

# “On Your Land” Home Prices for the Richmond Area

WITHIN APPROXIMATELY 50 MILES OF  
DOWNTOWN RICHMOND



## SOUTHERN TRADITIONS

Custom Home Builders

<b>The Birmingham</b>	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.	\$ 424,900
	<i>*Finish Bonus Room above Garage – adds 324 sq. ft. \$ 21,400</i>	
<b>The Charleston II</b>	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.	\$ 439,900
	<i>*Finish walk up attic into room with full bath – adds 610 sq. ft. \$ 44,600</i>	
<b>The Carramore</b>	One Story. 3 Bedrooms, 2-½ Baths. Front Country Porch. Eat In Kitchen with Large Island. Rear covered pressure treated porch. Two Car Courtyard or Side Entry Garage. 2,383 sq. ft.	\$ 484,900
	<i>*Finish second floor into two bedrooms and full bath. Adds 757 finished sq. ft. \$ 54,400</i>	
<b>The Savannah</b>	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.	\$ 493,900
	<i>*Finish walk up attic into room with full bath – adds 400 sq. ft. \$ 30,900</i>	
<b>The Mahogany Springs</b>	Story and a Half. First Floor Master Bedroom. 3 Bedrooms, 2-½ Baths. Full Front Porch. Unfinished bonus room. Rear Covered pressure treated porch. 21' x 23' Two Car Garage. 2,522 sq. ft.	\$ 519,900
	<i>*Finish Bonus Room above Garage – adds 525 sq. ft. \$ 34,500</i>	
<b>The Ansonborough</b>	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. 2,732 sq. ft.	\$ 538,900
<b>Cottage by the Chickahominy</b>	Two-Story. First Floor Master Bedroom. 4 or 5 Bedrooms, 3 Baths. Brick Raised Front Porch. Covered Rear Porch. Walk in attic. 21' x 22' Two Car Garage. 2,650 sq. ft.	\$ 549,900
	<i>* Finish walk-in attic into room on second level – Adds 252 sq. ft. \$ 16,400</i>	
<b>The Huntsville</b>	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.	\$ 568,900
<b>The Augusta Craftsman</b>	Two-Story. 4 or 5 Bedroom, 4-½ Bath. First Floor Guest Bedroom/Study with Full Bath. Formal Dining Room. Unfinished Bonus Room and Walk up Attic. Brick Raised Front Porch. 22' x 22' Two Car Garage. 3,021 sq. ft.	\$ 591,900
	<i>* Finish Bonus Room above Garage – adds 329 sq. ft. \$ 21,400</i>	
	<i>* Finish Walk Up Attic into Room with Full Bath and Closet – adds 382 sq. ft. \$ 29,800</i>	
<b>The Rustic Refuge</b>	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 or Side entry Garage. 3,190 sq. ft.	\$ 636,400
<b>The Wilmington</b>	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.	\$ 653,900
	<i>*Finish Bonus room with full bath above Garage – adds 329 sq. ft. \$ 26,400</i>	
<b>The Mackenzie</b>	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. Brick raised Front Porch. 22' x 24' Two Car Garage. 3,327 sq. ft.	\$ 672,900
<b>The Swift Creek Cottage</b>	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.	\$ 681,900
<b>The Southern Charm</b>	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.	\$ 709,900
	<i>*Finish Walk Up Attic into Rec Room with Full Bath – adds 629 sq. ft. \$ 45,800</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.

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## **EXTERIOR AND QUALITY CONSTRUCTION FEATURES**

- Brick Foundation (*stone or other per plan*)
- OSB Hardboard Exterior Sheathing with house wrap
- Beaded or Flat Vinyl Siding (*Hardie Plank cement Siding Available as an option*)
- Fiberglass Insulated Front Door
- Certainteed Landmark Lifetime Warranted Dimensional 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 Nailed then Screwed to Joists and Studs
- 9' First Floor Ceiling Height, 8' Second Floor
- Vinyl, Composite, or Aluminum Covered Exterior Trim (*Soffitt, Facia, Rake Boards, Porch Beams*)
- Aluminum Powder Coated Stoop/Porch Railings
- Broom Finished Concrete Front Walkway
- Rear pressure treated deck or Broom Finished patio

## **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*)
- 15 SEER Heat Pump(s)/Central Air (*Trane/Bosch*)
- First Floor Propane Gas Back-up Heat System (*Works in conjunction with Heat Pump. Buried 320 gallon propane tank. Owner responsible for filling tank at move in.*)
- Tyvek (or equivalent) Air and Moisture Barrier House Wrap Under Exterior Siding
- Pella Lifestyle (aluminum clad) Series Insulated Low-E Double Pane, Double Hung Windows with Tilt In Sashes for Easy Clean, full screens
- Upgraded Insulation Package Featuring:
  1. R-15 Dense Pack "Blown in Blanket" Exterior Wall Insulation with Air Seal Package (*caulking of exterior wall studs and plates before insulation is installed*)
  2. R-49 Blown Insulation in Attic Spaces
  3. R-22 - R-30 Ceiling Insulation in Vaulted Areas

## **ALLOWANCES INCLUDED IN BASE PRICES**

(Allowances are typical and will vary per specific plan)

- Custom Cabinetry (*kitchen/bath/laundry*): \$25,000-\$50,000
- Solid Surface Countertops (*Granite for Kitchen and Bath Vanities*): \$8,000 - \$12,000
- Appliances: \$10,000 - \$15,000
- Electrical Fixtures: \$7,000 - \$8,500
- Plumbing Fixtures: \$7,500 - \$10,000
- Professional Landscaping to Include Shrubbery, Mulch, and Other Plantings: \$3,000 - \$3,500
- Low Voltage Wiring (*phone, cable/satellite, security pre-wire*): \$4,000 - 5,000
- Carpet: \$30.00 per square yard (*material and labor*)
- Hardwood or LVP/LVT Floors: \$8.50 - \$9.00 per sq. ft. (*material and labor*) Several widths and styles of hardwood available
- Ceramic Tile Floor/Shower Walls: \$5.00 per sq. ft. (*material selection only*)
- Ceramic Tile Kitchen Backsplash and Shower Floors: \$10.00 per sq. ft. (*material selection 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 Hollow Core Doors (*Solid Core available*)
- Hardwood Flooring (*typical ¾" oak*) in Kitchen, Breakfast area, Foyer, Dining Room, and Family Room
- Ceramic Tile Floor in All Full Bathrooms and Laundry/Utility Room
- Ceramic Backsplash in Kitchen (*tile selection to fall within \$10.00 per sq. ft. allowance*)
- Four Color Paint Scheme - three wall colors and one ceiling/trim color - Sherwin Williams
- Structured Data Wiring Package Including Phone, Cable/Satellite, and Security pre-wire
- 12 - 16 LED Recessed Lights, 4/5 Ceiling Fan locations, 2 exterior floods
- Elongated Comfort Height Toilets in all Baths
- Adult height Vanities in all bathrooms
- Granite or other solid surface tops for all kitchen and bath vanities
- Acrylic Garden or Free Standing Soaking Tub, Full Ceramic Shower in Master Bath with Frameless Glass Door enclosure and bench/corner seat
- Fiberglass single piece tub/shower units in secondary bathrooms (*or single piece shower only*), shower curtain rod
- Rinnai Tankless Gas (*Propane or Natural*) Water Heater
- Tray or Vaulted Ceilings in Dining Room and Master Bedroom (*per plan*)
- Solid Shelving in all closets and pantry
- Direct Vent Prefab Gas Log Fireplace with Mantel, Granite/Tile/Slate Surround & Hearth (*Stone facade available as an option. Full masonry also available*)
- Attic Storage - pull down stair or walk in/up per plan

### **AOSE ONSITE SOILS ANALYSIS - for lots with well and septic systems**

- On Site Design of Septic and Well Systems for County Health Permit (*typically 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*)

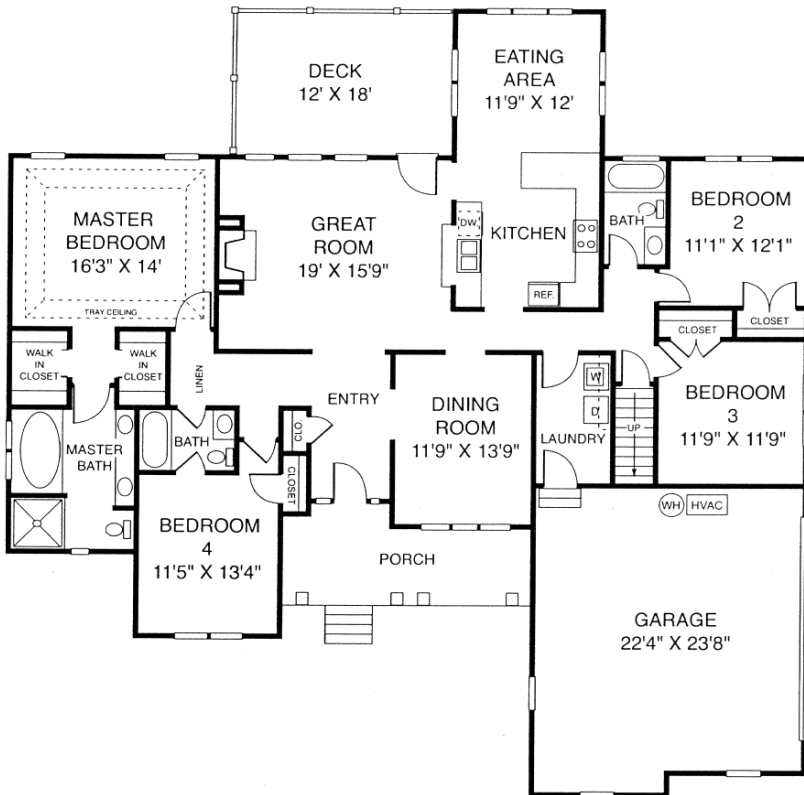
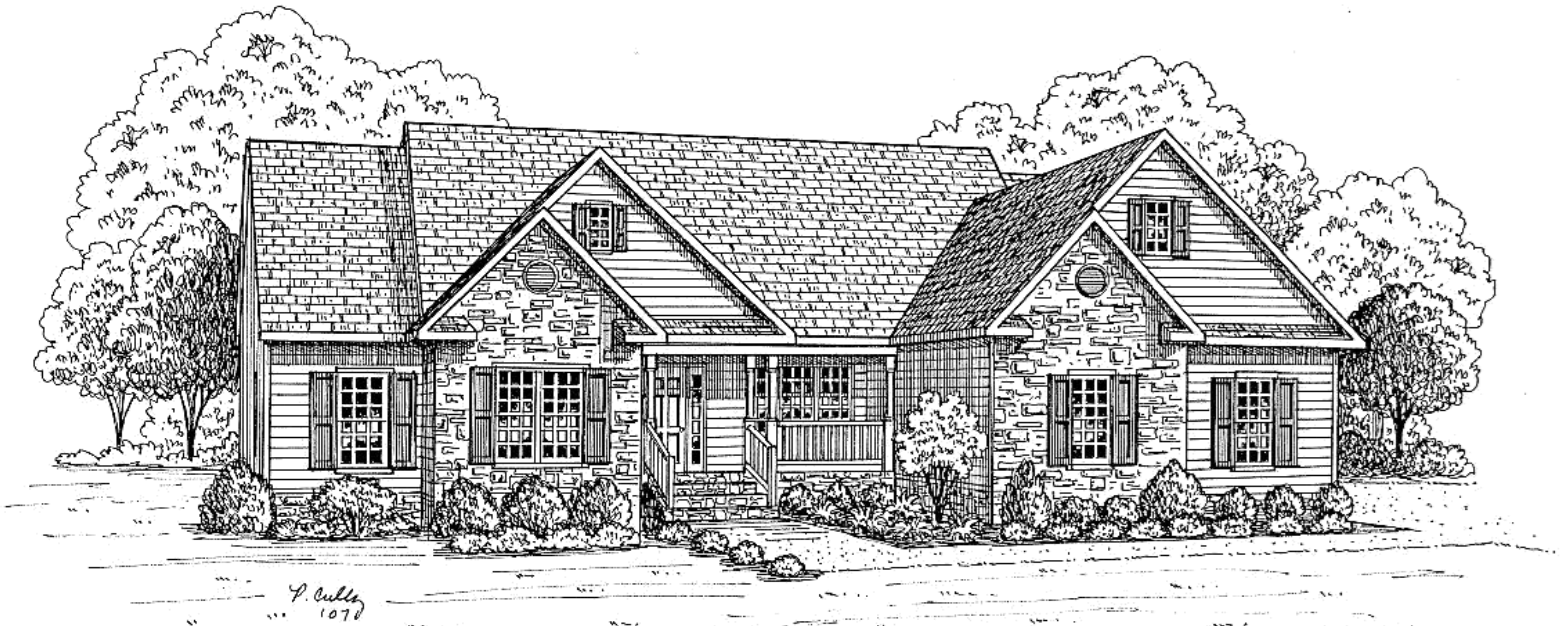
### **DEPOSIT REQUIRED**

- Check to Southern Traditions at time of Contract Signing - 2% of sales price if construction/permanent financing, or 5% if all cash



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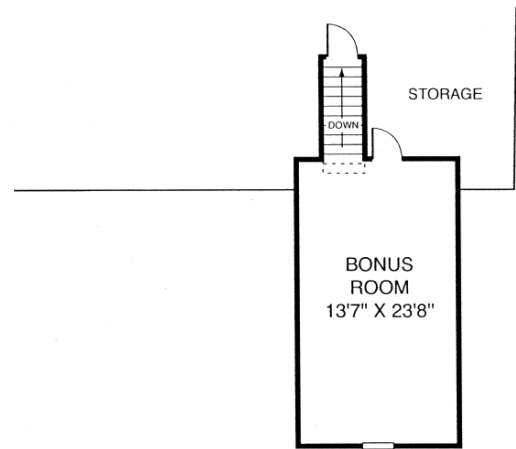
# THE BIRMINGHAM



FIRST FLOOR

Finished First Floor 2,133 sq. ft.

Unfinished Bonus Room 352 sq. ft.



SECOND FLOOR

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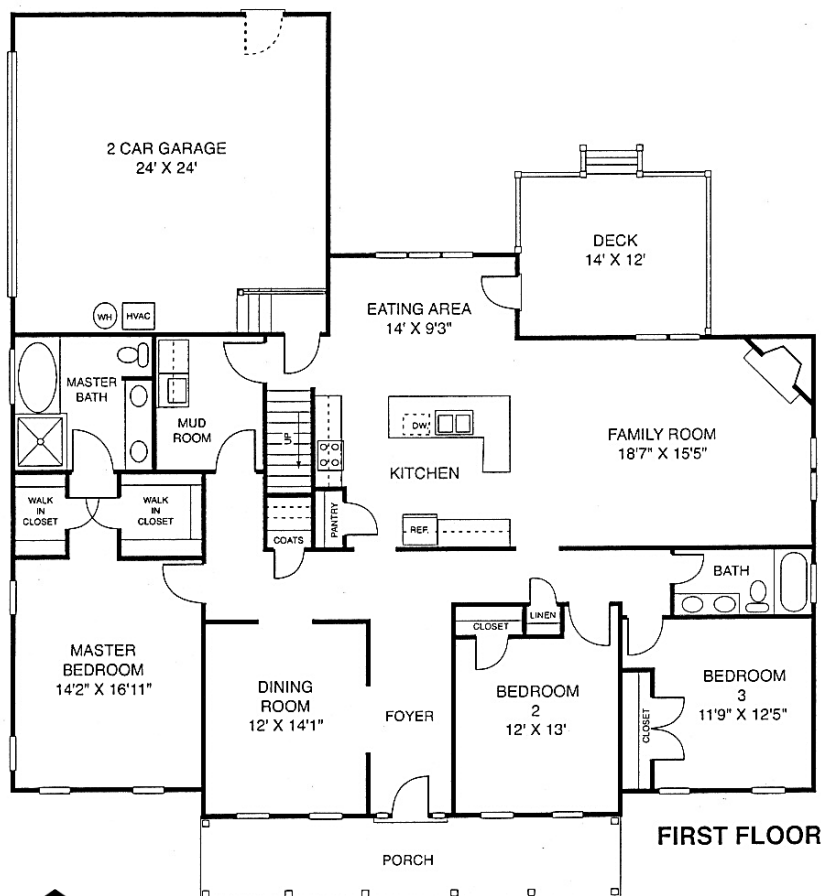
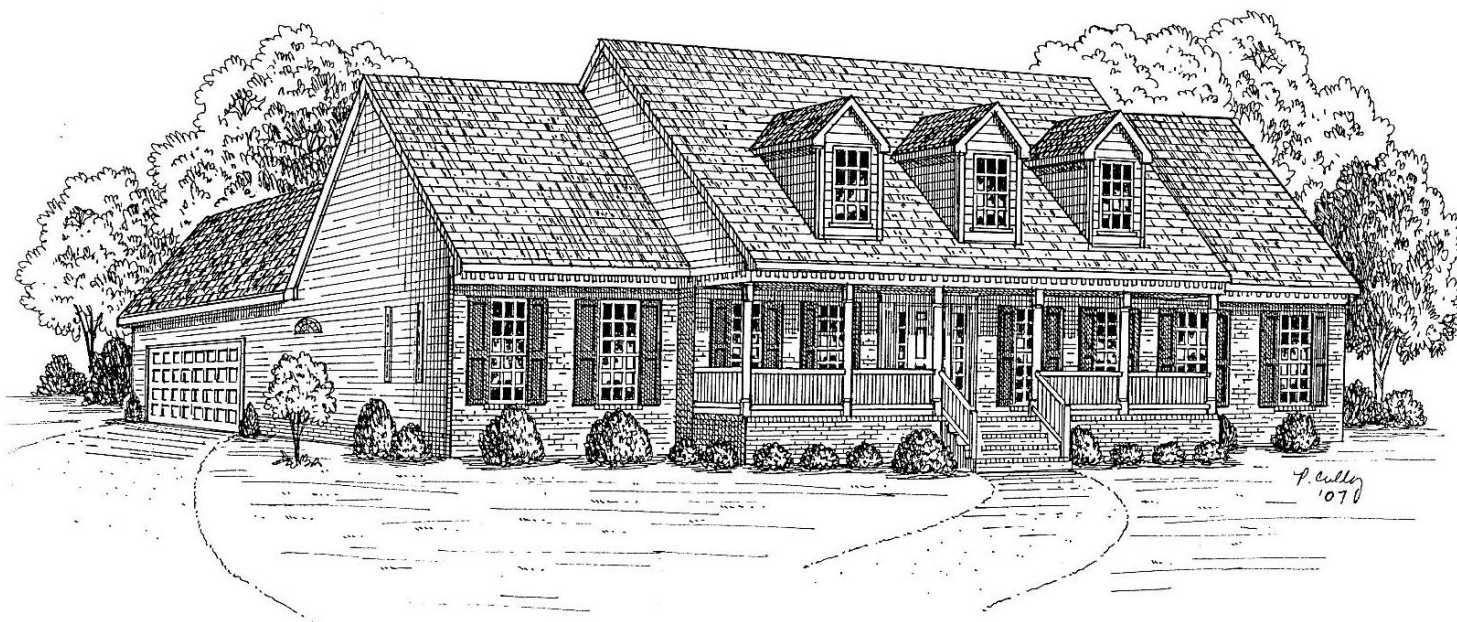
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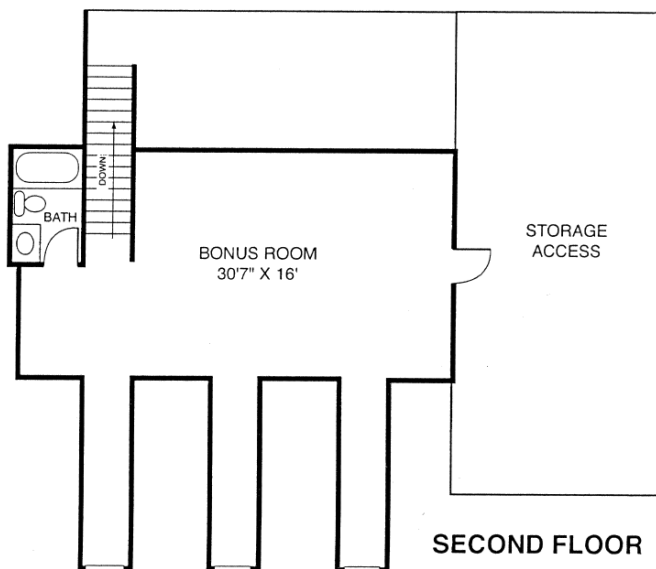
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# THE CHARLESTON II



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

Total Finished 2,818 sq. ft.



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# THE CARRAMORE



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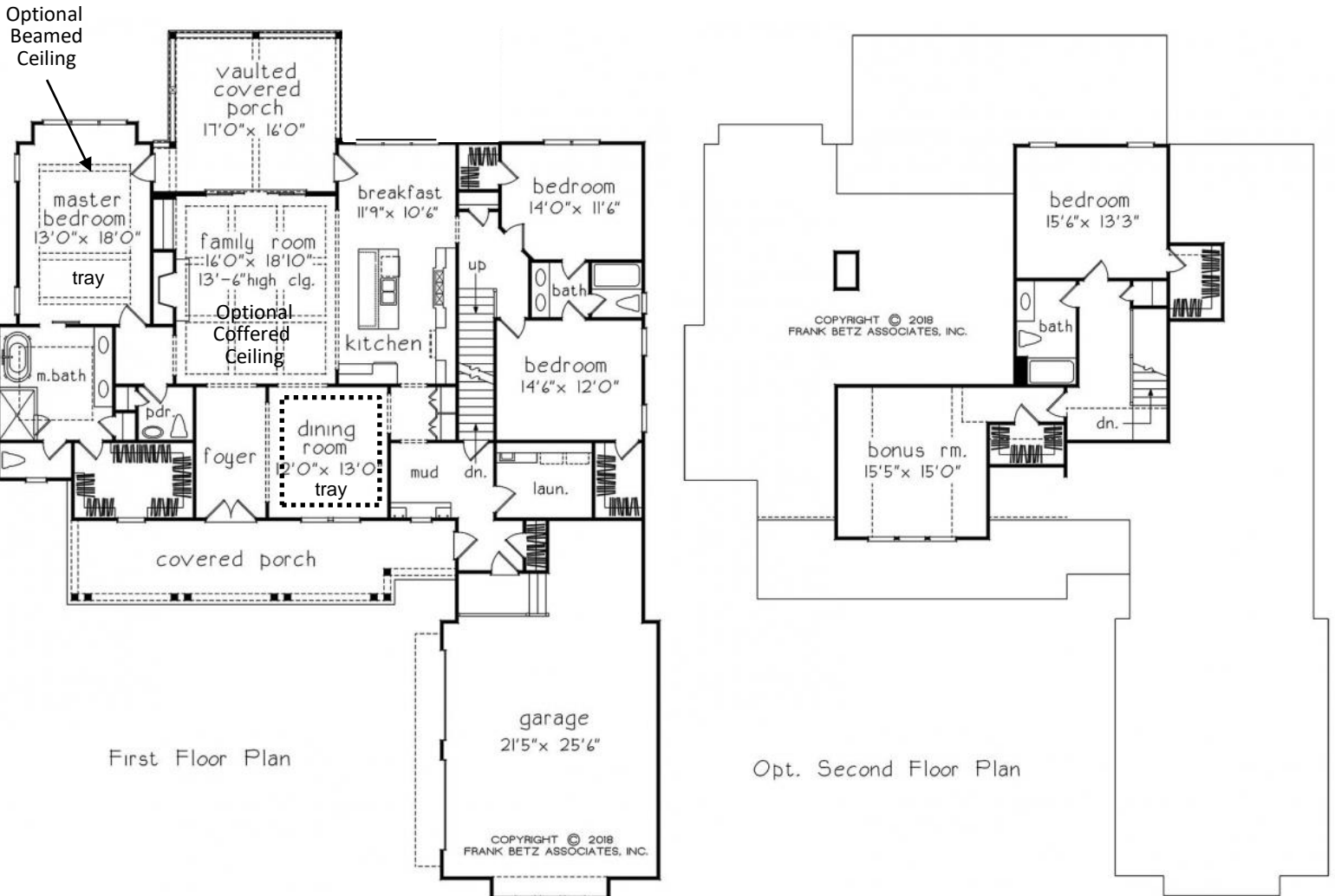
First Floor 2,383 sq. ft.

Opt. Second Floor 757 sq. ft.;

House Dimensions:

Width 66' - 6"

Depth 87' - 0"



Floorplans and elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artists' conceptions. Floorplan and elevation are copyrighted © by Frank Betz Associates, Inc. Not to be copied or reproduced without written permission.



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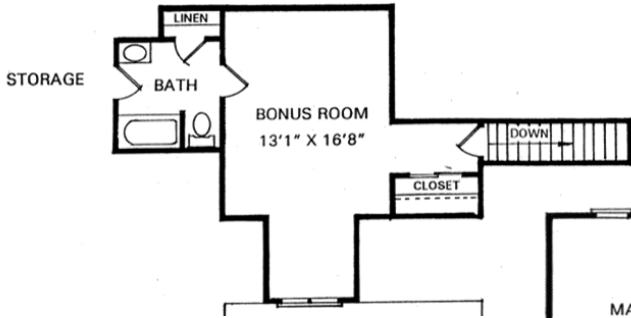
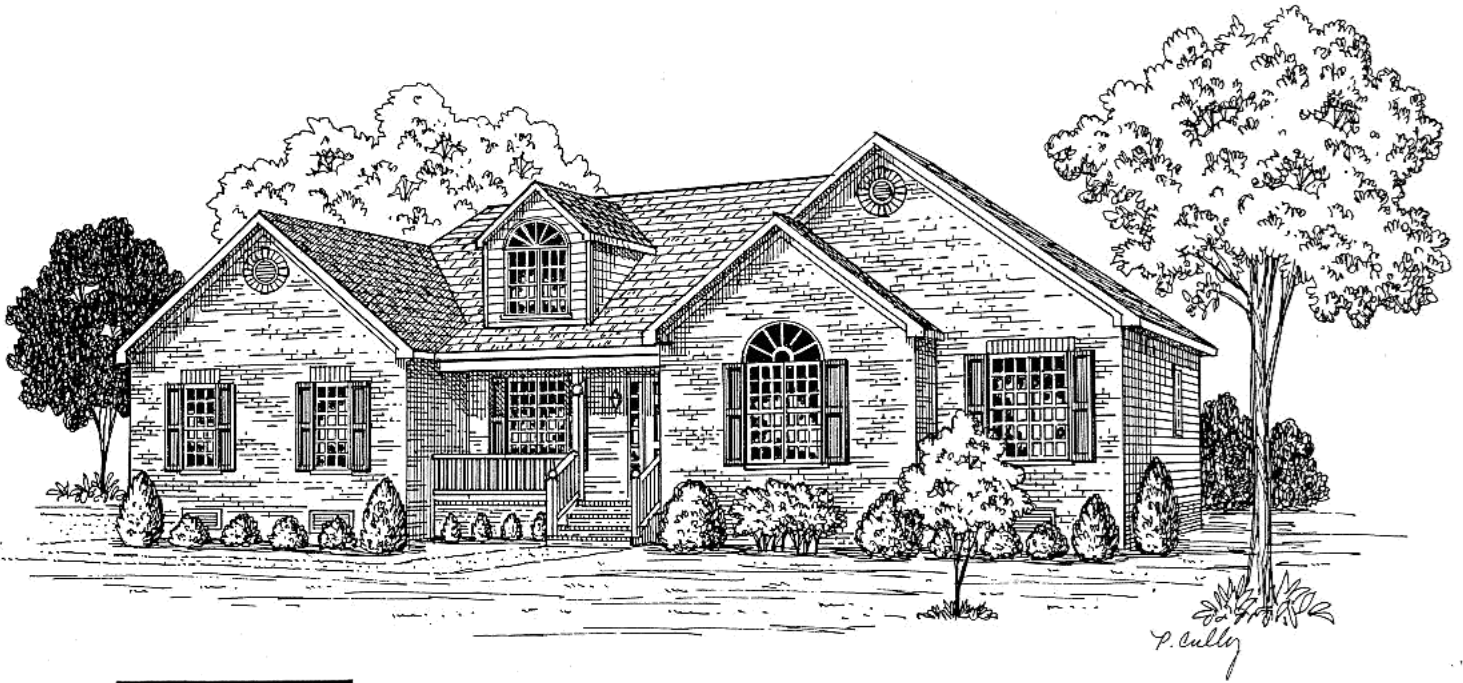
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# THE SAVANNAH



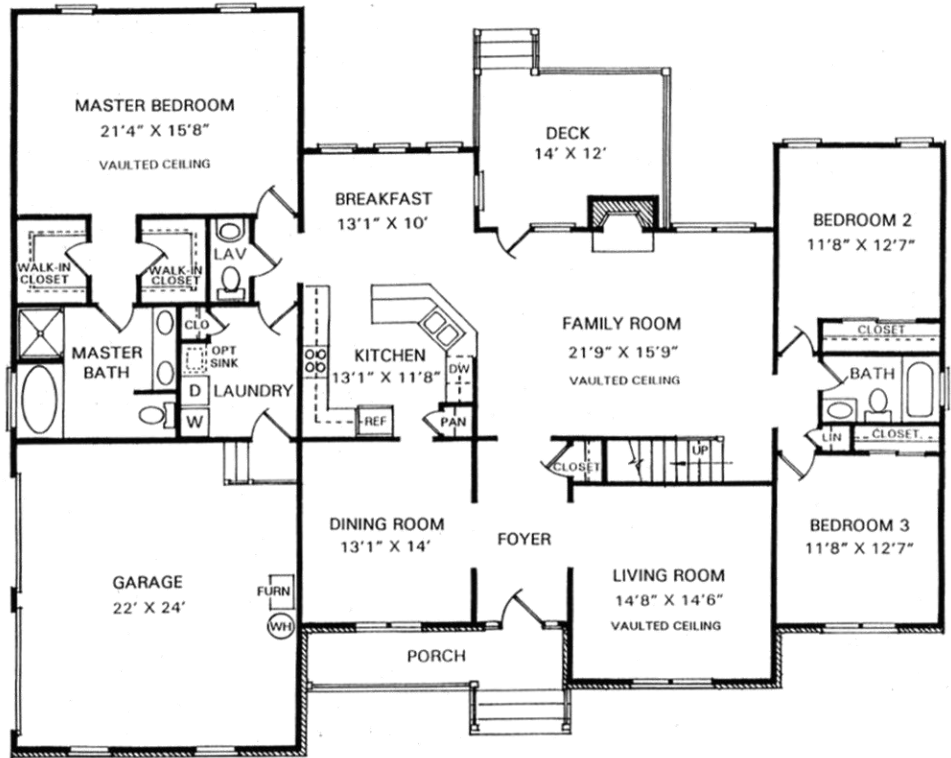
SECOND FLOOR PLAN

Finished First Floor 2,415 sq. ft.

Unfinished Second Floor 400 sq. ft.

House Dimensions:

Width 70'  
Depth 60'



FIRST FLOOR PLAN



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# THE MAHOGANY SPRINGS



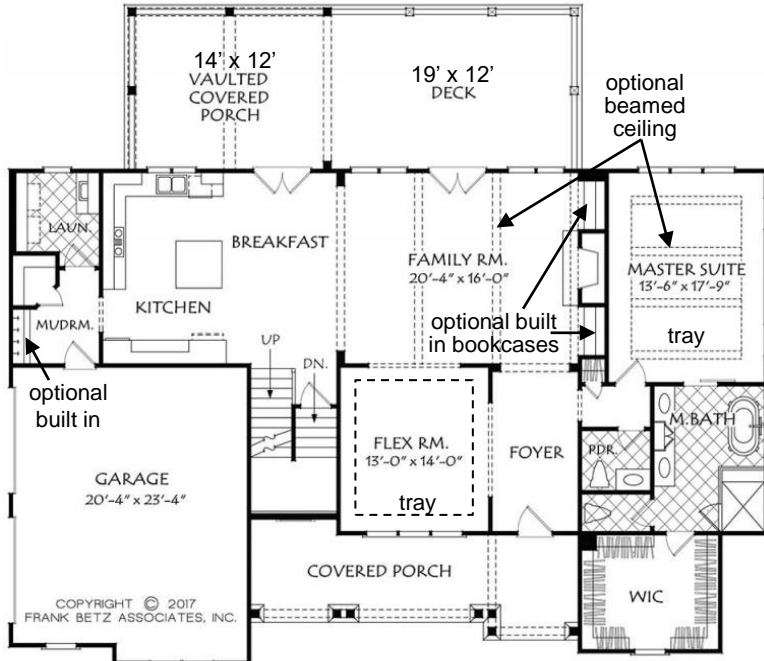
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First Floor 1,866 sq. ft.  
Second Floor 656 sq. ft.  
Total Finished 2,522 sq. ft.

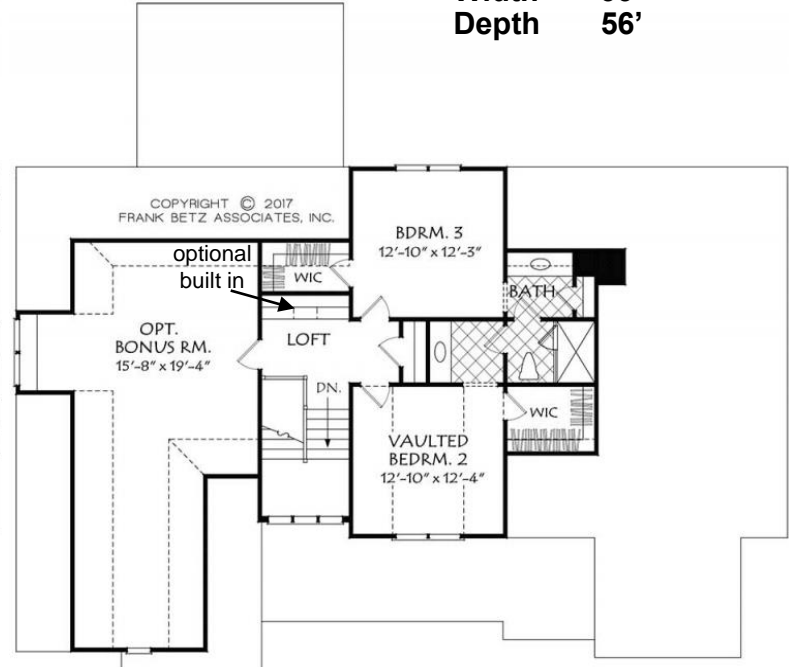
Unfinished Bonus 525 sq. ft.

House Dimensions:

Width 66'  
Depth 56'



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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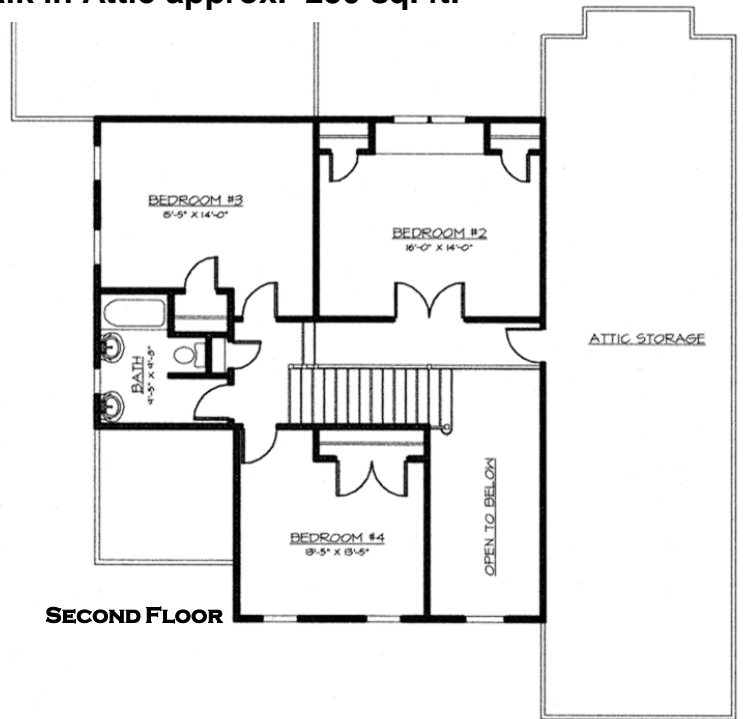
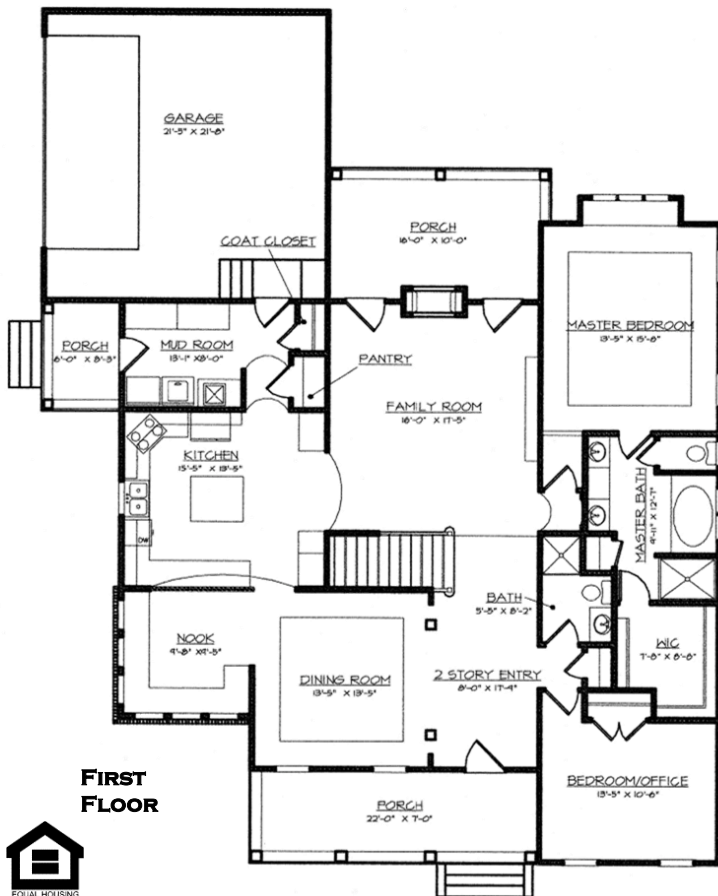
# COTTAGE BY THE CHICKAHOMINY



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

Total Finished      2,650 sq. ft.

Walk in Attic approx. 250 sq. ft.



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# THE ANSONBOROUGH

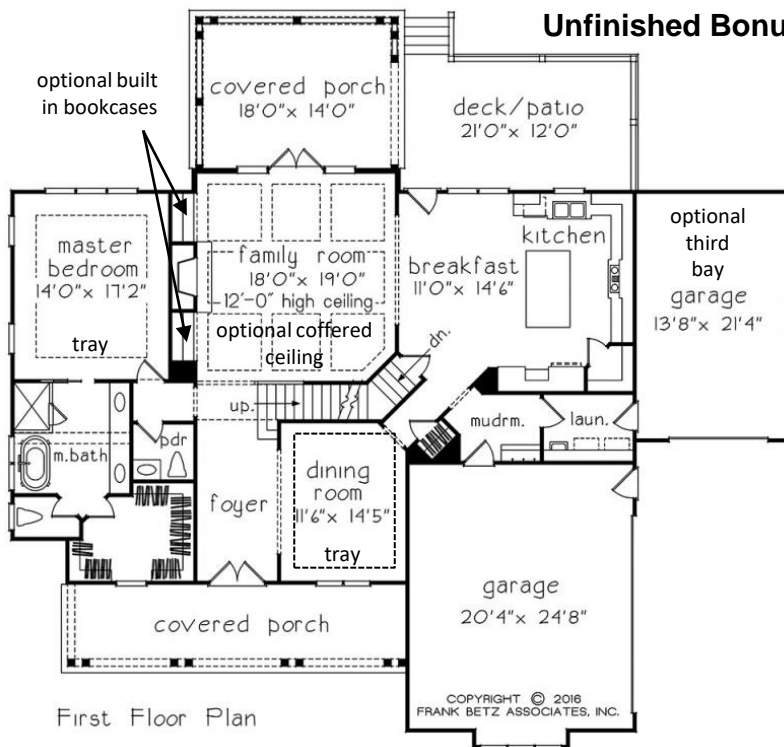


**First Floor** 1,842 sq. ft.  
**Second Floor** 890 sq. ft.  
**Total Finished** 2,732 sq. ft.

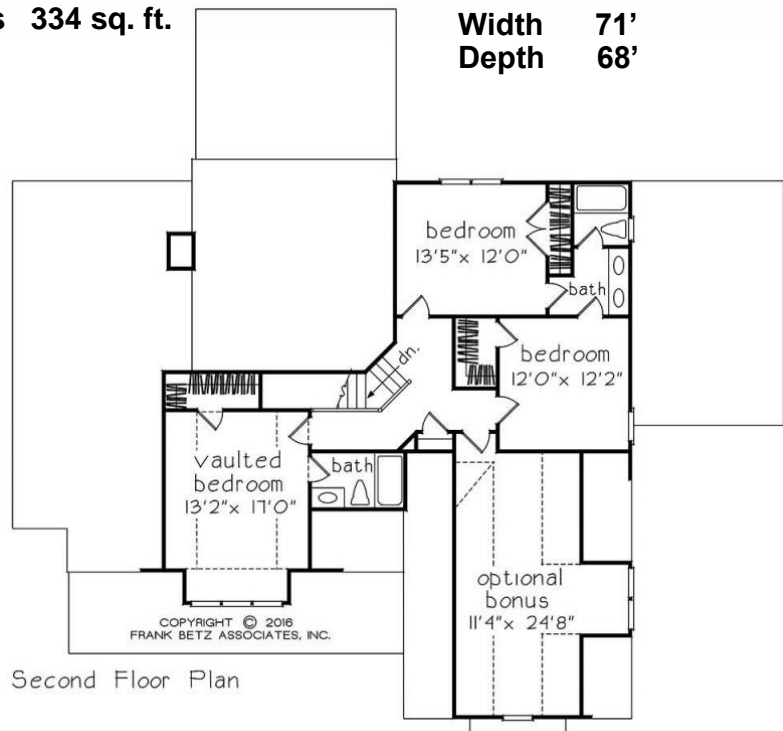
**House Dimensions**

**Width** 71'  
**Depth** 68'

**Unfinished Bonus** 334 sq. ft.



First Floor Plan



Second Floor Plan

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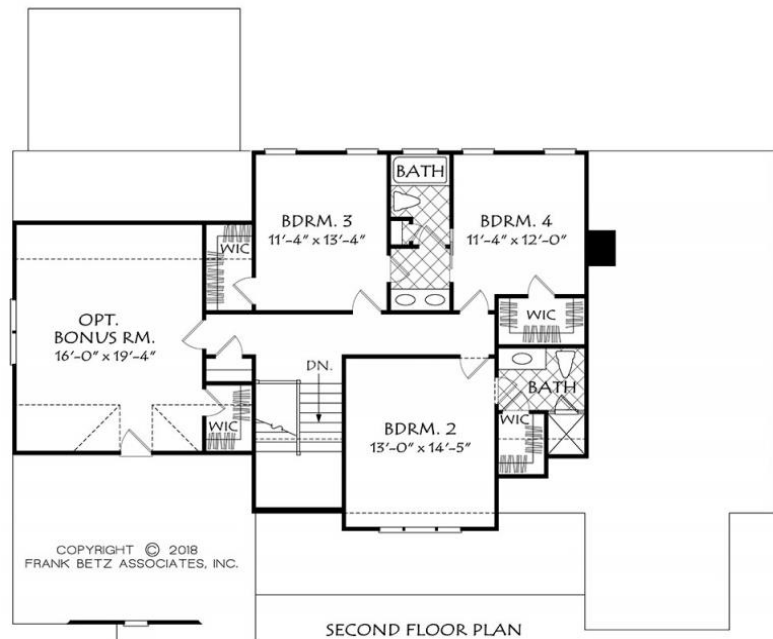
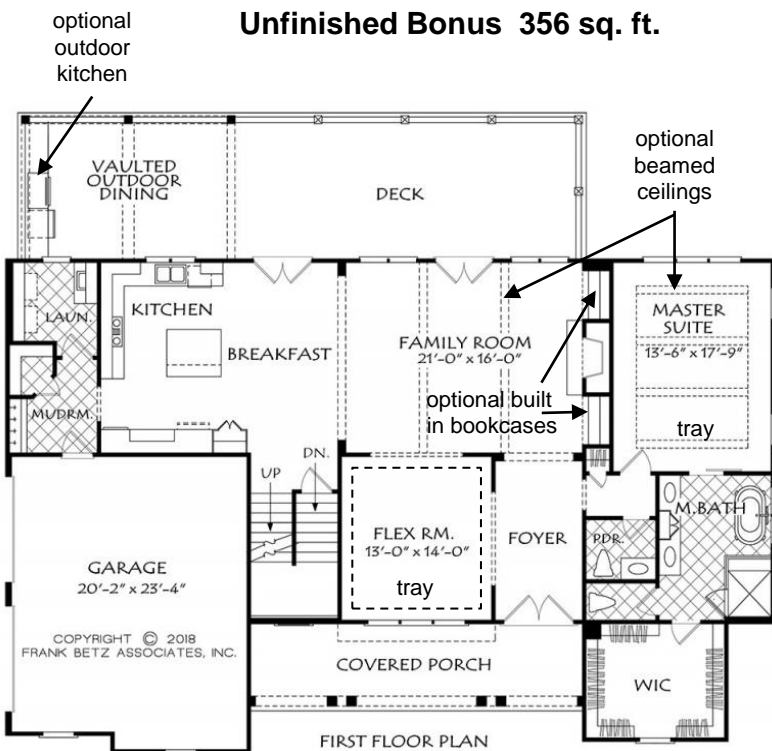
# THE CEDAR BLUFF



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**First Floor** 1,877 sq. ft.  
**Second Floor** 866 sq. ft.  
**Total Finished** 2,743 sq. ft.

**Unfinished Bonus** 356 sq. ft.



**House Dimensions:**

**Width** 66'  
**Depth** 54'

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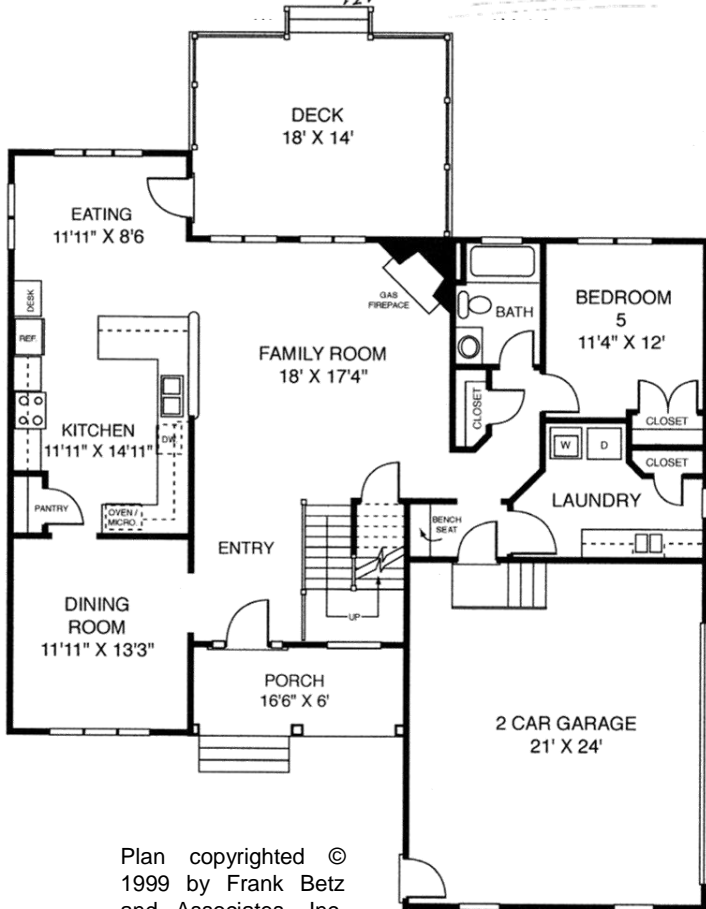


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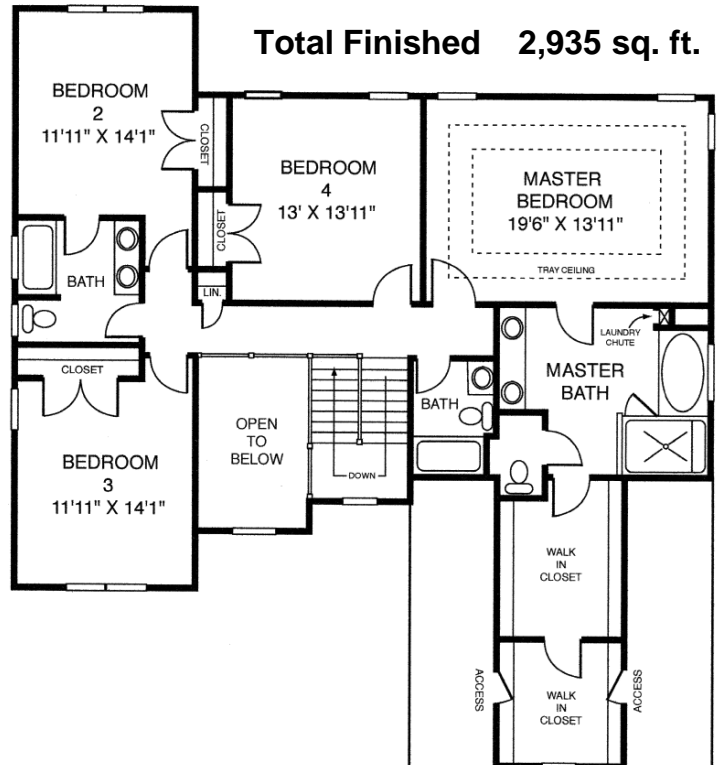
# THE HUNTSVILLE



*P. Cully '12*



**FIRST FLOOR**



**SECOND FLOOR**

**First Floor 1,400 sq. ft.**

**Second Floor 1,535 sq. ft.**

**Total Finished 2,935 sq. ft.**

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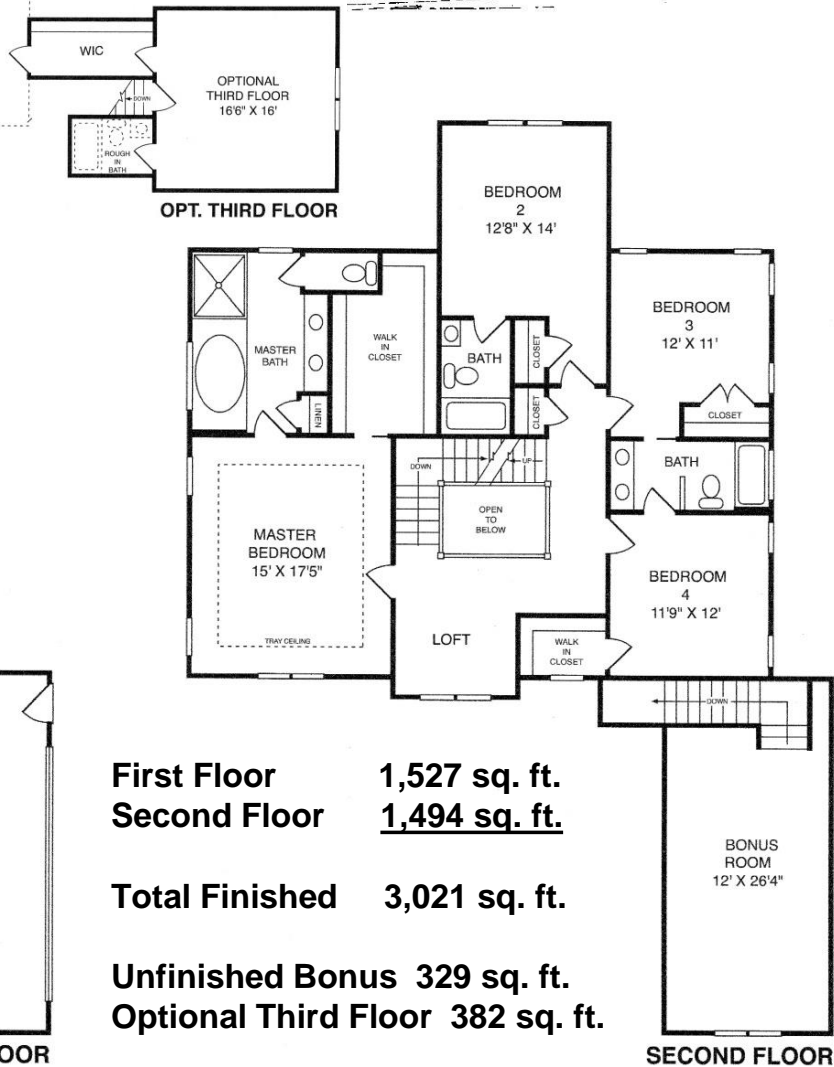
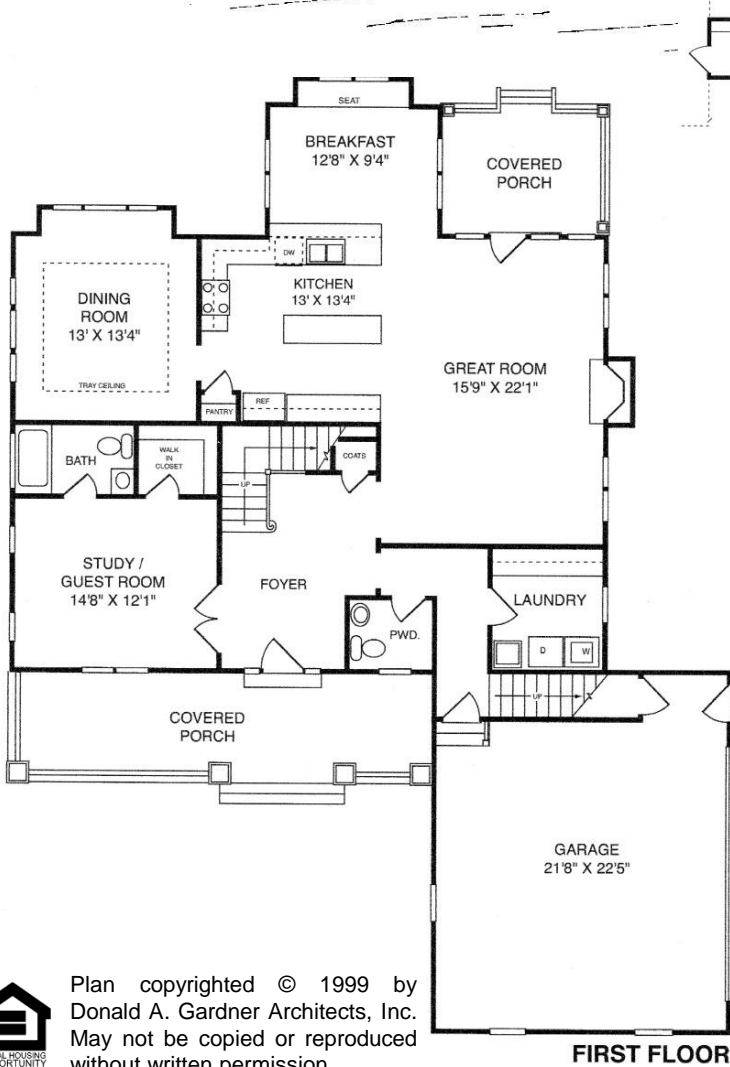
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# THE AUGUSTA - CRAFTSMAN



**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.



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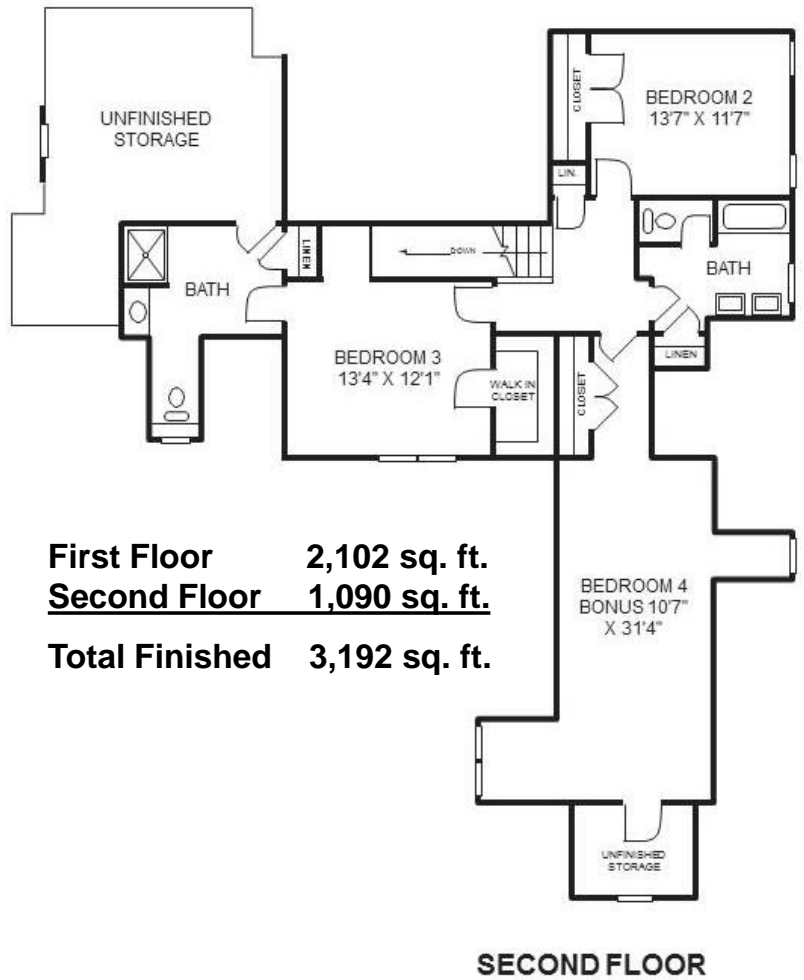
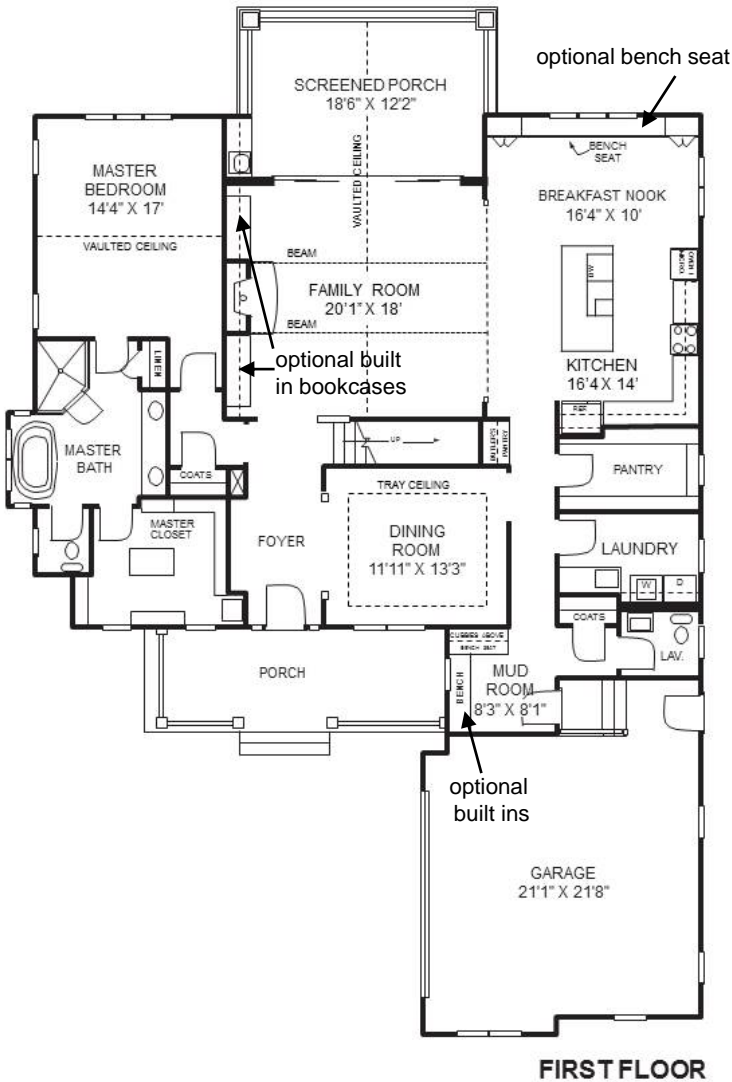
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# THE RUSTIC REFUGE



**First Floor** 2,102 sq. ft.  
**Second Floor** 1,090 sq. ft.  
**Total Finished** 3,192 sq. ft.

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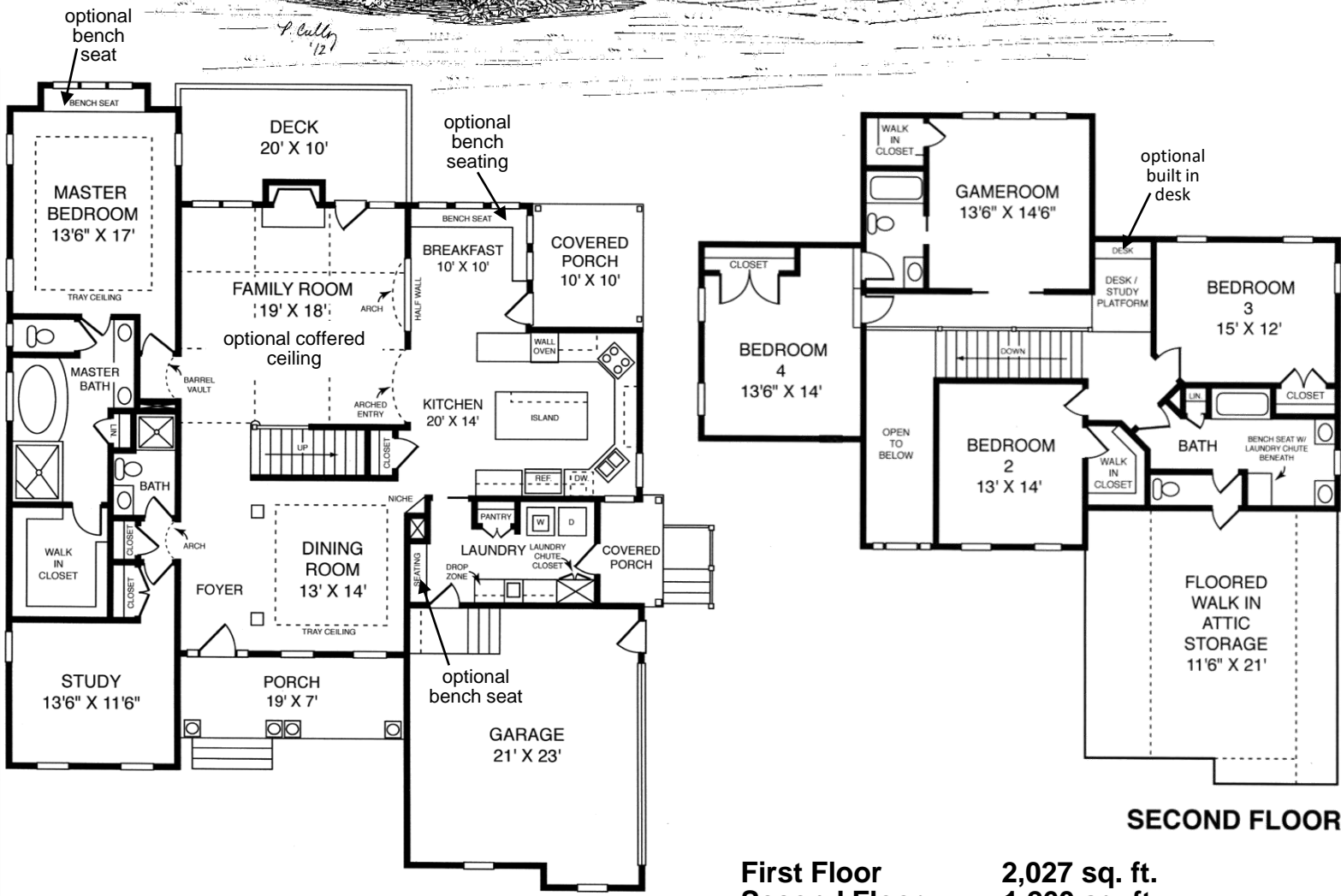


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**SOUTHERN TRADITIONS**  
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# THE SWIFT CREEK COTTAGE



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



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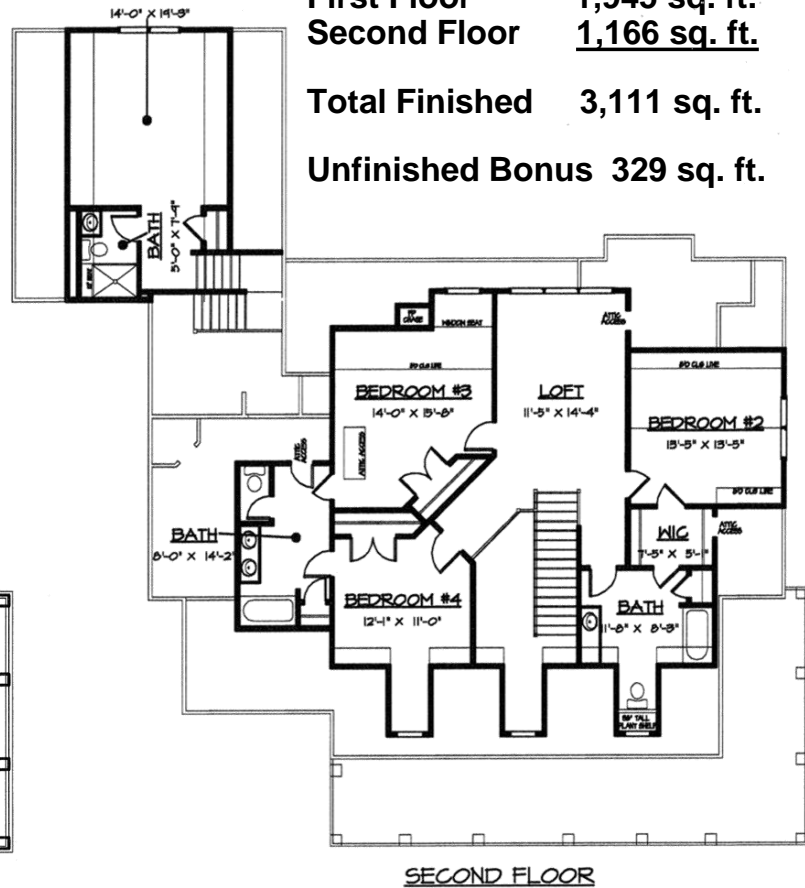
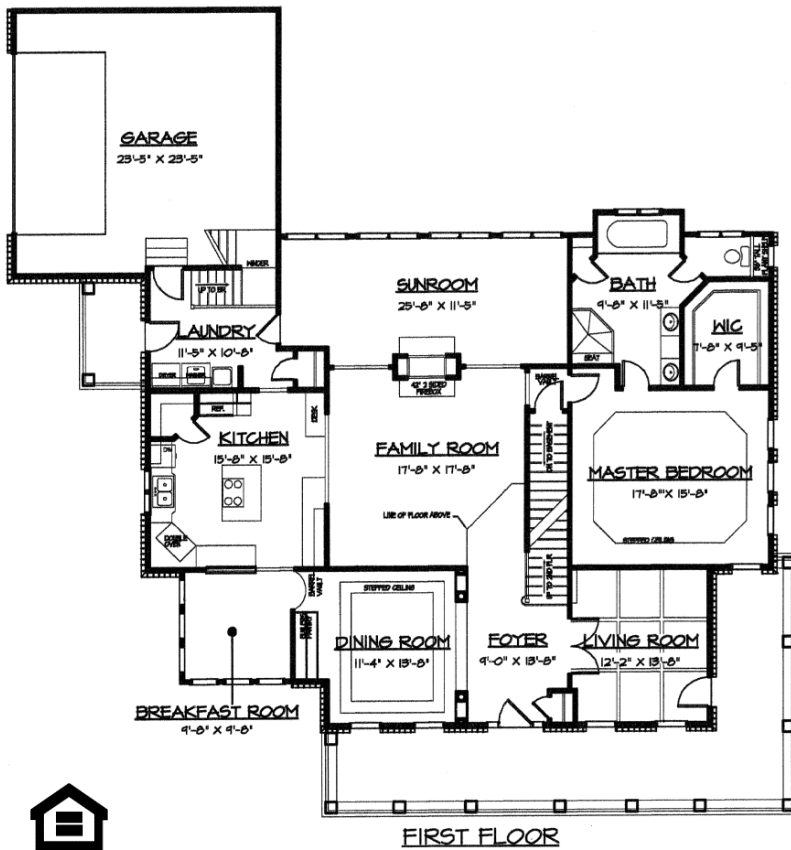


**SOUTHERN TRADITIONS**  
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# THE WILMINGTON



**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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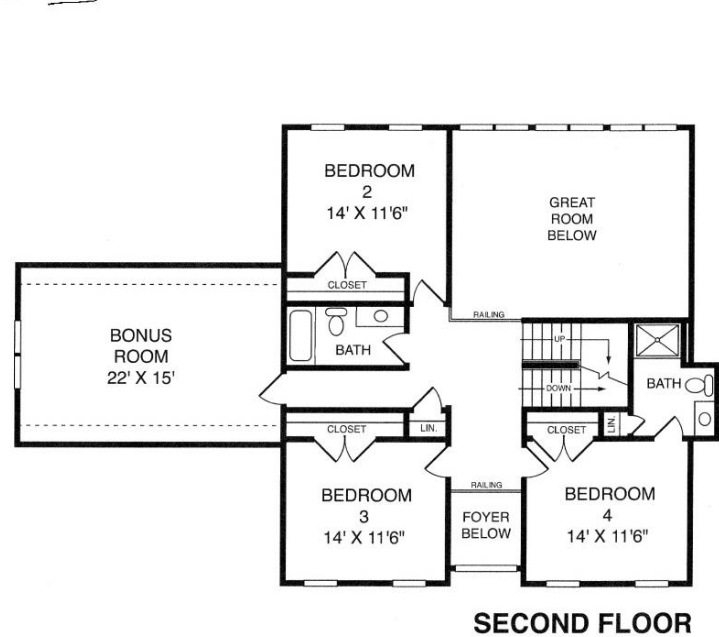
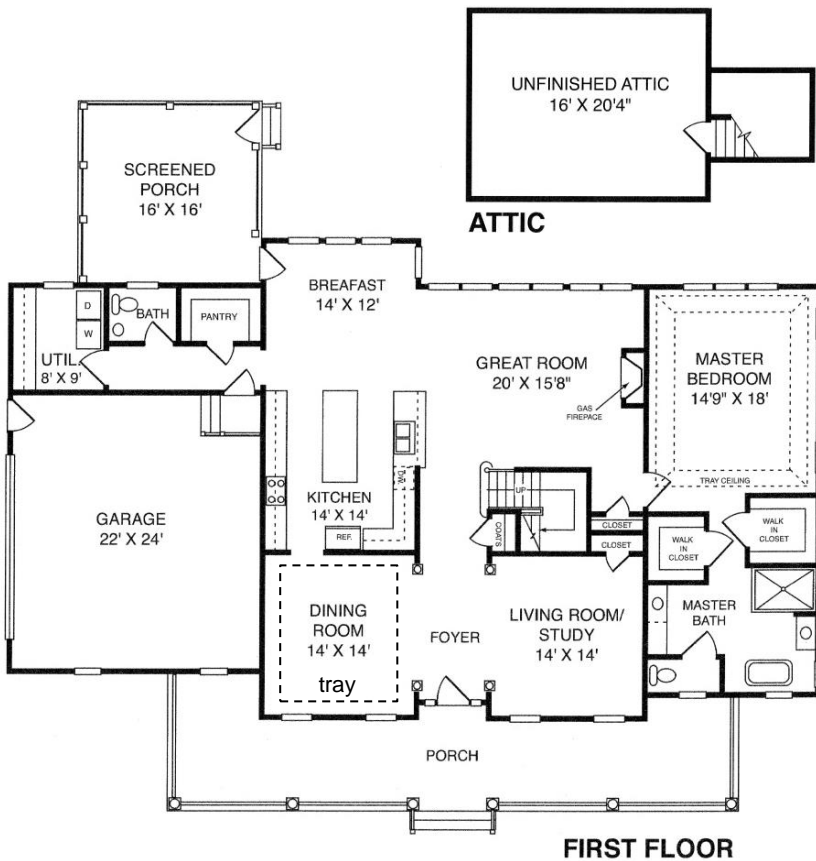
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**SOUTHERN TRADITIONS**  
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# THE MACKENZIE



**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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**SOUTHERN TRADITIONS, LLC**  
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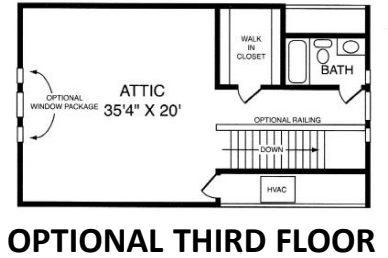
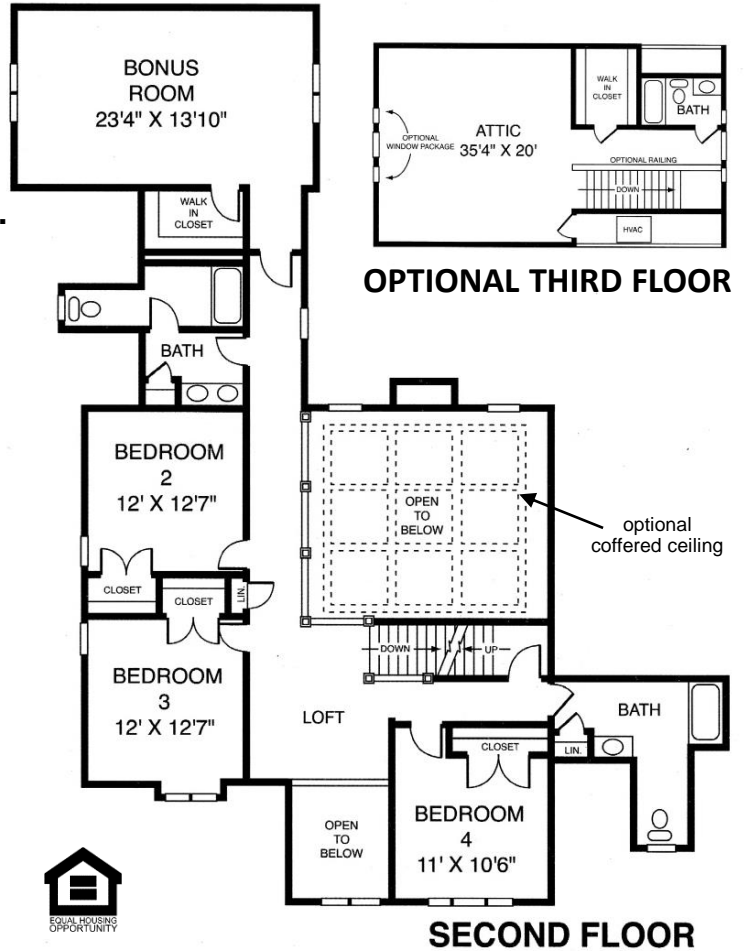
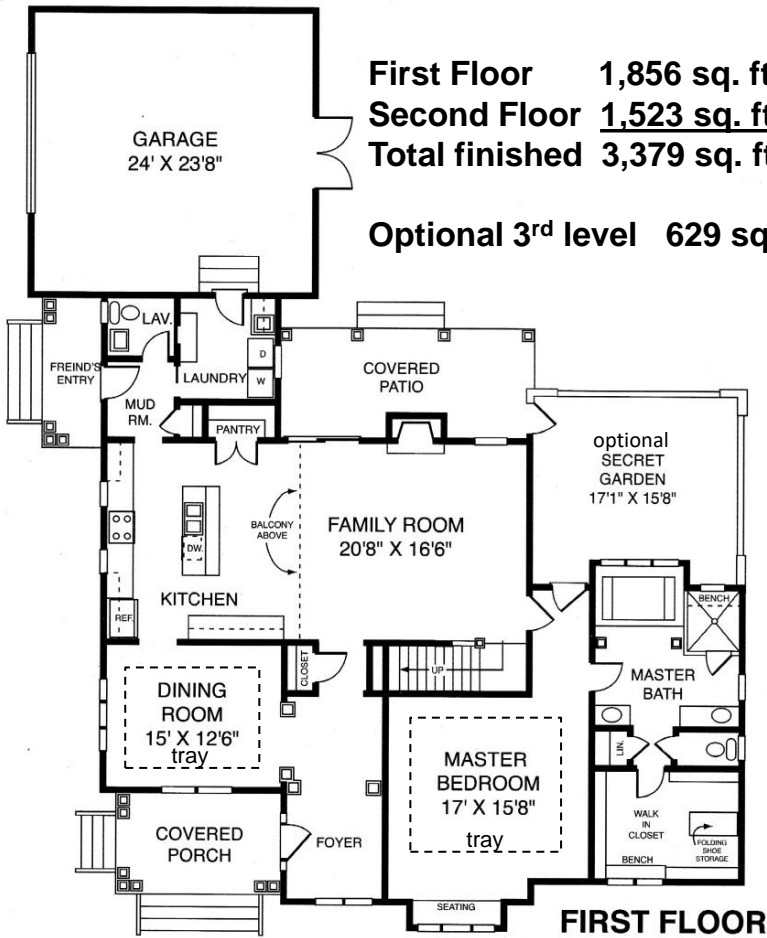


# THE SOUTHERN CHARM



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

**Optional 3<sup>rd</sup> level** 629 sq. ft.



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