

## COMMUNITY PLAN



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.

# MANKINS COTTAGE GROVE

## THE TISBURY

1106A MONROE STREET, HERNDON, VA 20170



**NOW Priced at  
\$944,165**

**4,251 SF | 4 BD | 4.5 BA | MLS #FX10158292**

**3 Finished levels including a rec room, bedroom  
and full bath, and generous front porch**

**Main level living featuring the  
owner's bedroom on the first floor**

**Open kitchen, dining area and family room**

**2 Car Garage**

**Home backs to trees**

**Loaded with Energy Efficient Features**



**CALL TO SCHEDULE A TOUR TODAY!**

**MYEVERGREENHOME.COM | 703.667.7878 | SALES@EVERGREENHOMES.COM**

**Evergreene  
HOMES**

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5-29-18 SHM





## NEIGHBORHOOD SERVICES

### Nearby Shopping

**Elden Street Marketplace** • 1200 Block of Elden Street  
**Central Shopping Center** • 400 Block of Elden Street  
**Reston Town Center** • 11900 Market Street, Reston, VA 20190 • 703.579.6720 • RestonTownCenter.com  
**Dulles Town Center** • 21900 Town Center Drive, Dulles, VA 20166 • 703.404.7120 • ShopDullesTownCenter.com

### Entertainment

**NextStop Theatre Company** • www.nextstoptheatre.org  
**EagleBank Arena** • www.eaglebankarena.com  
**Wolf Trap National Park** • www.nps.gov/wotr/index.htm

### Restaurants

**HerndonCuisine.com**  
**Herndon-VA.gov**  
**UrbanSpoon.com**

### Parks & Recreation

**Herndon Community Center and Bready Park** • 814 Ferndale Avenue • Herndon-VA.gov/Content/Parks\_rec • 703.787.7300  
**Herndon Centennial Golf Course** • 909 Ferndale Avenue • 703.471.5769 • HerndonGolf.com  
**Washington & Old Dominion Trail** • WODFriends.org  
**Stanton Park** • Corner of Monroe and Third Street  
**Runnymede Park** • Herndon Parkway (east side)

### Emergency Services

**Herndon Police Department** • DIAL 911 • 397 Herndon Parkway • Non-Emergency 703.435.6846  
**Herndon Fire & Rescue Department Station #4** • DIAL 911 • 680 Spring Street • Non-Emergency 703.437.1233

### Public Services

**Reston Hospital Center (HCA)** • 1850 Town Center Parkway, Reston, VA 20190 • 703.689.9000 • RestonHospital.com  
**United Wellness Center** • 905 Herndon Parkway, Suite B • 703.437.8195 • UnitedWellnessCenter.com  
**Town Center Family Medicine** • 11800 Sunrise Valley Dr. #700, Reston, VA 20190 • 703.834.1473 • TownCenterFamilyMedicine.com

### Neighborhood Services

**Herndon Municipal Center** • 777 Lynn Street • 703.435.6800 • Hours: Mon. – Fri. 8am - 5pm • Herndon-VA.gov  
**Herndon Neighborhood Resource Center - Cornerstones** • 1086 Elden Street • 571.323.5011 • CornerStonesVA.org  
**Herndon Fortnightly Library** • 768 Center Street • 703.437-8855 • www.fairfaxcounty.gov/library/branches/he

### Local Arts & Culture

**Art Space Herndon** • 750 Center Street • 703.956.6590 • ArtSpaceHerndon.com  
**Next Stop Theater Company** • 269 Sunset Park Drive • 703.481.5930 • NextStopTheater.org  
**Classical Ballet Theatre** • 320 Victory Drive • 703.471.0750 • CBTNVA.org

### Schools

**Herndon High School** • 700 Bennett Street • 703.810.2200  
**Herndon Middle School** • 901 Locust Street • 703.904.4800  
**Herndon Elementary School** • 630 Drainesville Road • 703.326.3100 • FCPS.edu

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# Evergreene Homes Standard Features

## THE GOLD FINISH PACKAGE

### ATTENTION TO DETAIL

#### **Distinctive Exteriors**

- 2 x 6 Framed Exterior Walls with Poured Concrete
- M/I Brand Vinyl Windows Low E Glass with Contoured Grids
- CertainTeed Landmark 30 Year Architectural Shingles
- CertainTeed Low Maint. 5" Woodgrain Double Lap Siding
- Masonite Fiberglass Entry Door w/ Schlage Handle & Lock
- Stone or Brick Front Water Table (Per Plan)
- Amarr Insulated Garage Door (Per Plan)
- Garage Door Opener w/ 2 Remote Controls
- Custom Designer Maxim Brand Lighting Fixture Package
- Hose Bibs & GFI Outlets - Front & Rear
- 36" Concrete Leadwalk
- Landscape Design Including Shrubs & Sod/Seed (Per Plan)
- Beautifully Appointed Exterior Features

#### **Elegant Interior Features**

- Interior Floorplans Designed to Maximize Natural Light
- Ceiling Heights: Basement - 9', 1st Floor - 9', 2nd Floor - 9'
- Upgraded Gourmet Kitchen Layout
- Timberlake Brand Deluxe 42" (Upper) Cabinets & Hardware
- Moen Designer Kitchen Faucet
- Soft Close Doors and Drawers (Dovetail) Throughout
- Granite Kitchen Countertops w/ Choice of Double Bowl Sinks
- Whirlpool S/S Appliances with Oven/Microwave Combo
- Classic Oak Stairs and Handrails From Main to Upper Level
- Shaw Hardwood Flooring - Majority of 1st Floor
- Decorative Colonial Trim Package
- Coffered Ceilings: Family Room & Owners Bedroom
- Heatilator/Heat N Glo Fireplace w/ Slate Surround
- Home Wiring with 3 Internet, Cable, and Phone Connections
- McCormick Paints Brand: 3-Toned Interior Paint
- Abundant Recess Lighting (Per Plan)

#### **Appointed Owner's Bath**

- Granite Vanity Countertops - Owner's Bath
- Kohler Soaking Tub & Separate Shower (Per Plan)
- Ceramic 12 x 12 Tile Floors & 9 x 12 Walls in Full Baths
- Moen Quality Fixtures & Bath Hardware
- Sterling Elongated Toilets

#### **Attention to Secondary Baths**

- Pedestal Sink w/ Decorative Mirror in Powder Room
- Ceramic 12 x 12 Tile Floors & 9 x 12 Walls in Full Baths
- Cultured Marble Vanity Countertops - Secondary Baths
- Sterling Vikrell 5' Tub/Shower
- Moen Quality Fixtures & Bath Hardware
- Sterling Elongated Toilets

#### **Energy Efficient Features**

- HERS Rated Home (Including a Blower Door Test)
- Energy Star Appliances
- CFL Energy Efficient Bulbs (Per Plan)
- Rheem Brand Furnace, 92% Energy Efficient, 15 SEER A/C
- Honeywell Programmable Thermostat (1 Per Zone)
- Aprilaire Humidifier (Lower Zone)
- R-49 Attic Insulation, R-21 Exterior Wall Insulation
- Housewrap, Taping & Poly Seal Program
- Quick Recovery "Power Vent" Water Heater (If Gas Available)
- Trion Air Bear Furnace Filters
- 2 x 6 Framed Exterior Walls
- Passive Radon System

#### **Warranty**

- 1 Year Material & Workmanship / 2 Year Mech Warranty
- 10 Year Structural & Transferable Warranty - Issued by PWSC

Availability, selections and pricing are subject to change at any time without prior notice.



703.667.7878  
Sales@EvergreeneHomes.com  
MyEvergreeneHome.com

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## EVERGREENE ENERGY EFFICIENCY

It is quite easy for a Builder to claim that they build an energy efficient home, but much more difficult for most Builders to substantiate that claim with hard data. What separates Evergreene Homes from our competition is that we can clearly demonstrate, with 3rd party verification, that each and every one of our homes is truly an energy efficient home. We do this by testing and ranking energy efficiency with a nationally accepted protocol so that each home can be fairly compared against others. This is what we call The Evergreene Difference.

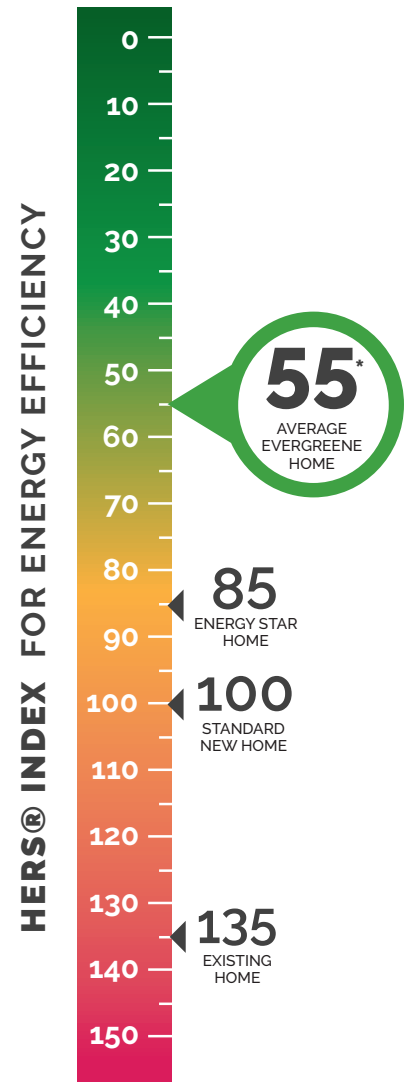
To understand how our homes are evaluated, it is first necessary to understand the HERS (Home Energy Rating System) Index. The HERS Index is a scoring system created by the Residential Energy Services Network in 2006. In this system, a home built to the specifications of the HERS Reference Home (based on the 2004 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower the home's HERS Index, the more energy efficient it is.

Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. Thus, a home with a HERS Index of 85 is 15% more energy efficient than the HERS Reference Home and a home with a HERS Index of 80 is 20% more efficient.

To calculate the HERS Index for a home, the home must be reviewed, inspected and tested by an independent party known as a Rater. The Rater will conduct a number of onsite inspections, including a blower door test and a duct test. Results of these tests, along with inputs derived from an architectural plan review, are used to generate the HERS Index for the home.

Due to its reliability, the HERS Index scoring system has been widely adopted by both the private and public sectors. The Energy Star program designed by the U.S. EPA uses the HERS Index as one of its critical measurements. In Version 2.0 of Energy Star, a home is required to achieve a HERS Index of 85 or lower. By comparison, since October of 2015, the average Evergreene Single Family Home achieved a HERS Index of 55. These Evergreene Homes were 45% more efficient than the HERS Reference Home and 30% more efficient than the baseline Energy Star qualified home. To put this into perspective, for every dollar spent on heating and cooling the HERS Reference Home, the baseline Energy Star homeowner spent \$0.85 and the Evergreene homeowner spent only \$0.55.

A HERS Index Score Card is standard with every new Evergreene home and given to the homeowner after the home has been completed. Our homeowners are encouraged to proudly display these cards to show their friends and family that they have chosen to go "e-Greene." Energy Efficiency has been instrumental in helping us achieve our company goal of creating a more sustainable future – all while saving our homeowners substantial energy costs.



# Evergreene HOMES

## THE EVERGREENE STORY

Evergreene Homes is a privately owned company founded by industry veterans with the vision of making the homebuilding process more personalized and enjoyable for all involved.

We believe the finest homes are distinguished by great locations, magnificent architecture, premium building materials and high-end finishes. Our success is credited to quality craftsmanship, attention to detail and designs to fit your family needs and compliment your lifestyle.

Our homes meet or exceed the strict energy efficiency guidelines set by the U.S. EPA. Our homes are quieter and more comfortable, have lower utility bills and help the environment by reducing greenhouse gas emissions.

Evergreene Homes partners with trusted mortgage companies as our designated lenders to provide you with the best financial options and solutions available with superior customer service.

Whether you speak with our homeowners, Realtors who have sold our homes, or our trade partners, we are confident that they will tell you that choosing an Evergreene Home is the right decision and a wise investment.

As the founders of Evergreene Homes like to say:

**“We’re building friendships,  
one home at a time.”**



# Evergreene HOMES

## 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**  
*SunTrust Mortgage*  
Business: 571.248.6204  
Fax: 703.754.7114  
Cell: 703.222.4466  
Rick.Munch@SunTrust.com



**Fernando A. Marquez**  
*George Mason Mortgage, LLC*  
Business: 202.627.3063  
Fax: 703.653.8112  
Cell: 703.627.3733  
FMarquez@GMMllc.com



**Jim Hensley**  
*Washington First Mortgage*  
Business: 301.850.1326  
Fax: 301.880.0278  
Cell: 703.217.7900  
JHensley@WashingtonFirstMortgage.com



**David Black**  
*First Home Mortgage*  
Business: 703.754.0100  
Fax: 443.725.0514  
Cell: 703.282.0054  
DBlack@FirstHome.com



**Rob Ross**  
*MVB Mortgage*  
Business: 571.266.6503  
Fax: 703.935.4455  
Cell: 703.568.3749  
RRoss@MVBmortgage.com



**Andrew Lunenfeld**  
*EagleBank*  
Business: 240.406.1139  
Fax: 301.841.9793  
Cell: 240.498.7273  
ALunenfeld@EagleBankCorp.com



**Tan Tunador**  
*Atlantic Coast Mortgage*  
Business: 571.234.5757  
Fax: 703.991.8290  
Cell: 703.328.0628  
Tan@ACMllc.com

### 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 **\$5,000** 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 **\$5,000**. 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.