



ELK CREEK LANDING

LAKE ANNA, VA 23117

This Premier waterfront community located on the exclusive private side of Lake Anna. Features large open building lots gently sloping to the lake and beautiful lake and sunset views. Whether you choose to build on the waterfront or on one of our spacious water access properties, you just cannot do better than this lovely lakeside community. Water access properties include a covered boat slip in the community park adjacent to the private boat ramp.

- Private Side of Lake Anna
- Covered Boats Slips
- Community Park
- Panoramic Sunset views
- Nature Trail
- Picnic pavilion
- Gentle Slopes
- Deep dockable water
- Paved State Roads
- 8,000 feet of shoreline
- 142 acre community

Shopping and restaurants are conveniently located right around the corner. Lake Anna is waiting for you! Come and enjoy 3,400 acres of pristine clear water right at your door step. ideal for swimming, boating, fishing, and skiing or maybe just a lazy afternoon in the shade. Let us help you explore this wonderful waterfront community.

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

- Designed for One Level Living
- Rich architectural detail in each home
- Plans with up to 6 bedrooms, there is always room for family
- Open floor plans feature airy interiors, flowing designs and flexible living spaces
- 2x6 Energy Efficient Construction

MYEVERGREENEHOMES.COM | 540.266.3208 | SALES@EVERGREENEHOMES.COM



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COMMUNITY PLAN





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
- James Hardie 8.5" Color Plus 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
- Designer Kichler or Maxim Brand Lighting Fixture Package
- Hose Bibs & GFI Outlets - Front & Rear
- 36" Concrete Leadwalk
- 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
- Deluxe 42" (Upper) Cabinets & Hardware
- Moen Designer Kitchen Faucet
- Soft Close Doors and Drawers (Dovetail) Throughout
- Granite / Quartz Kitchen Countertops
- Frigidaire 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 Ceiling: Family Room
- Boxed Ceiling: Owners Bedroom (if 2nd Floor)
- Heatilator/Heat N Glo Fireplace w/ Slate Surround
- Home Wiring with 3 Internet, Cable, and Phone Connections
- Sherwin Williams Brand: 3-Toned Interior Paint
- Abundant Recess Lighting (Per Plan)

Appointed Owner's Bath

- Granite / Quartz Vanity Countertops - Owner's Bath
- 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

- 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

- H.E.R.S. Rated Home (Including a Blower Door Test)
- Energy Star Appliances
- LED Energy Efficient Bulbs (excluding fan/light combos)
- Carrier Brand Furnace, 92% Energy Efficient, 15 SEER A/C
- Honeywell Programmable Thermostat (1 Per Zone / Per Plan)
- 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 Std in Home)
- High Efficiency Electronic Air Cleaner
- 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.
Photos on our website and social media may depict details that include additional enhancements.

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Updated: 10/12/21

MODIFICATIONS TO THE EVERGREENE GOLD PACKAGE

Every Community has Unique Characteristics which create opportunities for our team to include a few additional features to your Evergreene Home.

At Elk Creek Landing we are pleased to share that in addition to our Gold Finish Package you will also receive the following:

Exterior Finishes

Seeded Yards

Utilities

Private Well

Private Septic

Electric Service

Electric Hot Water Heaters

Internet available by IWISP

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NEIGHBORHOOD SERVICES

Parks & Rec

Lake Anna State Park • 540.854.5503
Louisa Parks And Recreation Disc Golf Course • 302.539.9060
Christopher Run Campground • 540.894.4744

Marinas

Anna Point Marina • 13721 Anna Point Lane, Mineral, VA 23117 • 540.895.5900
Lake Anna Marina • 4303 Boggs Drive, Bumpass, VA 23024 • 540.895.5051
Duke's Creek Marina • 4303 Boggs Drive, Bumpass, VA 23024 • 540.895.5051

Golf Courses

The Greens at Tanyard • 404 East Main Street, Mineral, VA 23093 • 540.967.1889
Cannon Ridge Golf Club • 9000 Celebrate Virginia Parkway, Fredericksburg, VA 22406 • 866.857.4343
Lee's Golf Club • 10200 Old Dominion Parkway, Fredericksburg, VA 22408 • 540.891.7425
Cutalong • 978 New Bridge Road, Mineral, VA 23117 • 540.894-4275 • www.cutalonglakeanna.com

Parks & Rec

Lake Anna State Park • 540.854.5503
Louisa Parks And Recreation Disc Golf Course • 302.539.9060
Christopher Run Campground • 540.894.4744

Utilities

Rappahannock Electric Cooperative • <http://www.myrec.coop/res/index.cfm>

Emergency Services

Medical Associates of Louisa • 575 Industrial Drive, Louisa, VA 23093 • 540.967.2011

Library

Louisa County Public Library • 881 Davis Highway, Mineral, VA 23117 • 540.894.5853

Driving Distance to Lake Anna

Fredericksburg, VA • 25 miles
 Charlottesville, VA • 40 miles
 Richmond, VA • 55 miles
 Washington DC • 75 miles
 Lynchburg, VA • 110 miles
 Baltimore, MD • 120 miles
 Philadelphia, PA • 220 miles
 New York, NY • 320 miles

Driving Distance to Local Airports

Ronald Reagan Washington National Airport (DCA) • 68 miles
 Washington Dulles International Airport • 62 miles
 Richmond Airport (RIC) • 50 miles
 Charlottesville Albemarle Airport (CHO) • 32 miles

Nearby Shopping

Central Park, Fredericksburg • 1541 Carl D Silver Parkway, Fredericksburg, VA 22401 • 540.548.3790

Grocery Stores

Food Lion • 11010 Kentucky Springs Road, Mineral, VA 23117 • 540.894.0560
Elk Creek Country Store • 5224 Kentucky Springs Road, Bumpass, VA 23024 • 540.872.3235

Local Restaurants

Tim's at Lake Anna • 200 Boardwalk Way, Mineral, VA 23117
Tavern on the Rail • 81 Tavern Road, Mineral, VA 23117 • 540.872.7245
Anna Cabana Restaurant • 4227 County Road 713, Bumpass, VA 23024 • 540.895.4022
The Cove at Lake Anna • 6320 Belmont Rd, Mineral, VA 23117 • 540.854.7000
Callie Opie's Orchard Restaurant • 6320 Belmont Rd, Mineral, VA 23117 • 540.894.4343
Vito's Italian Restaurant • 200 Lake Front Drive, Mineral, VA 23117 • 540.894.4440
Tasty Crab Lake Anna • 200 Lake Front Drive, Mineral, VA 23117 • 540.894.0007
Asian Cafe Lake Anna • 200 Lake Front Drive #104, Mineral, VA 23117 • 540.894.9899
Lake Anna Taphouse • 208 Lake Front Dr, Mineral, VA 23117 • 540.634.7500
Lake Anna Winery • 5621 Courthouse Rd, Spotsylvania Courthouse, VA 22551 • 540.895.5085
Cooling Pond Brewery • 4411 Zachary Taylor Hwy, Mineral, VA 23117 • 540.603.0239
Coyote Hole Ciderworks • 225 Oak Grove Dr, Mineral, VA 23117 • 540.894.1053

Popular Local Destinations

Kings Dominion • 16000 Theme Park Way, Doswell, VA 23047 • 804.876.5000
Wintergreen Resort • Route 664, Wintergreen, VA 22958 • 443.325.2200
Massanutten Resort • 1822 Resort Drive, McGaheysville, VA 22840 • 540.289.9441
Historic Fredericksburg • 706 Caroline Street, Fredericksburg, VA 22401 • 540.373.1776

Universities

University of Virginia • 2306 Ivy Road, Charlottesville, VA 22903 • 434.924.0311
Mary Washington University • 1301 College Avenue, Fredericksburg, VA 22401 • 540.654.1000

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COMMUNITY PRICE SHEET

ACTUAL SITEWORK WILL BE LOT SPECIFIC

HOME TYPE	SQ.FT.	W	D	GOLD
Halyard 3-0 K	1,767	46	60	\$396,500
Spinnaker II 3-0 K0	1,789	48.5	62	\$418,100
Windward II 3-0 K	2,589	50	78	\$459,100
Banyan II 3-0 A	3,206	49.33	75.33	\$511,900 **
Aquinnah 3-0 A	3,759	76	60	\$554,600
Robey 3-0 A	4,017	92	66	\$588,400
Millwright II 3-0 A	4,248	82	47.46	\$571,200

** Banyan Floorplan includes the Optional Loft as part of the Base Sales Price.



HALYARD



SPINNAKER II



BANYAN II



WINDWARD II



AQUINNAH



ROBEY



MILLWRIGHT II

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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.

