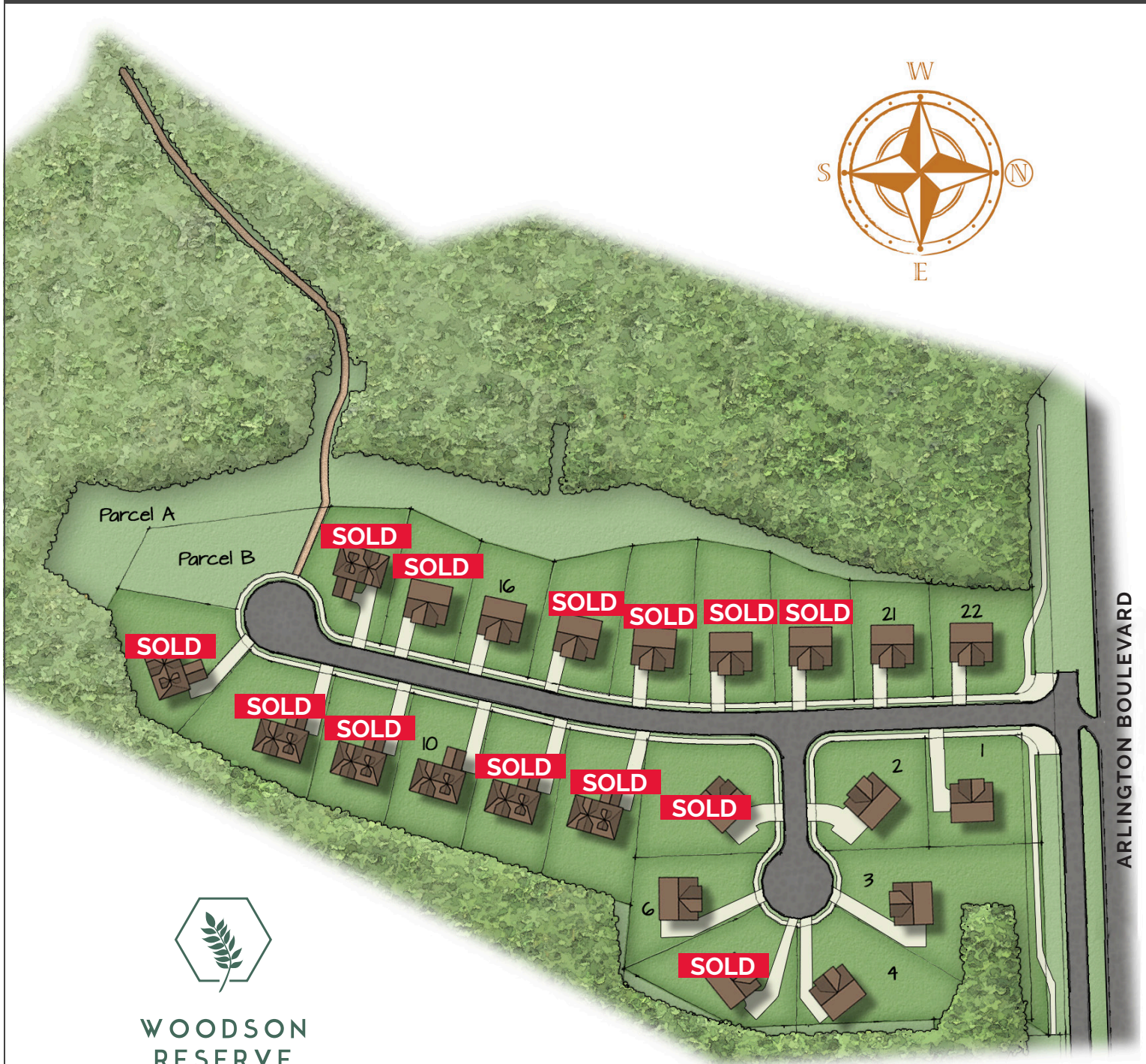


## COMMUNITY PLAN



WOODSON  
RESERVE

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# Evergreene Homes Standard Features

## THE PLATINUM FINISH PACKAGE

### ATTENTION TO DETAIL

#### Distinctive Exteriors

- 2 x 6 Framed Exterior Walls with Poured Concrete Foundation
- M/I Brand Vinyl Windows Low E Glass with Contoured Grids
- CertainTeed Landmark 30 Year Architectural Shingles
- James Hardie 8.5" Color Plus Siding
- Masonite Fiberglass Entry Door w/ Schlage Handle & Lock
- Stone or Brick Front Water Table (Per Plan)
- Garage Door Opener w/ 2 Remote Controls
- Finished Garage: Painted w/ Trim
- Custom Designer Maxim Brand Lighting Fixture Package
- Hose Bibs & GFI Outlets - Front & Rear
- Landscape Design Including Shrubs & Sod/Seed (Per Plan)
- Beautifully Appointed Exterior Features
- Flagstone or Brick Front Porch/Stoop & Stairs (Per Plan)

#### Elegant Interior Features

- Interior Floorplans Designed to Maximize Natural Light
- Ceiling Heights: Basement - 9', 1st Floor - 9', 2nd Floor - 9'
- Upgraded Gourmet Kitchen Layout
- 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
- Ceramic Tile Backsplash in Kitchen
- Upgraded Wood Shelving in Closets and Kitchen Pantry
- Whirlpool S/S Appliances with Oven/Microwave Combo
- Classic Oak Stairs and Handrails From Main to Upper Level
- Shaw Hardwood Floors - Entire 1st Floor & 2nd Floor Hall
- 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
- Frameless Shower Enclosures (Per Plan)
- Separate Shower. Kohler Soaking Tub (Only 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 & Closets

- Pedestal Sink w/ Decorative Mirror in Powder Room
- Granite Vanity Countertops - Secondary Baths
- Ceramic 12 x 12 Tile Floors & 9 x 12 Walls in Full 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
- LED Energy Efficient Bulbs (excluding fan/light combos)
- Rheem Brand Furnace, 92% Energy Efficient, 14 SEER A/C
- Honeywell Programmable Thermostat (1 Per Zone)
- Aprilaire Humidifier (Lower Zone)
- R-49 Attic Insulation, R-21 Exterior Wall Insulation
- Amarr Insulated Garage Door (Per Plan)
- Housewrap, Taping & Poly Seal Program
- 75 Gallon Quick Recovery "Power Vent" Water Heater (if Gas)
- 2 x 6 Framed Exterior Walls
- Passive Radon System
- High Efficiency Electronic Air Cleaner

#### 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

Updated: 8/22/18

## MODIFICATIONS TO THE EVERGREENE PLATINUM PACKAGE

Every community has unique characteristics determined by particular site, local, and county requirements, that the Evergreene team must adapt to with the construction of your dream home.

### Adaptations for **Woodson Reserve** Include:

#### Distinctive Exteriors

- Stone or Brick Front Water Table (Per Plan and Proffers)

#### Elegant Interior Features

- 42" Wall Cabinets
- Heavy Glass Shower Enclosures (Per Plan)
- Heatilator/Heat N Glo Fireplace w/Granite Surround and Painted Wood Mantel

#### Appointed Owner's Bath

- Kohler Soaking Tub & Separate Shower (Per Plan) N/A as Standard on All Plans

- Ceramic Tile Floors & Walls in Full Baths, Sizes Vary
- Heavy Glass Shower Enclosures (Per Plan)

#### Attention to Secondary Baths & Closets

- Ceramic Tile Floors & Walls in Full Baths, Sizes Vary
- Upgraded Wood Shelving in Closets, Laundry and Kitchen Pantry

#### Eco-Luxury Features

- Zip Sheathing System (Built in permeable water resistant barrier)
- 92% AFUE Furnace, with 15 SEER conditioning in Zone 1
- 92% AFUE Furnace, with 15 SEER conditioning in Zone 2
- R-23 Blown insulation in Exterior Wall
- R-16 Duct insulation in unconditioned Attic spaces (where applicable)
- R-15 Batt insulation on Conditioned basement exterior walls
- 1" R-6 Spray Foam Insulation on all band boards, plus R-19 Batt Insulation
- All ceiling penetrations to unconditioned space are sealed
- Trion 5" Electrostatic Charged Media Air Filer (Lower Zone)
- On Demand hot water system

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## NEIGHBORHOOD SERVICES

### Parks & Rec

**Oakmarr Recreation Center** • 3200 Jermantown Rd, Oakton, VA 22124 • 703.281.6501 • [www.fairfaxcounty.gov/parks/rec/oakmarr](http://www.fairfaxcounty.gov/parks/rec/oakmarr)

**Providence Recreation Center** • 7525 Marc Dr, Falls Church, VA 22042 • 703.698.1351 • [www.fairfaxcounty.gov/parks/rec/providence](http://www.fairfaxcounty.gov/parks/rec/providence)

**Accotink Trail** • Marina at Lake Accotink Park and Heming Ave. (Springfield) • [www.trailink.com/trail/lake-accotink-trail](http://www.trailink.com/trail/lake-accotink-trail)

**Eakin Community Park** • 8515 Tobin Rd, Annandale, VA 22003 • [www.fairfaxcounty.gov/parks/plandev/eakin-park.htm](http://www.fairfaxcounty.gov/parks/plandev/eakin-park.htm)

**Long Branch Stream Valley Park and Trail** • 4439 Glenn Rose St, Fairfax, VA 22032 • [www.fairfaxcounty.gov/parks/maps/long-branch-trail.pdf](http://www.fairfaxcounty.gov/parks/maps/long-branch-trail.pdf)

### Public Schools

**Fairfax County Public Schools** • [FCPS.edu](http://FCPS.edu)

**Mantua Elementary School** • 9107 Horner Ct, Fairfax, VA 22031 • 703.645.6300 • [mantuaes.fcps.edu](http://mantuaes.fcps.edu)

**Frost Middle School** • 4101 Pickett Road, Fairfax, VA 22032 • 703.426.5700 • [frostms.fcps.edu](http://frostms.fcps.edu)

**Woodson High School** • 9525 Main Street, Fairfax, VA 22031 • 703.503.4600

### Hospitals & Medical Centers

**Inova Fairfax Hospital** • 3300 Gallows Rd, Falls Church, VA 22042 • 703.776.4001 • [www.inova.org/patient-and-visitor-information/facilities/inova-fairfax-hospital/index.jsp](http://www.inova.org/patient-and-visitor-information/facilities/inova-fairfax-hospital/index.jsp)

**Children's National Specialists of Virginia, LLC** • 3023 Hamaker Ct, Fairfax, VA 22031 • 571.766.3100 • [childrensnational.org/choose-childrens/locations-and-directions/outpatient-centers/childrens-national-specialists-of-virginia-llc](http://childrensnational.org/choose-childrens/locations-and-directions/outpatient-centers/childrens-national-specialists-of-virginia-llc)

**Inova Fair Oaks Hospital** • 3600 Joseph Siewick Dr, Fairfax, VA 22033 • 703.391.3600 • [www.inova.org/ifoh](http://www.inova.org/ifoh)

### Neighborhood Services

**Fairfax County Government Center** • 12000 Government Center Pkwy, Fairfax, VA 22035 • 703.324.7329 • [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

**Providence District Office and Community Center** • 3001 Vaden Dr, Fairfax, VA 22031 • 703.865.0520 • [www.fairfaxcounty.gov/providence](http://www.fairfaxcounty.gov/providence)

### Nearby Shopping

**Mosaic District** • 2905 District Ave, Fairfax, VA 22031 • [mosaicdistrict.com](http://mosaicdistrict.com)

**Tysons Corner Center** • 1961 Chain Bridge Rd, Tysons, VA 22102 • [www.tysonscornercenter.com](http://www.tysonscornercenter.com)

**Tysons Galleria** • 2001 International Dr, McLean, VA 22102 • [www.tysonsgalleria.com](http://www.tysonsgalleria.com)

**Fair Oaks Mall** • 11750 Fair Oaks Mall, Fairfax, VA 22033 • [www.shopfairoaksmall.com](http://www.shopfairoaksmall.com)

**Fairfax Corner** • 4100 Monument Corner Dr, Fairfax, VA 22030 • [www.fairfaxcorner.com](http://www.fairfaxcorner.com)

**Wegmans** • [www.wegmans.com](http://www.wegmans.com)

**Whole Foods Market (Fair Lakes and Vienna)** • [www.wholefoodsmarket.com](http://www.wholefoodsmarket.com)

### Emergency Services

**Merrifield Fire Station** • 8739 Lee Hwy, Fairfax, VA 22031 • 703.573-5321 • [www.fairfaxcounty.gov/fr/deptinfo/stations.htm](http://www.fairfaxcounty.gov/fr/deptinfo/stations.htm)

**Fairfax City Police Department** • 3730 Old Lee Hwy, Fairfax, VA 22030 • 703.385.7924 • [www.fairfaxva.gov](http://www.fairfaxva.gov)

**Vienna Police Department** • 215 Center St S, Vienna, VA 22180 • 703.255.6366 • [www.viennava.gov](http://www.viennava.gov)

### Local Restaurants

**Matchbox (Mosaic District)** • 2911 District Ave #120, Fairfax, VA 22031 • 571.395.4869 • [mosaicdistrict.com/dine/matchbox-vintage-pizza](http://mosaicdistrict.com/dine/matchbox-vintage-pizza)

**True Food Kitchen (Mosaic District)** • 2910 District Ave #170, Fairfax, VA 22031 • 571.326.1616 • [www.truefoodkitchen.com/fairfax](http://www.truefoodkitchen.com/fairfax)

**Ted's Bulletin (Mosaic District)** • 2911 District Ave #160 Fairfax, VA 22031 • 571.830.6680 • [www.tedsbulletin.com/locations/merrifield](http://www.tedsbulletin.com/locations/merrifield)

**Sweet Water Tavern (Merrifield)** • 3066 Gate House Plaza, Falls Church, VA 22042 • 703.645.8100 • [www.greatamericanrestaurants.com/sweetwater/merrifield](http://www.greatamericanrestaurants.com/sweetwater/merrifield)

**Bazin's on Church (Downtown Vienna)** • 111 Church St NW, Vienna, VA 22180 • 703.255.7212 • [www.bazinsonchurch.com](http://www.bazinsonchurch.com)

**Artie's (Fairfax Circle)** • 3260 Old Lee Hwy, Fairfax, VA 22030 • 703.273-7600 • [www.greatamericanrestaurants.com/arties](http://www.greatamericanrestaurants.com/arties)

**2941 Restaurant (Fairfax)** • 2941 Fairview Park Dr, Falls Church, VA 22042 • 703.270.1500 • [2941.com](http://2941.com)

## NEIGHBORHOOD SERVICES

### Local Arts & Culture

**Angelika Film Center Mosaic (Mosaic District)** • 2911 District Ave, Fairfax, VA 22031 • [www.angelikafilmcenter.com/mosaic](http://www.angelikafilmcenter.com/mosaic)

**Eagle Bank Arena (formerly Patriot Center)** • 4500 Patriot Cir, Fairfax, VA 22030 • 703.993.3000 • [www.eaglebankarena.com](http://www.eaglebankarena.com)

**Wolf Trap National Park for the Performing Arts (Vienna)** • 1551 Trap Rd, Vienna, VA 22182 • 703.255.1800 • [www.nps.gov/wotr/index.htm](http://www.nps.gov/wotr/index.htm)

**George Mason University Center for the Arts (Fairfax)** • 4373 Mason Pond Dr, Fairfax, VA 22030 • 703.993.2787 • [cfa.gmu.edu](http://cfa.gmu.edu)

**John F. Kennedy Center for the Performing Arts (D.C.)** • 2700 F St NW, Washington, DC 20566 • 202.467.4600 • [www.kennedy-center.org](http://www.kennedy-center.org)

**COMMUNITY PRICE SHEET**

\* Plans and prices shown below are representative of elevation A only. \*



**MADISON**  
3,543 SF - \$1,219,900\*



**BARRETT**  
3,611 SF - \$1,234,900\*



**OXFORD**  
4,316 SF - \$1,269,900\*



**WILLOW GROVE II**  
4,626 SF - \$1,299,900\*



**CHAPMAN**  
4,664 SF - \$1,324,900



**CAMBRIDGE**  
5,378 SF - \$1,399,900\*

**NOTE:** The photos depicted above are representative of Elevations previously built for these home styles. Not all are currently offered. See Sales Representative to confirm available choices for this community.

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**COMMUNITY LOT PREMIUMS**

Homesite #	Builder Lot Premium	Homesite #	Builder Lot Premium
1	-(10,000)	12	<b>SOLD</b>
2	15,000	13	<b>SOLD</b>
3	20,000	14	<b>SOLD</b>
4	20,000	15	<b>SOLD</b>
5	<b>SOLD</b>	16	25,000
6	20,000	17	<b>SOLD</b>
7	<b>SOLD</b>	18	<b>SOLD</b>
8	<b>SOLD</b>	19	<b>SOLD</b>
9	<b>SOLD</b>	20	<b>SOLD</b>
10	0	21	0
11	<b>SOLD</b>	22	-(10,000)

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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.

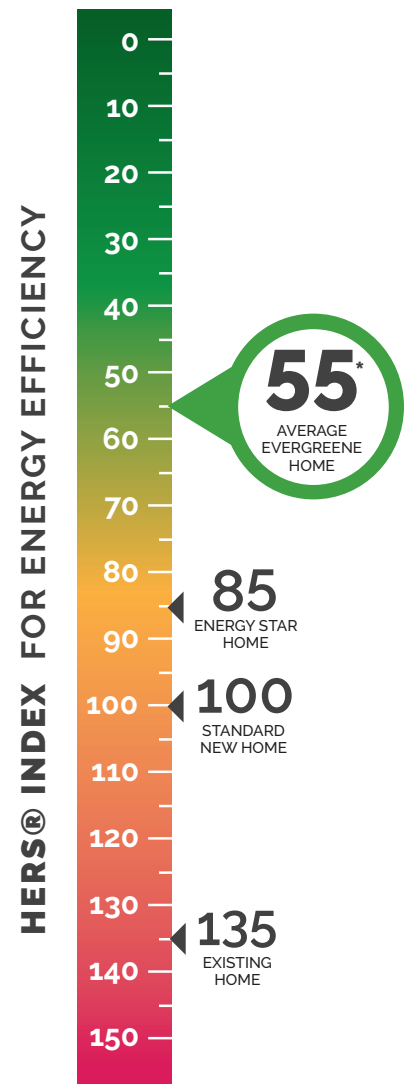
To understand how our homes are evaluated, it is first necessary to understand the HERS (Home Energy Rating System) Index. The HERS Index is a scoring system created by the Residential Energy Services Network in 2006. In this system, a home built to the specifications of the HERS Reference Home (based 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 January 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

## 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 six 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



**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.



## 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.”**