



### The Clifton I

From \$373,900

- 1,453 – 1,593 Sq. Ft.
- 2 Bedrooms, 2.5 Baths
- Universal Design Elements
- Optional Sun Room
- One Car Garage



### The Cypress

\$459,990 on lot 30

- 2,334 Sq. Ft.
- 4 Bedrooms, 3 Full Baths
- Universal Design Elements
- Storage Room
- Two Car Garage



### The Clifton II

From \$395,100

- 1,835 – 2,780 Sq. Ft.
- 3 Bedrooms, 2.5 Full Baths
- Universal Design Elements
- Optional Sun Room
- One Car Garage



### The Savannah

\$510,710 on lot 59

- 2,334 – 4,303 Sq. Ft.
- 4 Bedrooms, 3 Full Baths
- Universal Design Elements
- Full Basement with Option to Finish
- Two Car Garage

## Villa Style Home

Included Features:

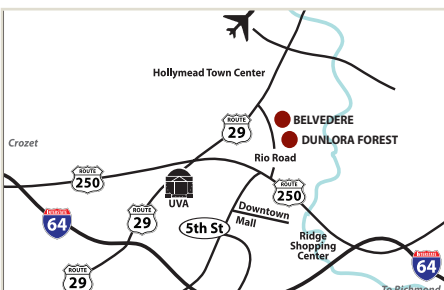
- HardiePlank® Siding with 15-year ColorPlus™ warranty
- 1 or 2-Car garage with carriage style doors (per plan)
- MidContinent® full overlay Adams Maple Cabinetry (stained or painted)
- Granite kitchen countertops
- Stainless steel appliance package
- Hardwood main level common areas
- Ceramic flooring in all full baths, frameless shower doors in master bath

Our homes are inspected and certified by an independent third party through the EarthCraft™ House program.

For our homeowners, this translates to:

- Lowered utility cost
- Enhanced indoor air quality
- Increased comfort
- Reduced home maintenance
- Added resale value

Decorated Dunlora Forest Model  
Open Daily 11-6  
1611 Sawgrass Court  
(434) 202-5071



## Location

Enjoy a county address with city center proximity, model is located off East Rio Road, a few blocks from the entrance to Meadowcreek Parkway.

Directions: From Route 29, turn onto Rio Road East. Turn left at traffic light near CATEC to continue on Rio Road. Dunlora Forest will be on your left. Model home is located at 1611 Sawgrass Court.

All information subject to change 8.18.2014



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## INCLUDED FEATURES

### All Homes are EarthCraft™-Certified

Our homes are inspected and certified by an independent third party through the EarthCraft™ House program. They undergo two independent inspections and are evaluated in 336 areas using a point system based on energy efficiency, water usage, indoor air quality, waste management, site planning, as well as resource-efficient design and construction techniques. Each home receives its own HERS rating (it's like a home's MPG for energy usage) & EarthCraft House™ Certificate.

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- Increased comfort
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### Energy Saving Features

- Energy Star® high efficiency dual zone HVAC with 96.7% efficient gas furnace & 14 seer heat pumps by carrier®. Variable speed technology on all systems (per plan)
- Ecobee® Smart Si Wi-Fi enabled programmable thermostats for both zones
- Tyvek® house wrap
- Insulated garage doors
- R-13 insulation in exterior 2x4 walls
- R-38 blown insulation in attic with Attic Guard™ plus which achieves Greenguard® Certification
- R-11 foil faced insulation in basements (per plan)
- 50 Gallon GE® GeoSpring hybrid water heater
- GE® energy star appliances
- Dual-pane, low-e vinyl windows
- Insulated and mastic sealed ducts & draft reductive construction
- Caulked utility penetrations & exterior wall plates
- Compact fluorescent light (CFL) bulbs
- Blower door and duct leakage test performed
- HERS score provided
- Third party verification and certification

### Indoor Air Quality

- Lower-emitting materials are used such as low VOC paints, formaldehyde free laminates, green-rated carpet/pad, & low-emissive hardwood floor finish
- Media filtration system added to HVAC which eliminates indoor air contaminants
- Fresh air ventilation system to bring in fresh outdoor air and prevent moisture build-up

### Sustainable Building Practices

- Water-Conserving GE® appliances and Moen® fixtures
- 100% of construction waste sent to recycling facility
- Locally-sourced products & trade partners

### Exterior Features

- Prepainted HardiePlank® siding, window trim & corner boards with 15-year ColorPlus® warranty
- Limited lifetime warranty dimensional roofing shingles
- Two-car garages with carriage style insulated doors and 2 remote door openers
- Energy Star® fiberglass stainable entry door by Therma-Tru™
- Rear decks or patios
- Asphalt paved driveway
- Exposed aggregate concrete lead walks and stoops
- Professionally designed landscape packages
- Sod front, side yards and 10' of rear with seed & straw remainder
- Post lamp with photocell activation

### Foundation

- Poured reinforced concrete 9' basement walls or slabs (per plan)
- Marflex™ basement waterproofing membrane with 1" Shockwave™ drainage and insulation board, -10 year limited warranty





## Framing

- 2 X 4 walls with stud spacing 16" on center
- 2 X 6 bearing basement walls 16" on center
- OSB wall & roof sheathing
- Weyerhaeuser® Tji Engineered Floor Joist System 16" on center
- Advantech® ¾" tongue & groove subfloor, glued and screwed
- Engineered roof trusses

## Interior Features

- Hardwood floors in the great room, foyer, kitchen, & powder room
- Master bathroom includes frameless shower door, ceramic tile floors with tiled showertub surrounds
- All common baths include 6x6 ceramic tile floors
- Mohawk® Carpet with 6 lb pad in all carpeted areas
- Upgraded Adams Maple Mid-Continent® Kitchen Cabinets with dovetailed drawers, full-extension glides and soft-action close technology; choose from 7 different stains or 4 painted options
- Granite countertops in kitchen
- GE®Stainless Steel Energy Star®-rated appliances
- 4 ¼" Base mouldings with wide window, door & cased openings
- Structured wiring center panel including 2 multi-ports & 3 phone or cable outlets
- Brushed nickel light fixtures by Progress®
- Ceiling fans in great room & master bedroom with independent switches
- Mid-Continent® bathroom vanities with cultured marble tops
- Moen® Brantford faucets in brushed nickel
- Brushed nickel bath accessories
- Brushed nickel door hardware w/ lever handles by Schlage®
- Comfort height elongated toilets
- Low VOC (volatile organic compound) McCormick® paint flat finish on walls & ceilings
- McCormick® paint semi-gloss white on interior trim

## Our Commitment to Quality

- Pre-construction and pre-drywall conferences
- New home orientation
- 1 Year builder warranty
- Manufacturer's warranties convey
- 1 Year drywall service
- Reputation built on 15 years of standing behind our product
- Charlottesville's favorite builder four years in a row

All information subject to change 9.16.2014



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## UNIVERSAL DESIGN ELEMENTS

### INCLUDED EXTERIOR AND GARAGE FEATURES

- At least one step-less entrance into the home-1/2 inch maximum rise threshold-slab homes
- Weather protection such provided by front porch
- Lighted doorbell at reachable height
- Lighted front entry
- Prominent house number
- Power operated overhead door

### OPTIONAL EXTERIOR AND GARAGE FEATURES

- Motion detector light switches in garages, utility spaces, entrances and basements
- Remote controls for selected lights and thermostats
- Audible and visual alarms for doorbell & smoke detectors
- Intercom system
- 8' Garage door height for tall vehicles

### INCLUDED INTERIOR FEATURES

- Open design floor plan
- Two bedrooms and two baths on the main level
- Minimal thresholds at all doorways
- 42" Wide walkways on the first floor
- 36" Doors to the bedrooms, closets and baths, 48"+ clearance between cabinets and walls
- Blocking for future convenience bars in master bath
- Lavatory bowls mounted as close to front edge of vanity as possible
- No pedestal sinks
- Pressure balanced anti-scald valves at tubs and showers
- Comfort height elongated toilets
- Light switches 44"-48" and thermostats 48" maximum height
- Electrical outlets 18" minimum height
- Most windows less than 36" maximum sill height
- Lever handles on all doors
- Rocker style push plate light switches
- Loop handle pulls on cabinets and drawers
- Adjustable height shelves in wall cabinets with full extension, pull-out dovetailed drawers

### OPTIONAL INTERIOR FEATURES

- Hand held and fixed shower heads in master tub and shower
- Accessible kitchens and bath cabinets layouts with pull-out shelves and racks
- Offset controls in tub/shower
- 5'X3' or 4' curb-less shower or tub with integrated seat
- Full height pantry storage with easy access
- GE® Café appliances with front mounted controls
- Cooktop or range with staggered burners and side by side refrigerator with pull-out shelving

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## DUNLORA FOREST HOMEOWNERS ASSOCIATION (HOA) OUTLINE

### **Dues:**

Detached Homes- \$70/mo | Villas- \$80/mo | Townhomes- \$80/mo

### 1. **Landscaping:**

All homeowners receive all exterior landscaping, including full service lawn care, turf maintenance, bed mulching, shrub pruning, and street tree care and replacement. Owners must individually water their landscaping as desired and necessary to keep it in good health.

### 2. **Trash collection:**

The HOA shall provide a wheeled garbage toter and refuse collection service weekly for all homeowners.

### 3. **Snow & ice removal:**

The HOA shall provide snow shoveling/clearing services for all front sidewalks, leadwalks, and driveways. In addition, the HOA shall provide snow plowing for all roads until the Virginia Department of Transportation (VDOT) takes over maintenance of Dunlora Forest Drive, Sawgrass Court, & Barefoot Court. The roads serving the town homes will remain private roads and the HOA will provide snow plowing on those roads in perpetuity.

### 4. **Street Lighting:**

Roads within Dunlora Forest will be softly lit with light from a post light activated by a photo-sensor at each house. Owners must ensure that their post lamp is operating correctly and must replace burned out bulbs.

### 5. **Parking:**

Owners shall primarily utilize their garages and driveways for parking. Some on-street parking is also available and is not regulated by the HOA.

### 6. **Amenities:**

Within Dunlora Forest there are walking trails and a playground available for use by all residents and their guests. There are also two community gardens: A flower garden and a vegetable garden. Garden plots will be available for annual lease by any resident for a nominal fee intended to cover the cost of water and annual maintenance. A garden committee will be established to develop policies and rules pertaining to garden use.

### 7. **HOA Management:**

The Declarant/Developer will manage the HOA until a few homes are occupied, at which point the Declarant will turn over the day-to-day management of the HOA to a professional management company. The Declarant may maintain control of the Board of Directors until the community is nearly completed, at which point Owners will be elected to the Board.

### 8. **Architectural Control:**

With the exception of new landscape plantings, all exterior modifications to any home or lot in Dunlora Forest shall be subject to review by an Architectural Review Board (ARB) prior to installation. The HOA Board of Directors shall appoint an ARB to approve/disprove applications by owners. ARB purview includes paint colors, satellite dishes, wires, decks, rails, screen doors, sheds, fences, retaining walls, hardscape, and any/all other exterior modifications/additions/demolitions.

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## COMMUNITY

<b>SCHOOLS</b>	Agnor Hurt Elementary	(434) 973-5211	Charlottesville Catholic	(434) 964-0400
	Burley Jackson Middle School	(434) 295-5101	Charlottesville Waldorf	(434) 973-4946
	Albemarle High School	(434) 975-9300	The Covenant School	(434) 220-7309
<b>DAYCARE</b>	Pitter Patters	(434) 973-3210	Foundations Child Development	(434) 973-9218
	Four Seasons Learning Center	(434) 975-4455	Ivy Creek School	(434) 975-9420
	Mighty Minds Little Hands	(434) 975-4263	Old Dominion Day School	(434) 977-0511
	ACAC	(434) 978-3800	Apple Tree Academies	(434) 973-2777
<b>SHOPPING</b>	Fashion Square	(434) 973-9331	Fresh Market	(434) 244-2444
	Barracks Road Shopping Ctr	(434) 977-0100	Whole Foods	(434) 973-4900
	Historic Downtown Mall	(434) 970-3333	Trader Joes	(434) 974-1466
	The Shops at Stonefield		Kroger	(434) 978-1311
<b>RESTAURANTS</b>	Savour	(434) 295-2220	Rhetts River Grill	(434) 974-7818
	Copacabana	(434) 973-1177	Outback Steakhouse	(434) 975-4329
	Baja Bean	(434) 975-1070	Flaming Wok Teppan Yaki	(434) 974-6555
	Fabios New York Pizza	(434) 964-1919	Aberdeen Barn	(434) 296-4630
	Bodos	(434) 977-9598	Brasserie Montiel	(434) 872-0272
<b>ENTERTAINMENT</b>	Northside Library	Regal Cinema IMAX	McGuffey Art Center	
	ACAC	Senior Center	John Paul Jones Arena	
	Pen Park	AMC Bowling	McIntire Park Golf Course	
	The Paramount	Putt-Putt		
<b>HOSPITALS</b>	UVA Medical Center	(434) 924-0211		
	Martha Jefferson Hospital	(434) 654-7000		
	MedExpress Urgent Care	(540) 774-4163		
<b>EMERGENCY</b>	Police/ Fire/ Rescue	911		
	Albemarle County Police	(434) 823-9041		
	Albemarle County Fire	(434) 296-5833		
	Poison Control	(800) 222-1222		

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**DUNIORA**  
FOREST



MARKETING BY  
MARJORIE  
**Adam Team**  
REALTORS



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THE ANNEX

