

COMMUNITY PLAN



MYEVERGREENEHOMES.COM | 703.667.7878 | SALES@EVERGREENEHOMES.COM



Evergreene Homes Standard Features

THE PLATINUM 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)
- Garage Door Opener w/ 2 Remote Controls
- Finished Garage: Painted w/ Trim
- Designer Kichler or Maxim Brand Lighting Fixture Package
- Hose Bibs & GFI Outlets - Front & Rear
- 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 Deluxe Kitchen Layout
- Deluxe 42" (Upper) Cabinets & Hardware
- Moen Designer Kitchen Faucet
- Soft Close Doors and Drawers (Dovetail) Throughout
- Granite / Quartz Kitchen Countertops
- Ceramic Tile Backsplash in Kitchen
- Upgraded Wood Shelving in Closets and Kitchen Pantry
- Samsung 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 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
- Sherwin Williams Brand: 3-Toned Interior Paint
- Abundant Recess Lighting (Per Plan)

Appointed Owner's Bath

- Granite / Quartz 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 / Quartz 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

- 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
- Amarr Insulated Garage Door (Per Plan)
- Housewrap, Taping & Poly Seal Program
- Quick Recovery "Power Vent" Water Heater (If Gas Std in Home)
- 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.
Photos on our website and social media may depict details that include additional enhancements.

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Above information is believed to be accurate but should not be relied on without verification.
See Sales Representative for complete details. Brokers Warmly Welcomed.

Updated: 8/5/22

NEIGHBORHOOD SERVICES

Parks & Rec

Loudoun County Parks and Recreation • www.loudoun.gov/prcs

Leesburg Parks and Recreation • www.leesburgva.gov/departments/parks-recreation

Ida Lee Park • 703.777.1368 • www.leesburgva.gov/government/departments/parks-recreation/ida-lee-park-recreation-center

Algonkian Regional Park • 703.450.4655 x102 • www.nvrpa.org/park/algonkian

Balls Bluff Regional Park • 703.737.7800 • www.nvrpa.org/park/ball_s_bluff

Washington & Old Dominion Regional Park • www.novaparks.com/parks/washington-and-old-dominion-railroad-regional-park

Public Schools

Kenneth W. Culbert Elementary School • 38180 W. Colonial Hwy Hamilton, VA 20158 • 540.751.2540 • www.lcps.org/culbert

Smarts Mill Middle • 850 N King St, Leesburg, VA 20176 • 571.252-2030 • www.lcps.org/smarts

Tuscarora High School • 801 N King St, Leesburg, VA 20176 • 571.252.1900 • lcps.org/Tuscarora

Hospitals & Medical Centers

INOVA Loudoun Hospital • www.inova.org/patient-and-visitor-information/facilities/inova-loudoun-hospital/index.jsp

Inova Loudoun (Cornwall) Medical Campus • 224A Cornwall Street NW, Third Floor, Leesburg, VA 20176 • 703-771-2894 • www.inova.org/locations/inova-loudoun-medical-campus-leesburg/services

Patient First Primary and Urgent Care • 601 Potomac Station Dr. Leesburg, VA 20176 • 703.840.1396 • www.patientfirst.com/locations/washington-dc/leesburg

Utility Companies

Miss Utility • 800.257.7777

Dominion VA Power • 800.667.3000

Nearby Shopping

Leesburg Corner Premium Outlets • 241 Fort Evans Rd NE, Leesburg, VA 20176 • www.premiumoutlets.com/outlet/leesburg-corner

Dulles Town Center • 703.404.7120 • 21100 Dulles Town Cir, Sterling, VA 20166 • www.shopdullestowncenter.com

Wegman's Town Center • 703.669.2044 • <http://www.wegmans.com/webapp/wcs/stores/servlet/StoreDetailView?langId=-1&storeId=10052&productId=347792>

Wegman's Town Center • 1200 Edwards Ferry Rd NE, Leesburg, VA 20176 • 703.777.8730 • www.target.com

Emergency Services

Leesburg Volunteer Fire Company – 215 Loudoun Street SW Leesburg, VA 20175 • Non-Emergency number 703.777.1343 • www.leesburgfire.org

Leesburg Police Department • 65 Plaza Street NE Leesburg, VA 20176 • Non-Emergency number 703.771.4500 • www.leesburgva.gov

Loudoun County Sheriff's Office • 803 Sycolin Rd #301 Leesburg VA 20175 • Non-Emergency number 703.777.0445 • sheriff.loudoun.gov

Libraries

Rust Library • 703.777.0323 • 380 Old Waterford Rd NW, Leesburg, VA 20176 • library.loudoun.gov/Locations-Hours/Rust

Golf Courses

Raspberry Falls • 703.779.2555 • <http://www.raspberryfalls.com>

The Golf Club at Lansdowne • 703.729.4071 • www.golfatlandsdowne.com

Belmont Country Club • 703.723.5330 • www.belmontcountryclub.com

Movie Theaters

Cobb Village 12 Cinemas • 571.291.9462 • www.cobbtheatres.com/leesburg12.aspx

Regal Countryside 20 • 703.404.8603 • www.fandango.com/regalcountryside20_aadx/theaterpage

Talley Ho Theater • 703.777.1168 • tallyholeesburg.com

NEIGHBORHOOD SERVICES

Volunteer

Loudoun Hunger Relief • 703.777.5911 • 750 Miller Dr SE A1,
Leesburg, VA 20175 • www.loudounhunger.org

Loudoun Volunteer Caregivers • 704 S King Street, Suite #2
Leesburg, VA 20175 • 703.779.8617 • www.lvcaregivers.org

Local Restaurants

Tuscarora Mill • 201 Harrison Street SE Leesburg, VA 20175 •
703.771.9300 • www.tuskies.com

The Wine Kitchen • 7 South King Street, Leesburg, VA 20176 •
703.777.9463 • www.thewinekitchen.com

Travinia Italian Kitchen & Wine Bar • 1605 Village Market
Blvd SE #104 Leesburg, VA 20176 • 703.777.6511 • www.thewinekitchen.com

The Thai Pan Restaurant • 2 Harrison Street SE Leesburg, VA
20175 • 703.777.9487 • www.thaipanleesburg.com

Performing Arts and Galleries

Run Rabbit Run Theatre • 571.510.0037 • 358 Deer Path Ave
SW, Leesburg, VA 20177 • RRRtheatre.org

Medlin Art Gallery • 703.771.8696 • 2 Loudoun St SE, Leesburg,
VA 20175 • www.medlinartgallery.com

Tally Ho Theatre • 19 W. Market Street Leesburg, VA 20176 •
703.777.1665 • tallyhotheater.com

Historic Downtown Leesburg Association •
downtownleesburgva.com

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BEACON HILL MILLWRIGHT II

17039 GRINDSTONE COURT
LEESBURG, VA 20176

COMMUNITY PRICE SHEET



MILLWRIGHT II

6,094 SF, 4 BD, 5.5 BA

PRICED AT \$1,798,900

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9-26-2022
SHM

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 - VIRGINIA



Fernando A. Marquez
Vice President, Sales Manager
11325 Random Hills Road, Suite 400,
Fairfax, VA 22030
Mobile: 703.627.3733
fmarquez@mcleanmortgage.com



John Yannetti
Mortgage Banking Specialist - Officer
NMLS ID: 461904
First National Bank Corp.
4114 Legato Road, Suite 450
Fairfax, VA 22033
Mobile: 703.623.4100
yannettij@fnb-corp.com



Rick Munch
Truist Mortgage
46175 Westlake Drive
Suite 350
Sterling, VA 20165-5870
Cell: 703.222.4466
Rick.Munch@Truist.com



Marissa Terrebonne
Wells Fargo Home Mortgage
1751 Pinnacle Drive, 3rd Floor
McLean, VA 22102
Fax: 855.684.0662
Cell: 703.627.4772
Marissa.Terrebonne@wellsfargo.com
NMLSR ID 207996



David Black
Guaranteed Rate
Business: 703.382.1935
Fax: 872.808.1322
Cell: 703.282.0054
david.m.black@rate.com



Jennifer Grillo
Senior Loan Officer
4075 Wilson Boulevard, Suite 710,
Arlington, VA 22203
Cell: 703.395.3990
Fax: 703.653.3667
jegrillo@gmmlc.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 **\$8,000** 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 **\$8,000**. 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.

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.

