

COMMUNITY PLAN



## 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](http://www.cutalonglakeanna.com)

### Parks & Rec

**Lake Anna State Park** • 540.854.5503

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### Utilities

**Rappahannock Electric Cooperative** • [http://www.myrec.](http://www.myrec.coop/res/index.cfm)

[coop/res/index.cfm](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
<a href="#">Halyard 3-0 K</a>	1,767	46	60	\$395,500
<a href="#">Spinnaker II 3-0 KO</a>	1,789	48.5	62	\$420,300
<a href="#">Windward II 3-0 K</a>	2,589	50	78	\$473,700
<a href="#">Banyan II 3-0 A</a>	3,206	49.33	75.33	\$509,000**
<a href="#">Aquinnah 3-0 A</a>	3,756	76	60	\$543,500
<a href="#">Robey 3-0 A</a>	4,017	92	66	\$587,800
<a href="#">Millwright II 3-0 A</a>	4,248	82	57.45	\$577,100

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



HALYARD



SPINNAKER II



BANYAN II



WINDWARD II



AQUINNAH



ROBEY



MILLWRIGHT II

MYEVERGREENEHOMES.COM | 703.667.7878 | SALES@EVERGREENEHOMES.COM



# ROCK ISLAND

*\* Certain plan availability may be limited to specific geographic areas.\**

**WA**  
Water Access

**WF**  
Waterfront

## COMMUNITY PRICE SHEET

HOMESITE	WA/WF	LOT PRICE	FIXED SITEWORK PRICE
2	WA	\$148,000	\$142,930
3	WA	\$168,000	\$138,530
4	WA	\$168,000	\$138,830
13	WA	\$138,000	\$142,930
14	WA	\$158,000	\$142,030
18	WA	\$168,000	\$138,530
19	WA	\$168,000	\$138,830
45	WF	\$515,000	\$146,830
46	WF	\$430,000	\$146,230
47	WF	\$425,000	\$146,230

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12-23-2024 SHM

## 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.

