SOUTHPOINTE ON LAKE GASTON

Make *Lake Life* Yours Today!

Centrally Located on Lake Gaston at the Eaton Ferry Bridge! Our lake front townhomes at Southpointe were designed with families in mind, open floor plans and amazing lake views – there is plenty of room to spread out and unwind.

- Maintenance free living
- Upper and main level decks help feature spectacular views of Lake Gaston
- Assigned boat slip
- Walking distance of one of Lake Gaston's most popular restaurants, The Pointe, and a boat ride across the lake from Watersview Restaurant.
- Personalize your interior choices at our design center

Each Evergreene Home is detailed with quality craftsmanship and designed to fit your family's needs and compliment your lifestyle.

- Rich architectural detail in each home
- Open floor plans feature airy interiors, flowing designs and flexible living spaces
- Granite countertops and stainless steel appliances in all kitchens
- Hardwoods are available throughout townhomes

MACON WHITE | GASTON POINTE PROPERTIES

MYEVERGREENEHOME.COM | 703.667.7878 | SALES@EVERGREENEHOMES.COM

Evergreene HOMES

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1-14-2021
SHM

Evergreene HOMES

SOUTHPOINTE

LAKE GASTON, NORTH CAROLINA

COMMUNITY PLAN

MACON WHITE, GASTON POINTE PROPERTIES | 252.450.5811

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3-29-2021
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SOUTHPOINTE

LAKE GASTON, NORTH CAROLINA

INCLUDED FEATURES

Distinctive Exteriors

- Elevation "A"
- CertainTeed Low Maintenance Vinyl Siding
- Architectural Roll Form Details - Fascia and Frieze (per plan)
- PVC window trim and skirt board (per plan)
- CertainTeed Landmark Architectural Shingles with Lifetime Limited Transferable Warranty
- Vinyl Single Hung Windows w/ Low "E" Glass w/ Argon
- Fiberglass Entry Door w/Nickel Handle & Lock Set
- Accent Lighting at Front & Rear Door (per plan)
- Hose Bibs & GFI Outlets Front & Rear
- Walkout or Slab on Grade (lot specific availability)
- Professionally Landscaped w/ Shrubs, Trees & Seed
- Professional Lawn Maintenance Provided by HOA
- Boat Storage Available - See Sales Representative for Details
- All Selected Decks are built with Trex Decking and Vinyl Railing

Elegant Interior Features

- 9' Ceilings, On Main & Upper Levels (per plan); 10' ceilings at Basement Level of Walkout Units
- Hardwood Flooring in Dining Room, Kitchen and Family Room (P1)
- Colonial Style Carpeted Stairs From Main to Upper Level (per plan)
- 6 panel Interior Doors
- Decorative Colonial Trim Package Including 2 1/4" Casing & 4 1/4" Base Trim, Throughout (P1)

The Liberty Townhome

- 3-Toned Interior Sherwin Williams Paint
- Abundant Recessed Lighting
- Home Wiring System w/2 TV, Phone/Internet Connections

For The Chef

- Kitchen w/ 42" Maple Cabinetry (P1)
- Granite Countertops (P1)
- Whirlpool Stainless Steel Appliances (Refrigerator, 30" Microwave Hood, 30" Slide-In Range & Dishwasher) (P1)
- Elkay Under Mount Double-Bowl Stainless Steel Sink
- Moen Designer Faucet (P1)

Structural

- Structurally Engineered Foundation System
- Engineered Floor & Roof Trusses

Deluxe Owners' Baths

- Andover White Vanity (P1)
- Cultured Marble Vanity Countertops (P1)
- Stand alone Shower w/Opt. Soaker Tub (per plan)
- Moen Quality Faucets & Bath Fixtures (P1)
- Hand Set Ceramic 12"x12" Tile Floors & 6"x 6" Tile Walls (P1)
- Comfort Height Toilets

Deluxe Secondary Baths

- Andover White Vanity (P1)
- Cultured Marble Vanity Countertops (P1)
- Sterling Vikrell 5' Tub/Shower
- Moen Designer Faucets & Bath Fixtures (P1)
- Vinyl Floors w/6"x 6" Tile Walls
- Elongated Toilets

Energy Efficient Features

- HERS Certified Rated Home
- Energy Star Appliances
- Energy Efficient HVAC System - High Efficiency 15-SEER Heat Pump (per plan)
- 2 Programmable Honeywell Thermostat (per plan)
- R-38 Insulation in Ceiling, R-19 Insulation in Exterior Walls & R-11 on Basement Walls
- CFL Energy Efficient Bulbs, per plan
- 50 Gallon High Efficiency Electric Water Heater
- House wrap, Taping & Poly Seal Program
- 2" x 6" Stud Exterior Walls (per plan)

Features That Prove Our Commitment

- Evergreene Homes Limited Transferable Extended Warranty, guaranteed & issued by the Professional Warranty Service Corporation
- 1- Year Material and Workmanship Warranty
- 2-Year Mechanical Warranty
- 10-Year Structural Warranty

Community Feature

- High Speed Spectrum Internet and TV Available

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(P1) - Portfolio 1 Product | (P2) - Portfolio 2 Product | (P3) - Portfolio 3 Product

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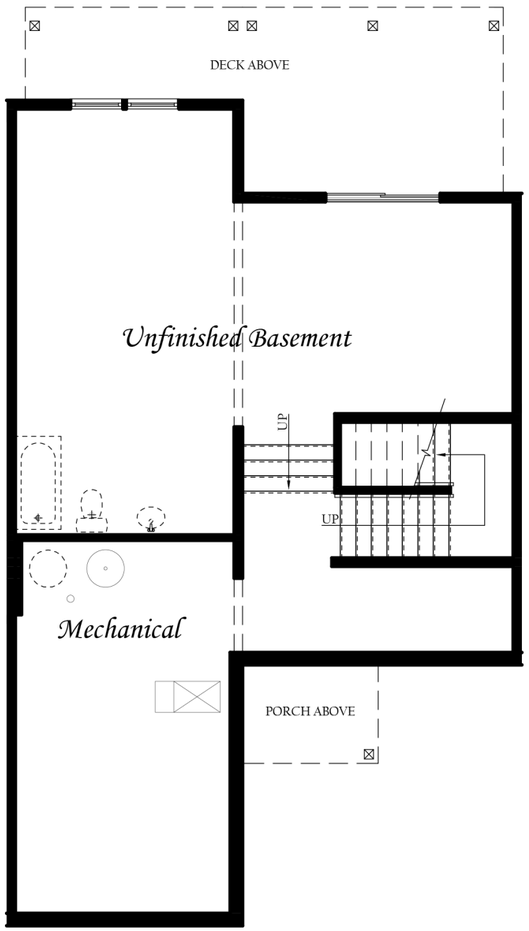
THE

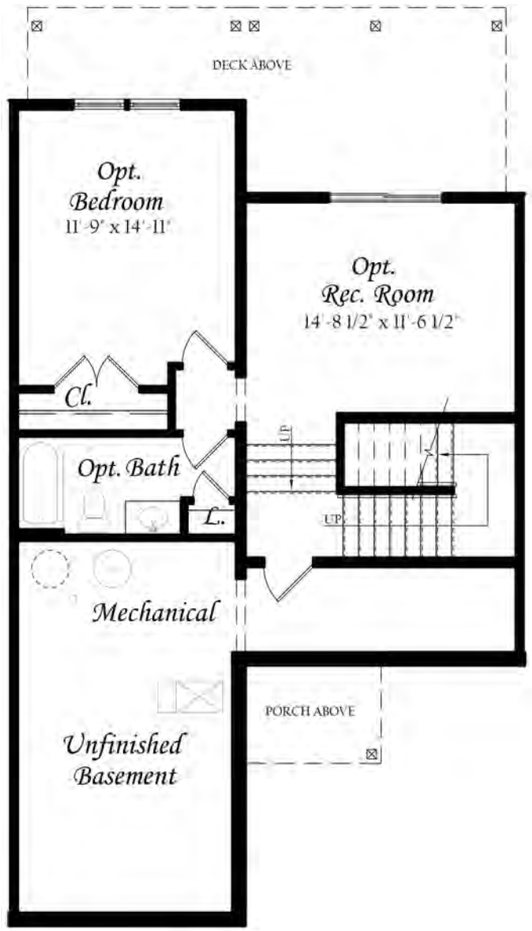
LIBERTY FLOOR PLAN

LOWER LEVEL

UNFINISHED CONDITION



OPTIONAL UNFINISHED CONDITION



THE

LIBERTY TOWNHOME

SOUTHPOINTE

LITTLETON, NORTH CAROLINA 27850

PICTURED: ELEVATION A WITH OPTIONS

APPROXIMATELY 1,823 SF
STANDARD WITH 3 BD, 3 BA

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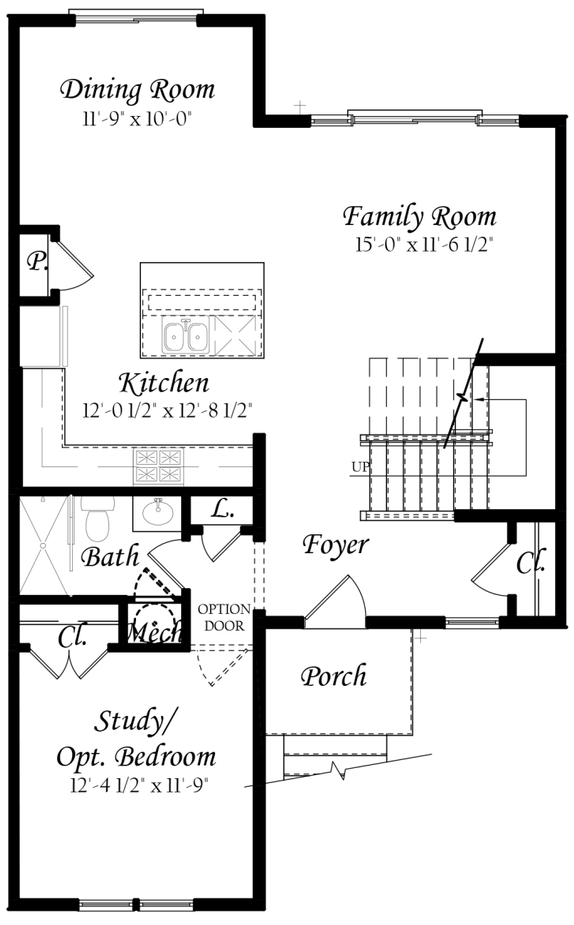
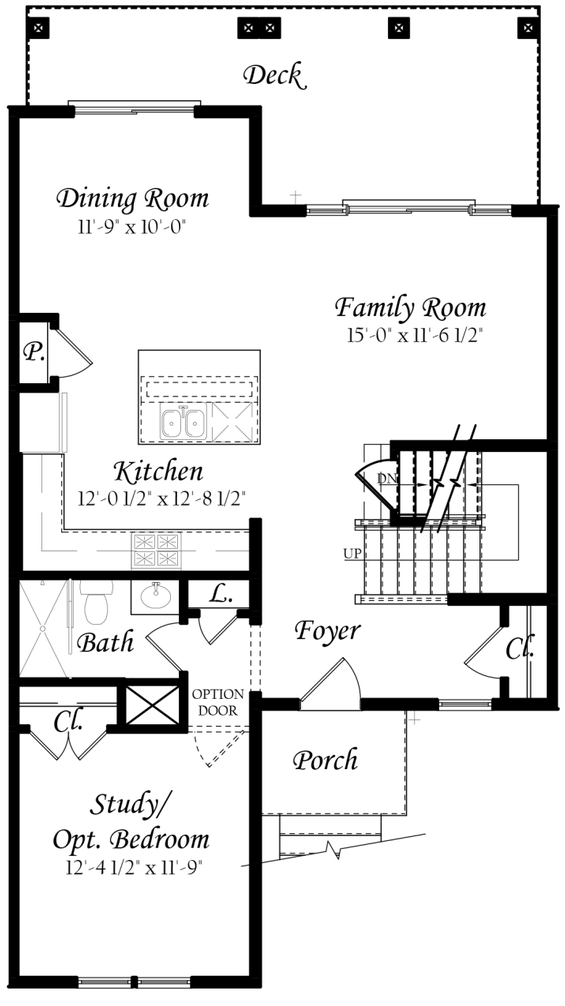
THE LIBERTY FLOOR PLAN

MAIN LEVEL

SLAB-ON-GRADE



FULL BASEMENT



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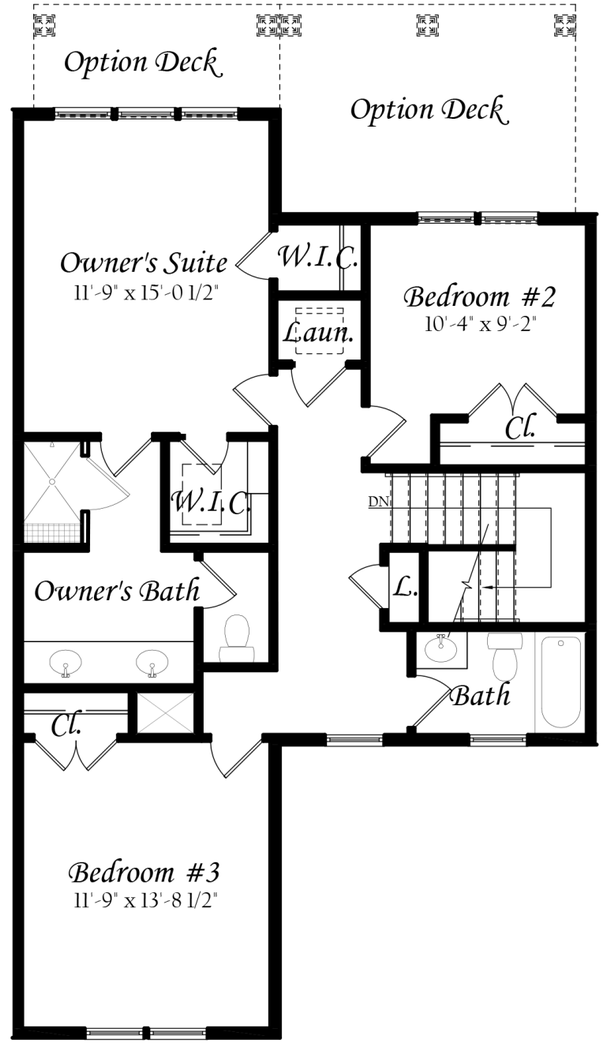
THE LIBERTY FLOOR PLAN

UPPER LEVEL



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SOUTHPOINTE

LAKE GASTON, NORTH CAROLINA

NEIGHBORHOOD SERVICES

Nearby Shopping

Roanoke Rapids, NC • Littleton, NC • Warrenton, NC

Nearby Dining

Waters View Restaurant • 2107 Eaton Ferry Road, Littleton, NC 27850 • 252.586.2814
The Pointe Restaurant at Lake Gaston • 1865 Eaton Ferry Road, Littleton, NC 27850 • 252.586.0466
Robinson Ferry Restaurant • 111 N. Bragg Street, Warrenton, NC 27589 • 252.257.1991
The Kennon House • 7001 Gasburg Road, Gasburg, VA 23857 • 434.577.2680
Highway 55 Burgers & Shakes • 2455 Eaton Ferry Road, Littleton, NC 27850 • 252.586.8075
Tammy's Place • 239 US Highway 158, Littleton, NC 27850 • 252.586.3354
Grandpa's Kitchen • 149 E. South Main Street, Littleton, NC 27850 • 252.586.3211
Pino's Pizza & Restaurant • 626 Gasburg, Road, Gasburg, VA 23857 • 434.577.2120
Casa Mia's • 208 E. South Main Street, Littleton, NC 27850 • 252.586.6060
Rosemont of Virginia • 1050 Blackridge Road, La Crosse, VA 23950 • 434.636.9463
Middleburg Steak and Seafood House • 7139 Broad Street, Middleburg, NC 27556 • 252.492.7088
Norton's At The Lake • 3358 River Road, Henrico, NC 27842 • 252.537.6029

Marinas

Southpointe Marina • 1835 Eaton Ferry Road, Littleton, NC 27850 • 252.586.7547

Utilities

Halifax Electric • 252.257.3900

Golf Courses

Lake Gaston Golf Club • 290 Baird Road, Gasburg, VA 23857 • 434.577.2888
Myrick Hills Club • 810 Golf Course Road, Littleton, NC 27850 • 252.586.4066
Tanglewood Shores Golf Club • 74 Tanglewood Drive, Bracey, VA 23919 • 434.636.2254

Grocery Stores

Food Lion • 2455 Eaton Ferry Road, Littleton, NC 27850 • 252.586.7143
Piggly Wiggly • 234 Highway 158 E., Littleton, NC 57850 • 252.586.3313

Emergency Services

Rural Health Clinic • 108 Mosby Avenue, Littleton, NC 27850 • 252.586.5411
Halifax Memorial Hospital • 250 Smith Chapel Road, Roanoke Rapids, NC 27870 • 252.535.8425

Libraries

Littleton Library • 127 W. South Main, Littleton, NC 27850 • 252.586.3608
Warrenton Library • 119 S. Front Street, Warrenton, NC 27589 • 252.257.4990

Popular Local Destinations

Lakeland Theatre • 411 Mosby Avenue, Littleton, NC 27850 • 252.586.3124
Halifax, NC • 25 St. David Street, Halifax, NC 27839 • 252.583.7191
Warrenton, NC • www.warrenton.nc.gov • www.preservationwarrenton.com
Riverside Mill • 200 Mill Street, Weldon, NC 27890 • 252.536.3100
Sylvan Heights Bird Park • 500 Sylvan Heights Park Way, Scotland Neck, NC 27874 • 252.826.3186

Lake Gaston Area Informational Websites

Lake Gaston Chamber of Commerce • akegastonchamber.com
Warrenton Chamber of Commerce • warren-chamber.org
Roanoke Rapids Chamber of Commerce • rvchamber.com
Lake Gaston Association • lakegastonassoc.com

Driving Distance To Lake Gaston

Raleigh, NC - 70 miles
Durham, NC - 71 miles
Washington, DC - 212 miles
New York, NY - 437 miles
Chapel Hill, NC - 84 miles
Richmond, VA - 100 miles
Baltimore, MD - 259 miles

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SOUTHPOINTE

LAKE GASTON, NORTH CAROLINA

COMMUNITY PRICE SHEET - TO BE BUILT HOMES

PRICING INCLUDES: Applicable Lot Premiums, Walkout Basement Condition, Elevation Charges Based on Specific Elevation, Decks on Main & Upper Level, Wet Slips, End Unit Premiums When Applicable

BUILDING E - FALL 2021 DELIVERY		
HOMESITE	ELEVATION	PRICE
LOT 1	B REVERSED	SOLD
LOT 2	B	SOLD

Pricing Includes Finished Walkout Basement

BUILDING F - LATE FALL 2021 DELIVERY		
HOMESITE	ELEVATION	PRICE
LOT 1	B REVERSED	$515,550*
LOT 2	A	$486,450*
LOT 3	A REVERSED	$476,450*
LOT 4	C	$486,850*

Pricing Includes Finished Walkout Basement

BUILDING G - SPRING 2022 DELIVERY		
HOMESITE	ELEVATION	PRICE
LOT 1	C REVERSED	COMING SOON
LOT 2	A	COMING SOON
LOT 3	B REVERSED	COMING SOON
LOT 4	C	COMING SOON

Pricing Includes Finished Walkout Basement

BUILDING J - SUMMER 2022 DELIVERY		
HOMESITE	ELEVATION	PRICE
LOT 1	B REVERSED	COMING SOON
LOT 2	A	SOLD
LOT 3	B REVERSED	COMING SOON
LOT 4	A	COMING SOON
LOT 5	C	COMING SOON

Slab on Concrete

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SOUTHPOINTE

LAKE GASTON, NORTH CAROLINA

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 three Preferred Lenders and affiliated Settlement Agency:

PREFERRED LENDERS

TOWNEBANK MORTGAGE
A Towne Family Company
NMLS# 512138

Christopher Coy
Towne Bank Mortgage
Christopher.coy@
townebankmortgage.com
919.306.8895

BENCHMARK COMMUNITY BANK

Esther Sanderson
Benchmark Community Bank
esther.sanderson@
bcbonline.com
434.848.6552

CCB
CITIZENS COMMUNITY BANK

Ellie Smith
CCP (Citizens Community Bank)
ellie.smith@myccb.bank
252.537.1265

PREFERRED ATTORNEY

Jim Wrenn
Hopper Hicks & Wrenn, PLLC
111 Gilliam Street
P.O. Box 247
Oxford, NC 27565
919.693.8161
Fax: 919.693.9938

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 **$2,500** 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 **$2,500**. 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.