

## COMMUNITY PRICE SHEET



### THE LIBERTY

#### MOVE IN READY!

#### BUILDING I - ON GRADE

LOT 1 - \$330,735  
 LOT 2 - \$307,165  
 LOT 3 - \$304,315  
 LOT 4 - \$322,860



### THE LIBERTY

#### NEW RELEASE

#### BUILDING C - WALKOUT

LOT 1 - \$435,390  
 LOT 2 - \$414,990  
 LOT 3 - \$414,990  
 LOT 4 - \$432,440



### THE LIBERTY

#### NEW RELEASE

#### BUILDING D - WALKOUT

LOT 1 - \$432,440  
 LOT 2 - \$417,440  
 LOT 3 - \$435,390



### THE LIBERTY

#### COMING SPRING 2018

#### BUILDING B - WALKOUT

LOT 1 - \$389,990  
 LOT 2 - \$377,440  
 LOT 3 - \$374,990  
 LOT 4 - \$395,390

Pricing, financing, and offers are subject to change without notice. Certain restrictions may apply. Photos shown may be for representative purposes only. Above information is believed to be accurate but should not be relied on without verification. See Sales Representative for complete details. Brokers Warmly Welcomed.

MACON WHITE, GASTON POINTE PROPERTIES

MYEVERGREENEHOMES.COM

703.667.7878

SALES@EVERGREENEHOMES.COM



## COMMUNITY PLAN



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# SOUTHPOINTE

LITTLETON, NORTH CAROLINA 27850

## 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 • 540.586.0466

Robinson Ferry Restaurant • 111 N. Bragg Street, Warrenton, NC 27589 • 540.257.1991

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 27850 • 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](http://www.warrenton.nc.gov) • [www.preservationwarrenton.com](http://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](http://akegastonchamber.com)

Warrenton Chamber of Commerce • [warren-chamber.org](http://warren-chamber.org)

Roanoke Rapids Chamber of Commerce • [rvchamber.com](http://rvchamber.com)

Lake Gaston Association • [lakegastonassoc.com](http://lakegastonassoc.com)

### Driving Distance To Lake Gaston

Raleigh, NC - 70 miles      Chapel Hill, NC - 84 miles

Durham, NC - 71 miles      Richmond, VA - 100 miles

Washington, DC - 212 miles      Baltimore, MD - 259 miles

New York, NY - 437 miles

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## INCLUDED FEATURES

### The Liberty Townhome

#### 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 Included - See Sales Representative for Details
- All Selected Decks are built with Trex Decking

#### 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)

- 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
- Panelized Wall Systems, 16" O.C.
- Engineered Floor & Roof Trusses
- Zip Wall Sheathing System
- Tech Shield Roof Sheathing

#### 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)
- Elongated Toilet

#### 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

#### E-Greene Technology

- HERS Certified Rated Home
- Energy Star Appliances
- Energy Efficient HVAC System - High Efficiency 15-SEER Heat Pump (per plan)
- 1 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

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

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**SOUTHPOINTE**  
LITTLETON, NORTH CAROLINA 27850

**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**



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



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



**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.

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