

BEST-SELLING NEIGHBORHOOD JUST MINUTES TO DOWNTOWN
Main-Level Living Homes on ½ Acre Albemarle County Homesites



The Cypress II

From \$499,900 on slab

- 4 BR, 3 Full Baths
- 2,618 Sq. Ft.
- Features First Floor Master and Secondary Bedroom with 2 Upstairs for Guests
- Sunroom
- Kitchen tucked away off open Great Room/DR area



Savannah II

From \$529,900 on unfinished basement

- 4 BR, 3 Full Baths
- 2,618 Sq. Ft.
- Features First Floor Master and Secondary Bedroom with 2 Upstairs for Guests
- Full Unfinished Basement (1,908 Sft) with full bath rough-in



Location

Nestled between Fontana and Ashcroft, Hyland Ridge is less than 2 miles from downtown Charlottesville, Martha Jefferson Hospital and I-64.

From Downtown: Take 250 East towards Pantops. At Stony Point Rd./Route 20, turn left. Travel approximately half a mile to a right onto Fontana Drive. Continue through Fontana to Hyland Ridge neighborhood.

Cottage Homes

Featuring EasyLiving™ and Universal Design Elements

Included Features:

- HardiePlank® Siding with 15-year ColorPlus™ warranty
- 2-car side load garage with carriage style doors
- Front porches with exposed aggregate
- 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 Sutherland Model
Open Daily 11-6
1708 Hyland Creek Circle
(434) 995-5035

All information subject to change 7.16.2014

COTTAGE HOMES

The Cypress II

- 4 BR, 3 Full Baths
- 2,618 Sq. Ft.
- Features First Floor Master and Secondary Bedroom with 2 Upstairs for Guests
- Sunroom
- Kitchen tucked away off open Great Room/ Dining Room area

From **\$499,900**
on a slab

Savannah II

- 4 BR, 3 Full Baths
- 2,618 - 4,534 Sq. Ft.
- Features First Floor Master and Secondary Bedroom with 2 Upstairs for Guests
- Full Unfinished Basement with full bath rough-in

From **\$529,900**
on an unfinished basement

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COTTAGE HOMES

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.

For our homeowners, this translates to:

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



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 and screens
- 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
- Prepainted black metal on porch & front returns
- Limited lifetime warranty dimensional roofing singles
- Two car garage with side load (homesite permitting), insulated doors with 2 remote door openers
- Energy Star® fiberglass stainable entry door by ThermaTru™
- Rear decks (per plan)
- Asphalt paved driveway
- Exposed aggregate concrete lead walks and stoops
- Professionally designed landscape packages
- Sod front and side yards with seed & straw rear
- 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 dining room, great room, foyer, kitchen, & powder room (optional sunroom per plan)
- Master bathroom includes frameless shower door, ceramic tile floors with tiled shower/tub surrounds
- All common baths include 6x6 ceramic tile floors
- 12 x 12 ceramic tile in mudroom/laundry areas
- Mohawk® carpet with 6 lb pad in all carpeted areas
- Upgraded Adams Maple Midcontinent® kitchen cabinets with dovetailed drawers, full-extension glides and soft-action close technology; choose from a variety of stained or painted options
- Granite countertops in kitchen
- Gourmet kitchen layout with GE® stainless steel Energy Star® - rated appliances, stainless wall oven/microwave, 36" electric CleanDesign cooktop, hood vent & dishwasher
- 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
- Midcontinent® 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
- Manufacturers' 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 8.11.2014



UNIVERSAL DESIGN ELEMENTS FOR COTTAGE HOMES

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
- Full-length sidelight windows at front entrance
- Lighted doorbell at reachable height
- Lighted front entry
- Prominent house number
- Power operated overhead doors

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

All information subject to change 7.16.2014



CYPRESS II



1ST FLOOR



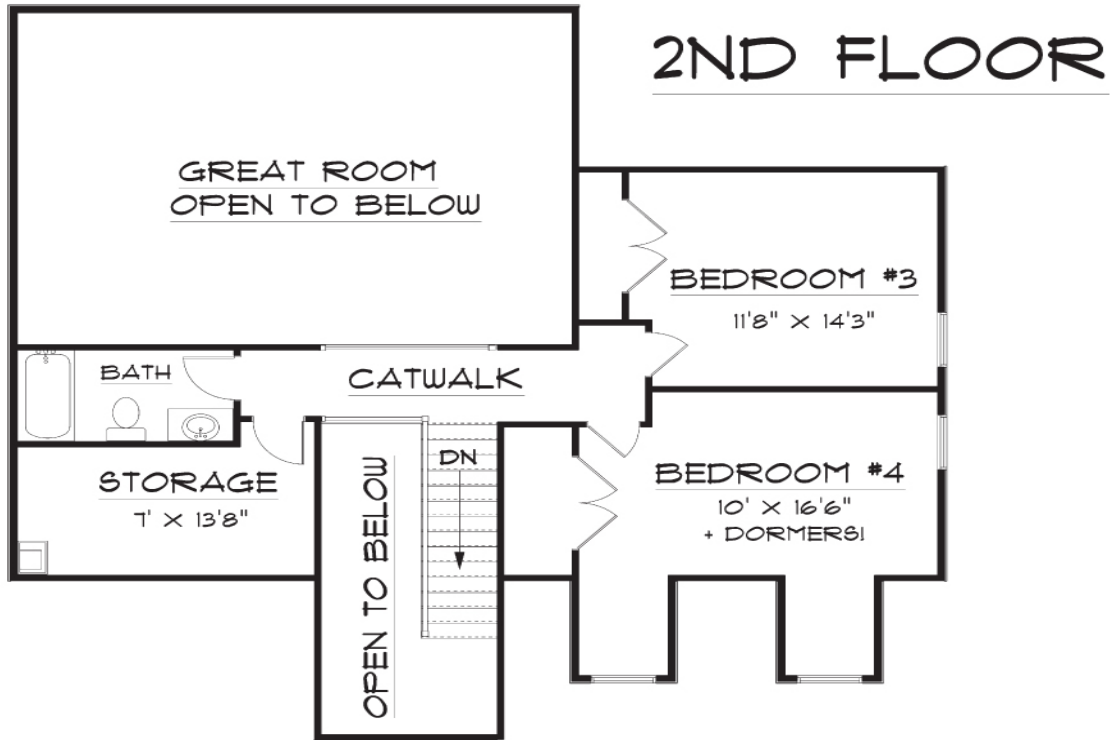
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CYPRESS II



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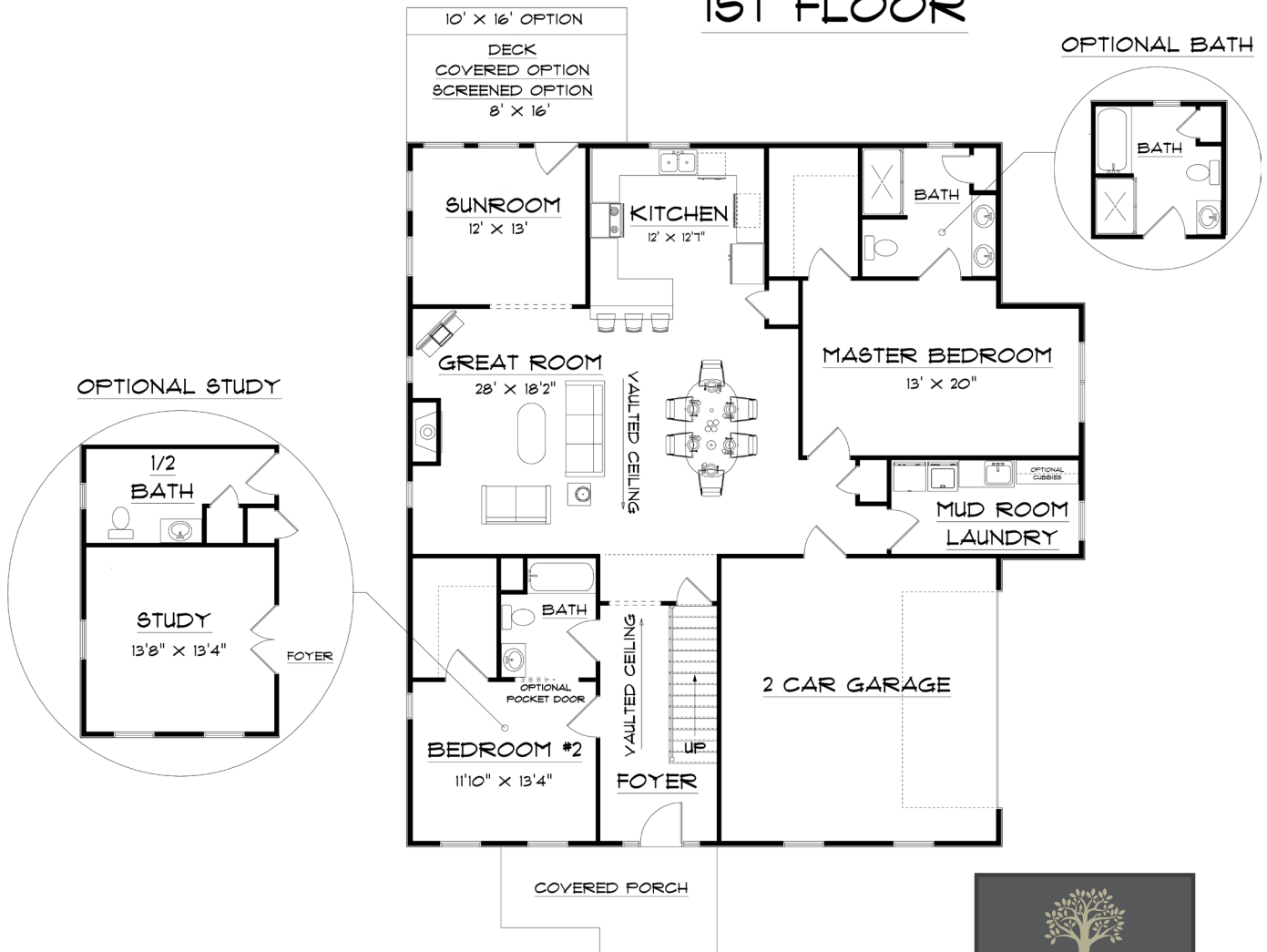
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SAVANNAH II



1ST FLOOR



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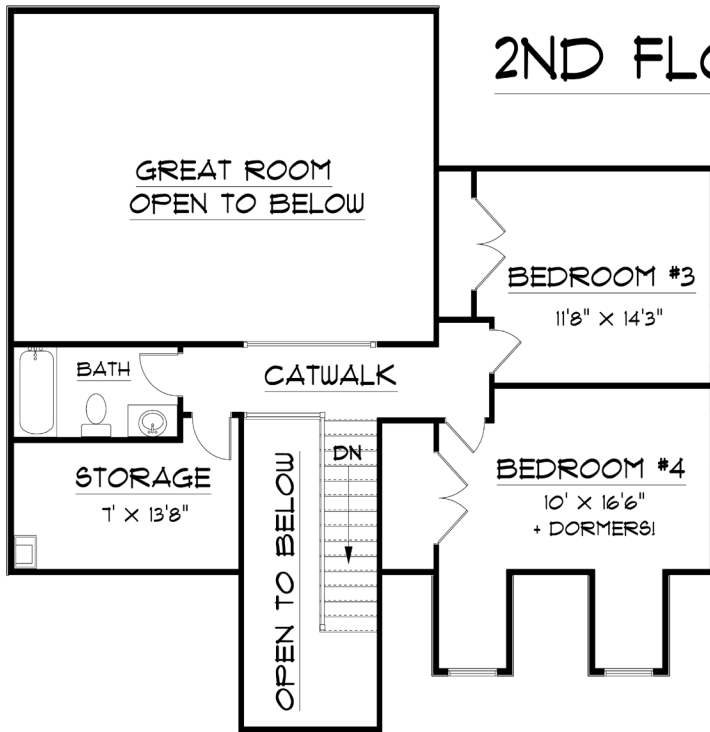


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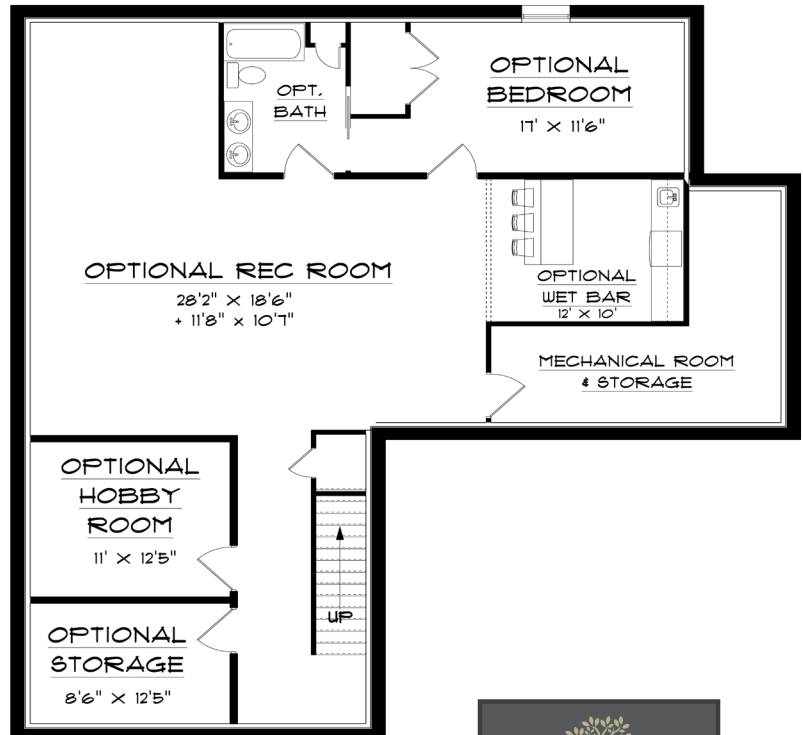


SAVANNAH II

2ND FLOOR



BASEMENT



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