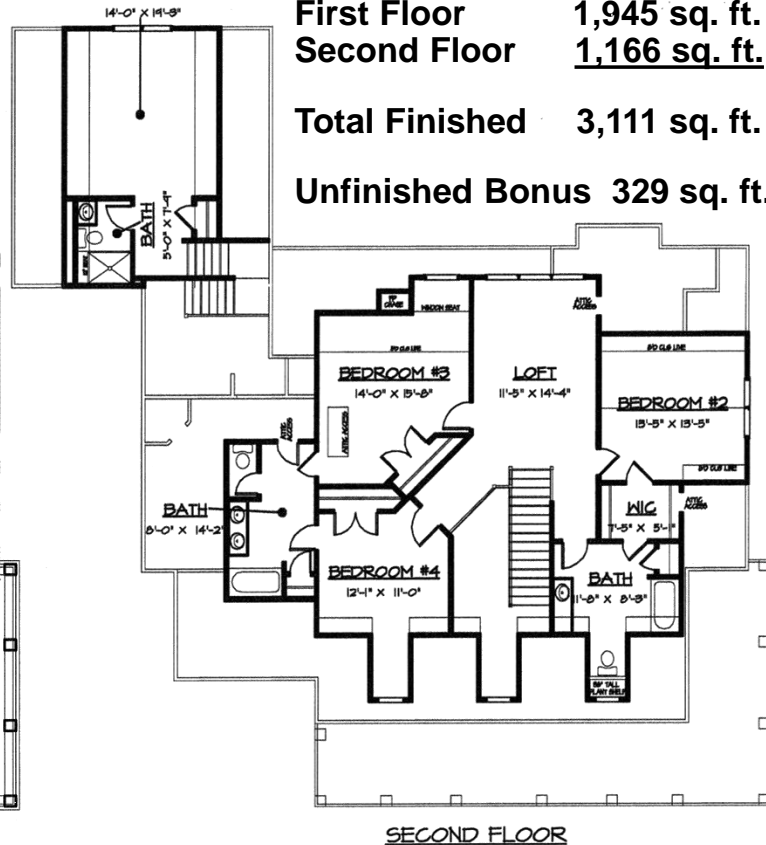
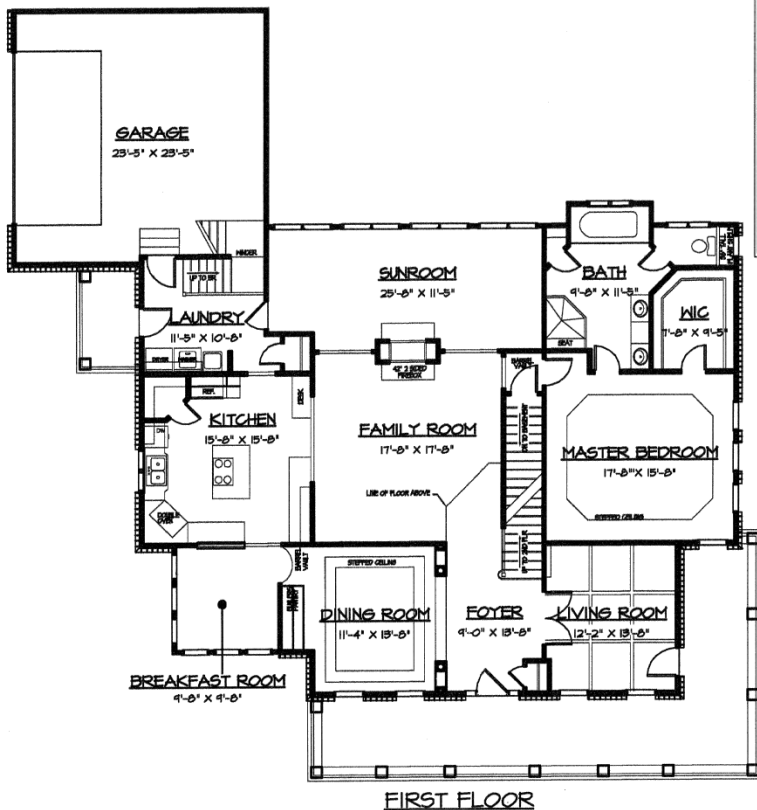
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THE WILMINGTON



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



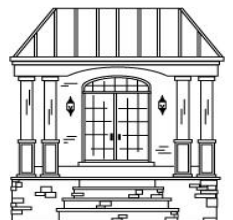
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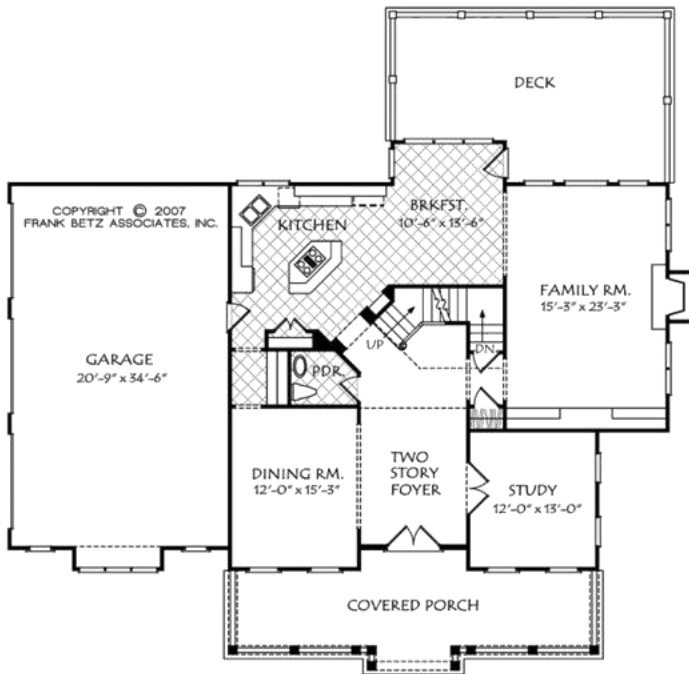
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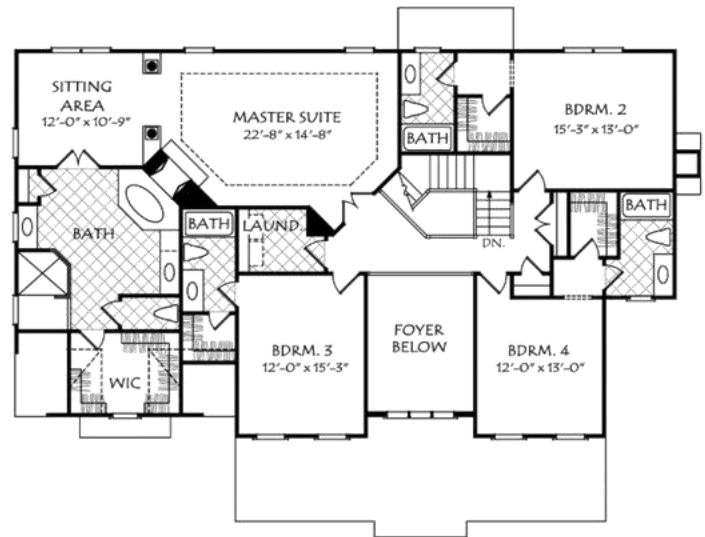




The Tuckahoe



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1st Floor: 1489 sq.ft.
2nd Floor: 2059 sq.ft.
Total: 3548 sq.ft.
Dimensions: 65'-4" x 50'-6"

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