

COMMUNITY PLAN

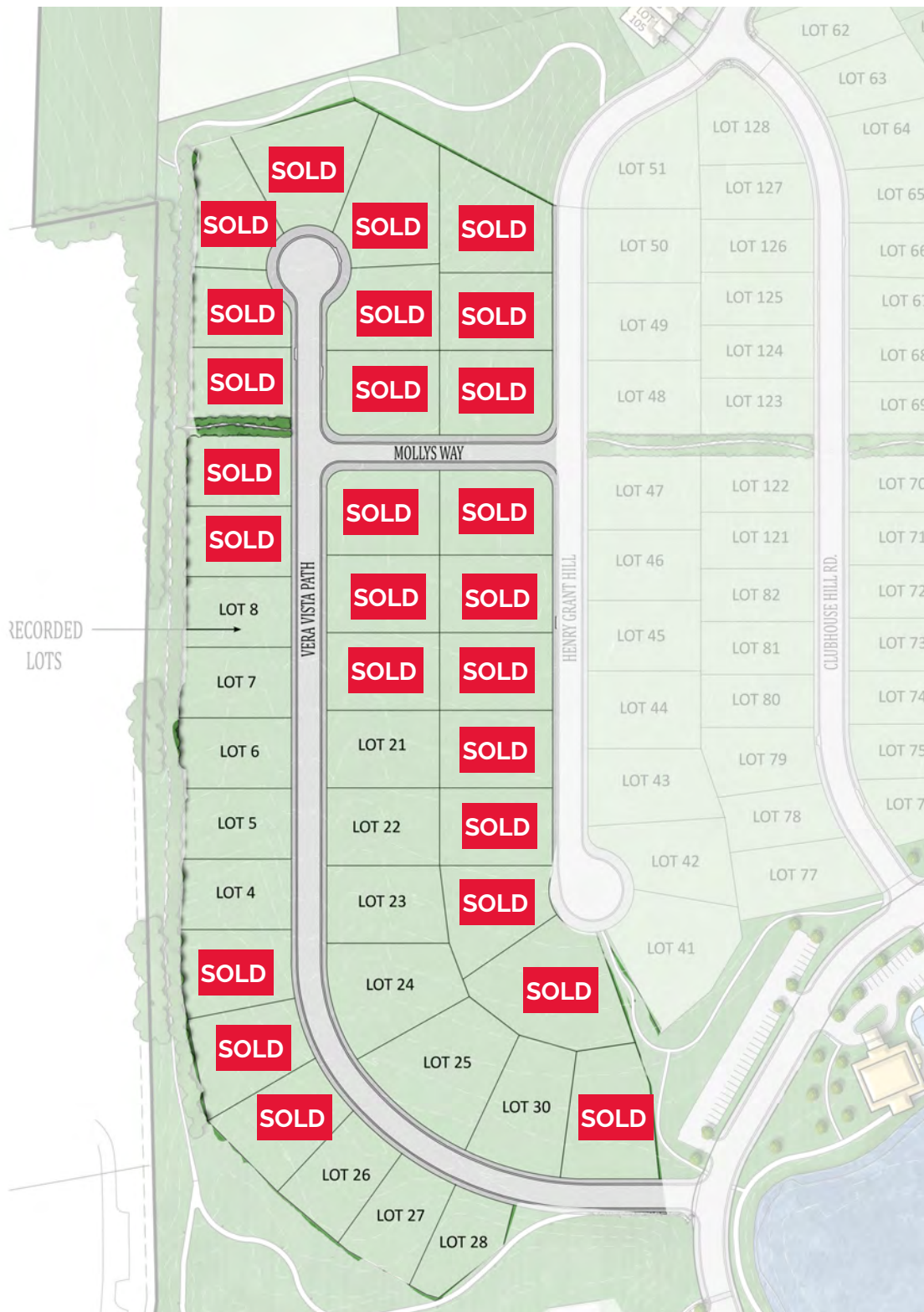


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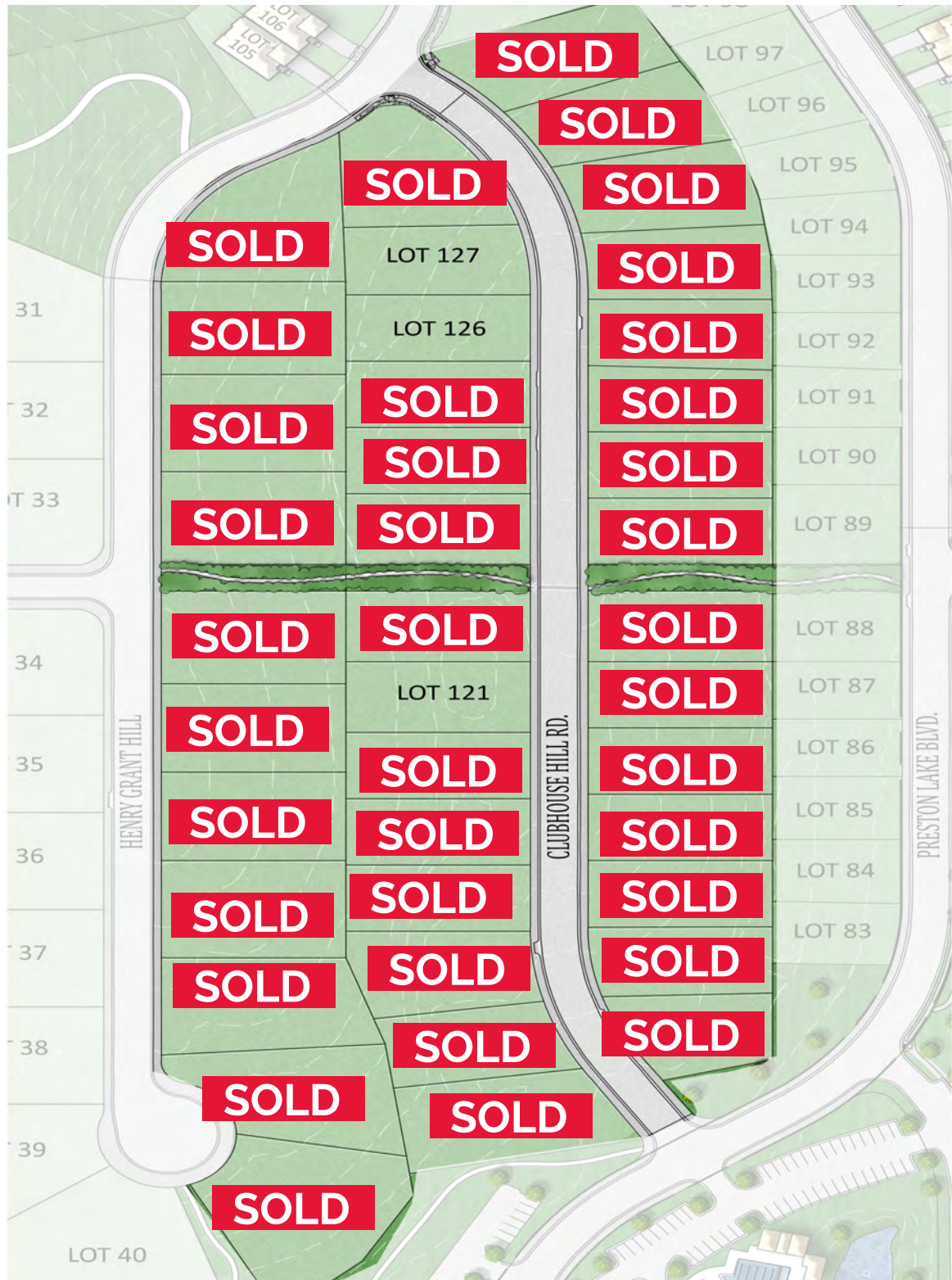
COMMUNITY PLAN - ESTATE



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COMMUNITY PLAN - VISTA



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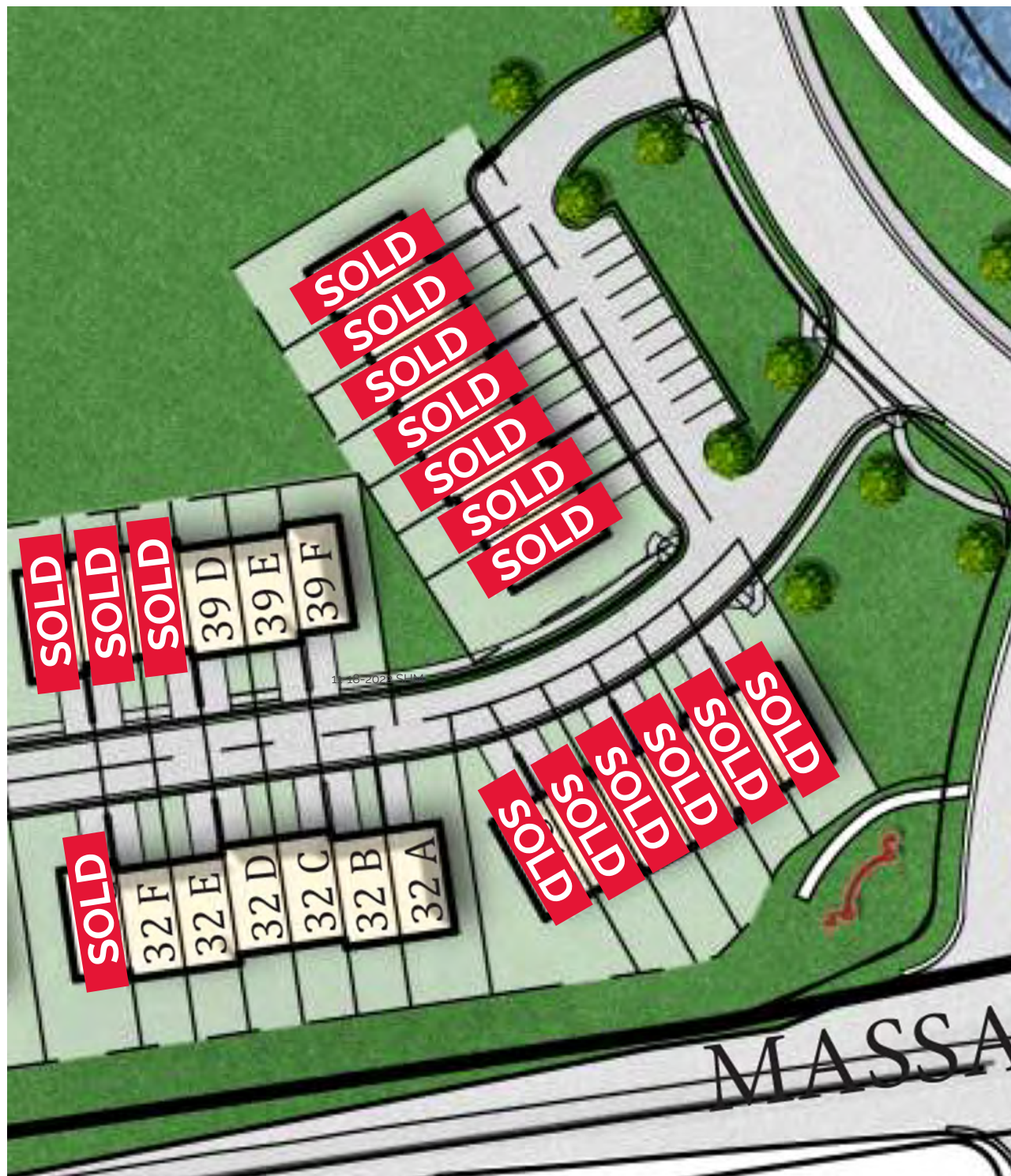
COMMUNITY PLAN - CHARLESTON TOWNS



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# COMMUNITY PLAN - SAVANNAH TOWNS



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1-5-2024  
SHM

COMMUNITY PLAN - SAVANNAH TOWNS



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1-5-2024  
SHM

COMMUNITY PRICE SHEET  
ESTATE COLLECTION

\* Prices shown below are representative of base pricing only. \*



BANYAN II  
2,227 SF - \$529,900  
FULL FOUNDATION



MIDDLETON  
2,707 SF - \$588,700  
FULL FOUNDATION



HILLSBORO  
3,691 SF - \$664,900



FOXMOOR  
3,804 SF - \$606,800



MCKINLEY  
4,044 SF - \$659,800

NOTE: Some of the homes above were built in different locations. The homes built on this site will vary based on the elevation and options selected.

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## COMMUNITY PRICE SHEET - FAIRVIEW DUPLEX

### MOVE IN NOW!

HOMESITE	ELEVATION	SF	PRICE
LOT 208	F	2,105 FINISHED	<b>SOLD</b>
LOT 209	G	2,105 FINISHED	<b>SOLD</b>

Built on Slab. Includes 2 Bed 2 Bath w/Loft (1 Bed 1 Bath)

### MOVE IN NOW!

HOMESITE	ELEVATION	SF	PRICE
LOT 206	K	2,105 FINISHED	<b>SOLD</b>
LOT 207	L	2,105 FINISHED	<b>SOLD</b>

Built on Slab. Includes 2 Bed 2 Bath w/Loft (1 Bed 1 Bath)

### WINTER 2023 DELIVERY

HOMESITE	ELEVATION	SF	PRICE
LOT 205	G	2,105 FINISHED	<b>SOLD</b>
LOT 204	A	2,105 FINISHED	\$459,900

Built on Slab. Includes 2 Bed 2 Bath w/Loft (1 Bed 1 Bath)

### SPRING 2024 DELIVERY

HOMESITE	ELEVATION	SF	PRICE
LOT 202	F	2,105 FINISHED	\$459,900
LOT 203	G	2,105 FINISHED	<b>SOLD</b>

Built on Slab. Includes 2 Bed 2 Bath w/Loft (1 Bed 1 Bath)



**Main Level Living.** 2 Bedrooms, 2 Bath and 1 car garage. Open floorplan includes: First Floor Owners Suite and Covered Back Porch, Optional upper level with loft and bedroom or loft only.

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## COMMUNITY PRICE SHEET - FAIRVIEW DUPLEX

### JULY / AUG 2023 DELIVERY

HOMESITE	ELEVATION	SF	PRICE
LOT 172	F	3,100 SF TOTAL/ 2,600 FINISHED	<b>SOLD</b>
LOT 173	G	3,100 SF TOTAL/ 1,600 FINISHED	<b>SOLD</b>

172 - 3 BD, 3 BA w/Finished Basement + Rec Room

173 - 2 BD, 2 BA w/Unfinished Basement

### FALL 2023 DELIVERY

HOMESITE	ELEVATION	SF	PRICE
LOT 179	L	3,100 SF TOTAL/ 2,600 FINISHED	<b>SOLD</b>
LOT 178	K	3,100 SF TOTAL/ 1,600 FINISHED	\$512,900

179 - 3 BD, 3 BA w/Finished Basement + Rec Room

178 - 2 BD, 2 BA w/Unfinished Basement

### WINTER 2023 / EARLY 2024 DELIVERY

HOMESITE	ELEVATION	SF	PRICE
LOT 177	G	3,100 SF TOTAL/ 2,600 FINISHED	\$559,900
LOT 176	F	3,100 SF TOTAL/ 1,600 FINISHED	\$505,900

177 - 3 BD, 3 BA w/Finished Basement + Rec Room

176 - 2 BD, 2 BA w/Unfinished Basement

### COMING SOON 2024

HOMESITE	ELEVATION	SF	PRICE
LOT 175	L	3,100 SF TOTAL/ 2,600 FINISHED	\$563,900
LOT 174	K	3,100 SF TOTAL/ 1,600 FINISHED	<b>SOLD</b>

175 - 3 BD, 3 BA w/Finished Basement + Rec Room

174 - 2 BD, 2 BA w/Unfinished Basement



**Main Level Living.** 2 Bedrooms, 2 Bath and 1 car garage. Open floorplan includes: First Floor Owners Suite and Covered Back Porch, Optional upper level with loft and bedroom or loft only.

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## COMMUNITY PRICE SHEET - SAVANNAH TOWNS



PICTURED: ELEVATION F, K, A, F, A, K, F WITH OPTIONS

The Savannah townhome will be 2,100+ SF, 3 bedrooms, two full baths, two half baths, finished rec room and single car garage. Optional fourth/And full bath.  
Optional upper level with loft and bedroom or loft only.  
All electric, no natural gas and no propane option.

LOT 32 A	ELEV K	EXT	3411 MONTEREY DRIVE, ROCKINGHAM, VA 22801	\$388,000
LOT 32B	ELEV K	INT	3415 MONTEREY DRIVE, ROCKINGHAM, VA 22801	\$365,500
LOT 32 C	ELEV F	INT	3419 MONTEREY DRIVE, ROCKINGHAM, VA 22801	\$365,500
LOT 32 D	ELEV A	INT	3423 MONTEREY DRIVE, ROCKINGHAM, VA 22801	\$365,500
LOT 32 E	ELEV A	INT	3427 MONTEREY DRIVE, ROCKINGHAM, VA 22801	\$365,500
LOT 32 F	ELEV F	EXT	3431 MONTEREY DRIVE,, ROCKINGHAM, VA 22801	\$365,500

\* LOT 32G is **SOLD**

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## COMMUNITY PRICE SHEET - SAVANNAH TOWNS



PICTURED: ELEVATION F, K, A, F, A, K, F WITH OPTIONS

The Savannah townhome will be 2,100+ SF, 3 bedrooms,  
two full baths, two half baths, finished rec room and single car garage.  
All electric, no natural gas and no propane option.

### LOT 39 F MODEL

LOT 39 D	ELEV A	INT	3424 MONTEREY DRIVE, ROCKINGHAM, VA	\$371,060
LOT 39 E	ELEV F	INT	3420 MONTEREY DRIVE, ROCKINGHAM, VA	\$371,060
LOT 39 F	ELEV K	EXT	3416 MONTEREY DRIVE, ROCKINGHAM, VA	\$389,640

\* LOT 39A, LOT 39B, LOT 39C, is **SOLD**

## PRICE SHEET - WATSON WENTWORTH TOWNS

3 Bedroom | 2.5 Bathrooms, Detached Garage, Open floorplan, All natural gas, HOA Dues include: Yard Maintenance, trash removal and internet. Convenient to I-81, hospital, schools and shopping



LOT 16E	ELEV K WENTWORTH	INT 1,866 SF	3221 BATTERY PARK PL, ROCKINGHAM, VA 22801	\$398,550
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LOT 17C	ELEV C WENTWORTH	INT 1,866 SF	3292 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$405,055
LOT 17D	ELEV A WATSON	INT 1,667 SF	3288 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$391,600
LOT 17E	ELEV E WENTWORTH	INT 1,866 SF	3284 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$406,155

LOT 20A	ELEV H WENTWORTH	INT 1,866 SF	3266 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$423,790
LOT 20B	ELEV F WENTWORTH	INT 1,866 SF	3262 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$406,985
LOT 20C	ELEV G WATSON	INT 1,667 SF	3258 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$391,895
LOT 20D	ELEV B WENTWORTH	INT 1,866 SF	3254 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$407,840
LOT 20F	ELEV A WENTWORTH	INT 1,866 SF	3246 CHARLESTON BLVD., ROCKINGHAM, VA 22801	\$407,185

## PREFERRED LENDERS & SETTLEMENT AGENCY

As an Evergreene Homes Purchaser, you have the right to select a lender and settlement agency of your choice to obtain financing and conduct the closing on your future home. Your lender will play an important role in the coordination of numerous administrative and clerical functions related to underwriting the transaction and managing the collection of documents and the disbursement of funds required to carry out the terms of the Agreement of Sale. To help facilitate a successful closing, Evergreene Homes would like to present our five Preferred Lenders and affiliated Settlement Agency:

### PREFERRED LENDERS



**Rick Munch**  
*Truist Mortgage*  
 46175 Westlake Drive, Suite 350  
 Sterling, VA 20165-5870  
 Cell: 703.222.4466  
 Rick.Munch@Truist.com



**Allicyn Buracker**  
*F&M Mortgage*  
 Business: 540.442.8583  
 Direct & Fax: 540.208.1846  
 Mobile: 540.560.1509  
 ABuracker@fmhome.com



**David Bates**  
*Branch Partner*  
 NMLS ID#1532166  
 Cell 540.607.0755  
 Direct Line: 540.246.0084  
 dbates@alcova.com



**Scott Brown**  
*Bank of The James Mortgage*  
 Business: 540.437.9886 x603  
 Mobile: 540.705.4221  
 SDBrown@BTJM.com



**JoDee Lambert**  
*George Mason Mortgage LLC*  
 NMLS #659414  
 Business: 540.437.3261  
 Mobile: 540.421.5745  
 E-Fax: 703.633.3377  
 jodee.lambert@gmmlc.com



Home Mortgage

**Marissa Terrebonne**  
*Wells Fargo Home Mortgage*  
 1751 Pinnacle Drive, 3rd Floor  
 McLean, VA 22102  
 Fax: 855.684.0662  
 Cell: 703.627.4772  
 Marissa.Terrebonne@wellsfargo.com  
 NMLSR ID 207996

### PREFERRED SETTLEMENT AGENCY



**Centerview Title Group**  
 Business: 571.318.5032  
 Fax: 571.921.9373  
 www.CVTitle.com

If you select, and are approved by and close using one of the above Preferred Lenders **AND** you select Evergreene Homes' Preferred Settlement Agency, you shall receive up to **\$8,000** at Settlement (the "Settlement Costs Credit") paid by a contribution from Evergreene Homes and/or the Preferred Lender toward the "Approved Settlement Costs." Approved Settlement Costs means: Any Settlement Costs defined in the Agreement of Sale that, for the loan program selected by you, the Preferred Lender allows you to receive a credit for from Lender and/or Evergreene Homes. Approved Settlement Costs shall not include any prepaid items, such as mortgage insurance premiums, real estate taxes, hazard insurance premiums or interest. Lenders and certain loan programs (e.g. FHA, VA etc.) may not allow certain specified Settlement Costs to be paid by you nor allow you to receive a credit for such items from Evergreene Homes and Lenders. Any such disallowed items do not constitute Approved Settlement Costs.

The **maximum** Approved Settlement Costs Credit that you shall receive is **\$8,000**. In the event that at the time of Settlement, the actual Approved Settlement Costs are less than the maximum, you shall receive only the actual costs incurred.