



The Belmont

From \$344,900

- Other elevations available
- 1,728 - 2,640 Sq. Ft.
- 3 Bedrooms, 2.5 baths
- Upstairs Laundry
- Optional Finished Basement



The Hawthorne

From \$369,900

- 1,980 - 2,976 Sq. Ft.
- 3 Bedrooms, 2.5 baths
- Two Story Atrium
- Optional Finished Basement



The Brantford

From \$399,900

- 2,040 - 3,541 Sq. Ft.
- 3 Bedrooms, 2.5 baths
- Optional 3rd Level with Optional 4th bedroom, Bonus Room, and 3rd Full Bath
- Optional Finished Basement



The Highview

From \$329,900

- 1,864 - 2,262 Sq. Ft.
- 3-4 Bedrooms, 2-3.5 Baths
- Open Floor Plan
- 1 Car Garage
- Optional Finished Lower Level



The McIntire Town

From \$319,900

- 1,517 - 2,243 Sq. Ft.
- 3-4 Bedrooms, 2.5 - 3.5 Baths
- End Units
- Full Unfinished Walk-out Basement

Contemporary Mix of Craftsman and Traditional Home Styles

The Woods is different. Featuring brilliant curb appeal, exceptional durability, wallet-friendly energy efficiency, and fine interior detail. All in walking distance to the Downtown Mall!

Included Features:

- HardiePlank® Siding with 15-year Color Plus® warranty
- Decks or patios
- 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
- Optional rear detached garage
- High efficiency HVAC systems by Carrier
- Ecobee programmable thermostats

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 Model Open Daily

Directions: From Downtown Charlottesville: Take Ridge Street away from Downtown. Travel approximately 0.4 miles, turn left onto Elliot Avenue. Take your first right onto Burnet Street. Our model home is straight ahead, through the traffic circle.

100 Burnet Way. (434) 227-4191
csoubra@southern-development.com

All information subject to change 3.25.2015



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SINGLE FAMILY 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
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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

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.
- Ecobee® Smart SI Wi-Fi enabled programmable thermostats for both zones
- Tyvek® house wrap
- Insulated garage doors (per plan)
- 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

Exterior Features

- Prepainted HardiePlank® siding, window trim & corner boards with 15-year ColorPlus® warranty
- Limited lifetime warranty dimensional roofing shingles
- Front porches constructed with Trex® transcends & painted wood or black metal railings (per plan)
- Energy Star® fiberglass stainable entry door by ThermaTru™
- Rear decks
- Asphalt paved driveway
- Broom finish concrete lead walks
- Professionally designed landscape packages
- Sod front and side yards with seed & straw rear
- Post lamp with photocell activation





Foundation

- Poured reinforced concrete basement walls, crawlspace or slab
- 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 foyer, great room, kitchen, dining room & powder room (per plan)
- Master bathroom includes frameless shower door, ceramic tile floors with tiled shower/tub surrounds
- All common baths include 6x6 ceramic tile floors
- 12X12 ceramic tile flooring in the mud room (per plan)
- Mohawk® carpet with 6 lb pad
- Upgraded Adams Maple Midcontinent® 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®
- Elongated toilets
- Low VOC (volatile organic compound) McCormick® paint flat finish on walls & ceilings
- McCormick® paint semi-gloss white on interior trim

All information subject to change 8.11.2014



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TOWNHOME INCLUDED FEATURES

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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 HVAC with 95% Efficient Gas Furnace & 14.5 SEER AC by Trane® with zone dampering
- Ecobee® Smart SI Wi-Fi enabled programmable thermostats for both zones
- Tyvek® house wrap
- Insulated garage door
- 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 basement
- GE® GeoSpring hybrid water heater
- GE® Energy Star appliances
- Dual-pane, low-e composite window insulated glass by Anderson®
- 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.
- Fresh air ventilation system to bring in fresh outdoor air and prevent moisture build-up
- Merv 10 air filter

Sustainable Building Practices

- Water-conserving GE® appliances and Moen® Eco-Perform Shower Heads
- 100% of construction waste sent to recycling facility
- Locally sourced products & trade partners

Exterior Features

- Stucco and prepainted HardiePlank® siding, window trim & corner boards with 15-Year ColorPlus® Warranty
- Limited lifetime warranty dimensional roofing shingles
- Front entry garage with insulated door and remote door opener
- Energy Star® painted front entry door by ThermaTru™
- Asphalt paved driveway
- Broom finished concrete lead walk
- Professionally designed landscape packages
- Sod in front, side and rear yard
- Post light with photocell activation
- 2 Exterior electric outlets (front & rear)
- 2 Exterior hose bibs (front & rear)





Foundation

- Poured reinforced concrete basement walls - 9' tall
- 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
- Engineered floor system
- Advantech® ¾" tongue & groove subfloor, glued and screwed
- Engineered roof trusses

Interior Features

- 12" Ceramic floor in foyer
- Hardwood floors in the kitchen, dining room, great room, powder room and stairs
- All baths include 6x6 ceramic tile floors
- Resilient flooring in the laundry area
- Mohawk® carpet with 6 lb. pad in 2nd floor hallway and bedrooms
- Bayfield Maple Mid-Continent® kitchen cabinets with dovetailed drawers, full-extension glides and soft-action close technology
- Granite countertops in kitchen
- GE® black or white Energy Star® - rated appliances
- 1"X6" base moldings with 1"x4" window, door & cased openings, and flush panel interior doors
- Structured wiring center panel including 2 multiports & 3 phone or cable outlets
- Brushed nickel light fixtures by Progress®
- Ceiling fan prewires 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®
- 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

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SINGLE FAMILY HOMES

The Belmont

“Limited lot availability! Choose soon!”

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- 3 Bedrooms, 2.5 Baths
- Upstairs Laundry
- Optional Finished Basement

*From \$344,900
on a crawl space*

*From \$359,900
on an unfinished basement*

The Hawthorne

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- 3 Bedrooms, 2.5 Baths
- Two Story Atrium
- Optional Finished Basement

*From \$369,900
on a crawl space*

*From \$394,800
on an unfinished basement*

The Brantford

“Limited lot availability! Choose soon!”

- 2,040 – 3,541 Sq. Ft.
- 3 Bedrooms, 2.5 Baths
- Optional 3rd Level with Optional 4th Bedroom, Bonus Room and 3rd Full Bath
- Optional Finished Basement

*From \$399,900
on a crawl space*

*From \$426,400
on an unfinished basement*

TOWNHOMES

The Highview

- 1,864 - 2,262 Sq. Ft.
- 3-4 Bedrooms, 2-3.5 Baths
- Open Floor Plan
- 1 Car Garage
- Optional Finished Lower Level

*From \$319,900
interior home*

*From \$329,900
end home*

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- 1,517 - 2,243 Sq. Ft.
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- End Units
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BURNET COMMONS PHASE 2: THE WOODS HOMEOWNERS ASSOCIATION (HOA) OUTLINE

Dues:

Detached Homes - \$162.50/qtr.

Attached Homes - \$187.50/qtr.

1. **Landscaping:**

All homeowners receive exterior landscaping by the HOA, including full service lawn care, turf maintenance, front yard bed mulching, front yard shrub pruning, and street tree care. Owners must individually water their landscaping as desired and necessary to keep it in good health and shall mulch beds and prune shrubbery in their back yards as necessary.

2. **Trash collection:**

Trash collection shall be provided by the City once the street is accepted into the City street system. Until then, owners may individually contract with Time Disposal at (434) 977-3339.

3. **Snow & ice removal:**

Each owner shall be responsible for shoveling the sidewalks in front of their house. The street will be plowed by the City once the street accepted into the City street system. Until then, the HOA will plow the streets.

4. **Street Lighting:**

Roads within The Woods 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 driveways and/or garages for parking. Some on-street parking is also available and is not currently regulated by the HOA.

6. **Amenities:**

Within The Woods there are walking trails, sitting areas, and recreation areas available for use by all residents and their guests.

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 The Woods 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.

All information subject to change 7.16.2014



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COMMUNITY

SCHOOLS

Jackson Via Elementary	(434) 245-2416	St. Anne's Belfield	(434) 296-5106
Buford Upper Elementary	(434) 245-2411	The Covenant School	(434) 220-7330
Walker Upper Elementary	(434) 245-2412	Tandem Friends School	(434) 296-1303
Charlottesville High School	(434) 245-2410	Renaissance School	(434) 984-1952

DAYCARE

Barrett Day Care Center	(434) 295-9202	Montessori of Charlottesville	(434) 295-9055
AppleTree Academies	(434) 295-8569	Molly Michie Preschool	(434) 977-7406
Kiddie Academy	(888) 570-0172	UVA Child Develop. Center	(434) 293-6110

SHOPPING

Fashion Square	(434) 973-9331	Food Lion	(434) 971-8451
Barracks Road Shopping Ctr	(434) 977-0100	Market Street Market	(434) 293-3478
Historic Downtown Mall	(434) 970-3333	Harris Teeter	(434) 984-2900
The Shops at West Main		Whole Foods	(434) 973-4900

RESTAURANTS

Orzo	(434) 975-6796	Fry Springs Station	(434) 202-2257
Sticks	(434) 295-5262	Beer Run	(434) 984-2337
Bodos	(434) 293-5224	Hamilton's 1st and Main	(434) 295-6649
Bang	(434) 984-2264	Christian's	(434) 977-9688
Blue Light Grill	(434) 295-1223	Commonwealth Rest/Sky	(434) 202-7728

ENTERTAINMENT

Downtown Library	McGuffey Art Center	Main Street Arena
ACAC	The nTelos Wireless Pavilion	Children's Discovery Museum
McIntire Park	John Paul Jones Arena	Monticello
The Paramount	The Jefferson	Michie Tavern

HOSPITALS

UVA Medical Center	(434) 924-0211
Martha Jefferson Hospital	(434) 654-7000
MedExpress Urgent Care	(434) 244-3027

EMERGENCY INFO.

Police/ Fire/ Rescue	911
Charlottesville Police	(434) 970-3280
Charlottesville Fire	(434) 970-3245

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the woods
AT BURNET COMMONS



- - Sold
- - Reserved





the woods AT BURNET COMMONS



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