



Henley Fork Base Pricing

<u>One Story Homes</u>	<u>Finished Sq. Ft.</u>	<u>Description</u>	<u>Base Price</u>
The Manassas	1332 sq ft +/-	3 Bedroom, 2 Bath	\$179,000
The Melanie	1302 sq ft +/-	3 Bedroom, 2 Bath	\$182,000
The Shiloh	1312 sq ft +/-	3 Bedroom w/ Florida Room, 2 Bath	\$184,000
The Virginian	1400 sq ft +/-	3 Bedroom, 2 Bath	\$191,000
The Molly II	1461 sq ft +/-	3 Bedroom, 2 Bath	\$199,000
The Molly III w/ Utility	1531 sq ft +/-	3 Bedroom, 2 Bath, Utility Room	\$205,000
The Virginian II	1624 sq ft +/-	3 Bedroom, 2 Bath, Florida Room	\$206,000
The Virginian w/ Garage	1400 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage	\$211,000
The Rebeka	1444 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage	\$213,000
The Molly II w/ Garage	1461 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage	\$219,000
The Brook	1902 sq ft +/-	3 Bedroom, 2 Bath	\$220,000
The Madison	1491 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage	\$221,000
The Virginian II w/ Garage	1624 sq ft +/-	3 Bedroom, 2 Bath, Florida Room, 2 Car Garage	\$226,000
The Linsey	1794 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage	\$233,000
The Olivia	2207 sq ft +/-	3 Bedroom, 2 Bath, 2 Car Garage, Un-Fin. ROG	\$239,000
The Saluda	2154 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$247,000
The Taylor	2211 sq ft +/-	4 Bedroom , 2 Bath, 2 Car Garage	\$252,000
The Ashland Glen	2065 sq ft +/-	4 Bedroom, 2 Bath, 2 Car Garage	\$264,000
The Cathy	2099 sq ft +/-	3 Bedroom, 2 ½ Bath, 2 Car Garage	\$267,000
The Lynn	2629 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$269,000

***Homes are based on a \$40,000 Lot Allowance**
***All Garage Plans Priced as Front Entry**
***Square Footages May Include Volume Space**
***All Prices & Plans Subject to Lot Selection**
***Prices Subject to Change Without Notice**
***Basement & 3rd Floor Options Available Upon Request**

Henley Fork Base Pricing

<u>First Floor Master Homes</u>	<u>Finished Sq. Ft.</u>	<u>Description</u>	<u>Base Price</u>
The Washington	2214 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$251,000
The Creekwood	2439 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$267,000
The Hickory	2564 sq ft +/-	5 Bedroom, 3 Bath, 2 Car Garage	\$276,000
The Jackie	2745 sq ft +/-	5 Bedroom, 3 ½ Bath, 2 Car Garage	\$285,000
The Marty	2811 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$289,000
The Wyatt	2921 sq ft +/-	5 Bedroom, 2 ½ Bath, 2 Car Garage	\$296,000
<u>Two Story Homes</u>	<u>Finished Sq. Ft.</u>	<u>Description</u>	<u>Base Price</u>
The Gettysburg	1692 sq ft +/-	3 Bedroom, 2 Bath	\$197,000
The Lee	1814 sq ft +/-	3 or 4 Bedroom, 2 ½ Bath	\$204,000
The Cottage	1685 sq ft +/-	3 Bedroom, 2 ½ Bath	\$205,000
The Walker	1675 sq ft +/-	3 Bedroom, 2 ½ Bath	\$206,000
The Hampton	2194 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$242,000
The Walker w/ Garage	2133 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$243,000
The Robins Lane	2305 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$246,000
The Chelsey	2230 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$252,000
The Chelsey II	2276 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage, Unfin 3 rd Flr	\$260,000
The Benjamin w/Garage	2388 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$255,000
The Swanson	2136 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$255,000
The Julia	2507 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$258,000
The Lucy	2491 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$260,000
The Sharon	2560 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$264,000
The Westwood	2838 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$282,000
The Cambridge	2853 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$284,000
The Cambridge II	2853 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$284,000
The Laurel	2941 sq ft +/-	4 Bedroom, 2 ½ Bath, 2 Car Garage	\$311,000

***Homes are based on a \$40,000 Lot Allowance**
***All Garage Plans Priced as Front Entry**
***Square Footages May Include Volume Space**
***All Prices & Plans Subject to Lot Selection**
***Prices Subject to Change Without Notice**
***Basement & 3rd Floor Options Available Upon Request**



Standard Features

KITCHEN

- *Dishwasher
- *Self Cleaning Range & Hood Fan
- *Flat Panel Cabinets
- *Laminate Countertops
- *Pre-Selected Stainless Steel Kitchen Sink
- *Pre-Selected Delta Faucets
- *Ice Maker Hook Up

BATH

- *Flat Panel Cabinets
- *Cultured Marble Vanity Tops
- *Pre-Selected Delta Faucets
- *White Bath Fixtures
- *Pre-Selected Elongated Toilets
- *Chrome Towel Rods & Toilet Paper Rods

MECHANICAL ITEMS

- *Heat Pump
- *Central Air
- *50 Gallon Electric Hot Water Heater
- *200 AMP Electrical Services
- *3 Telephone Jacks
- *3 Cable Jacks
- *Block, Wire & Install for 2 Ceiling Fans
- *1 Set of Flood Lights on the Rear

INTERIOR ITEMS

- *Carpet in Bedrooms, Hallways, Family Room Areas
- *Vinyl in Kitchens, Bathrooms & Utility Rooms
- *Walls & Ceilings painted Antique White (flat)
- *All Trim painted white (semi-gloss)
- *6 Panel Elite Interior Doors
- *Pull down or walk up attic (if on rendering)
- *Vinyl coated metal shelving
- *Textured Ceilings (Excluding Bathrooms & Closets)
- *Brushed Nickel Interior Door Knobs & Hinges

EXTERIOR ITEMS

- *Insulated Entrance Door
- *30 Year Dimensional Shingles
- *Drain tile around foundation
- *5" Flat or Dutch Lap Siding
- *Broom finished or aggregate sidewalk from front doorway to driveway
- *Brick foundation
- *Gravel Driveway
- *Tilt-out Single Hung Vinyl Windows with Screens with Grills
- *Gutters & Downspouts
- *Richmond Rails on Front Porch
- *Salt Treated Deck (10x12)

\$3,000 Closing Costs Paid by Builder
When Using Approved Lender & Attorney
Information Deemed Reliable but not Guaranteed
For More Information Call
Hometown Realty
Mike Chenault 726-4532 or
Todd Rogers 569-1534

