

The Pin Oak

 **STONY POINT** | DESIGN
BUILD



Detached Single Family from the mid \$400's

Notable Included Features:

- One level living
- High performance construction for energy efficiency and product selection
- Hardwood and tile flooring
- Granite countertops in Kitchen and Master Bath
- Whirlpool stainless steel appliance package
- Maple cabinetry in kitchen and baths with soft close drawers
- Mud-set tile shower in Master Bath
- Tile Flooring in all baths

The Pin Oak

is a cozy detached single family home with a first floor master bedroom. Its farmhouse details, functional floor plan and large sitting porch give a sense of delight and ease of living for families and empty nesters both.

MODEL HOURS:
Thursday-Monday:
12pm -5pm

CONTACT:
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Included Features

EXTERIOR

- Craftsman style stained solid fir front door
- Natural stone accents
- Asphalt driveway
- Aluminum gutters and downspouts
- 100% James Hardie Colorplus® Technology fiber cement siding exterior
- Extensive landscaping
- Sod front and rear yard
- Post light at lead walk
- Architectural mailbox

PATIO

- Brushed concrete patio and steps
- Gas line extension for deck/patio grill (optional)
- Three 6' sections of vinyl privacy fence

GARAGE

- Generous 2-car garage
- Insulated carriage style garage door with remote control
- Sheet rocked and primed

WINDOWS

- Energy Star vinyl-clad windows, argon filled, low-E glass, double hung, flat casing
- Easy tilt sashes
- Extensive "Tyvek" flashing and drainage system
- Craftsman style faux shutters on front elevation
- Lifetime transferable warranty

DOORS

- Craftsman style stained solid fir front door w/ clear finish, three lite window, and transom
- Deadbolt locks on all exterior doors
- Composite, rot-proof jams and trim

ROOFING

- Limited lifetime warranty architectural singles
- Weather weaved closed valley flashing system

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INTERIOR

- 36" doors in all travel ways
- Zero step master shower
- Upgraded trim package - Adams casing, 5 1/4" base
- 2 piece crown molding in kitchen, living room, and breakfast nook
- Wood shelving and rods in all closets and pantry
- Solid oak stair treads to 2nd floor w/ Craftsman newel post
- Bull nose stair, stained exposed tread ends on 1st floor
- 2 panel doors throughout
- Lever door handles throughout
- Master bedroom sound insulation
- No VOC Sherwin Williams paints

CEILING

- 9' ceiling on 1st floor
- 9' ceiling on 2nd floor
- Painted front porch beadboard ceiling

Included Features

HVAC

- 14 SEER American Standard heat pump
- Supply and return grill in each bedroom
- Ducts sealed and tested for leakage
- Programmable thermostat
- 2-zone system
- Passive radon system
- Condensation overflow emergency cutoff pans
- Fresh air intake for improved indoor air quality and moisture control

BUILDING ENVELOPE

- R-49 blown fiberglass ceiling
- R-19 spray foam insulated band
- R-15 unfaced fiberglass walls
- Tyvek house wrap with sill sealer, sill wrap and extensive taping
- All exterior penetrations sealed with fireproof insulating caulk
- Drywall sealed to top wall plates
- All insulation and air sealing tested and verified by third party inspector
- Sealed and conditioned crawlspace with closed-cell foam insulation
- All appliances vented to the outside

FIREPLACE

- Energy-efficient 36" gas fireplace with direct vent technology
- Intellifire ignition with battery back-up for use in power outages
- Craftsman style mantle and surround

KITCHEN

- Granite counters - resin coated, machine polished edges, 4" backsplash and numerous color options
- Stainless steel under-mount sink
- Stainless faucet by Moen®
- Easy access pull out faucet sprayer
- 1/3 HP Insinkerator garbage disposal

APPLIANCES

- Whirlpool stainless steel appliances
- French door refrigerator with ice maker
- Dishwasher w/ concealed controls and stainless steel pan
- Chimney range hood vented to the outside
- Convection oven and 5 burner gas range

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BATHROOMS

- Luxurious master suite bath
- Tile flooring in all bathrooms
- Zero entry mud set shower floor with full tile surround
- Frameless glass shower door
- Granite vanity top in master bath
- Chrome fixtures by Moen®
- Water-saver toilets and shower heads
- Soaking tub configuration (optional)
- 1st level powder room with hardwood floor and pedestal sink
- Additional full bath on 2nd level with fiberglass surround and cultured marble vanity top

CABINETRY

- Gorgeous maple painted cabinetry in kitchen, master bath and 2nd full bath
- 42" wall cabinets, crown molding, dovetail drawers and roll-out trays
- 25-year limited warranty
- Endless customizability

Included Features

PLUMBING

- Water efficient elongated toilets by Sterling; A Kohler Company
- Pedestal sink by Mirabelle
- Moen® fixtures throughout

ELECTRICAL

- Structured wiring package
- 1 gigabit fiber pre-wired to home
- Home security pre-wire package
- Carbon monoxide detector
- Light fixture options through Ferguson Enterprises
- Energy-saving, long lasting LED bulbs in all fixtures
- Smoke detectors
- Extensive recessed lighting
- Endless custom home automation options
- 200 Amp Electrical Service

FLOORING

- Factory finished 3 1/4" hardwood flooring included in kitchen, living room, dining room, powder room and 2nd story landing
- Sand and finish flooring available (optional)
- Tile floor in master suite bath and 2nd level full bath
- Schluter underlayment in all tile areas
- Tile in mud room and laundry room
- Shaw brand carpet w/ 6lb padding
- Green Label certified carpeting for healthier indoor air quality
- 10-year Quality Assurance Warranty and stain resistance

FRAMING

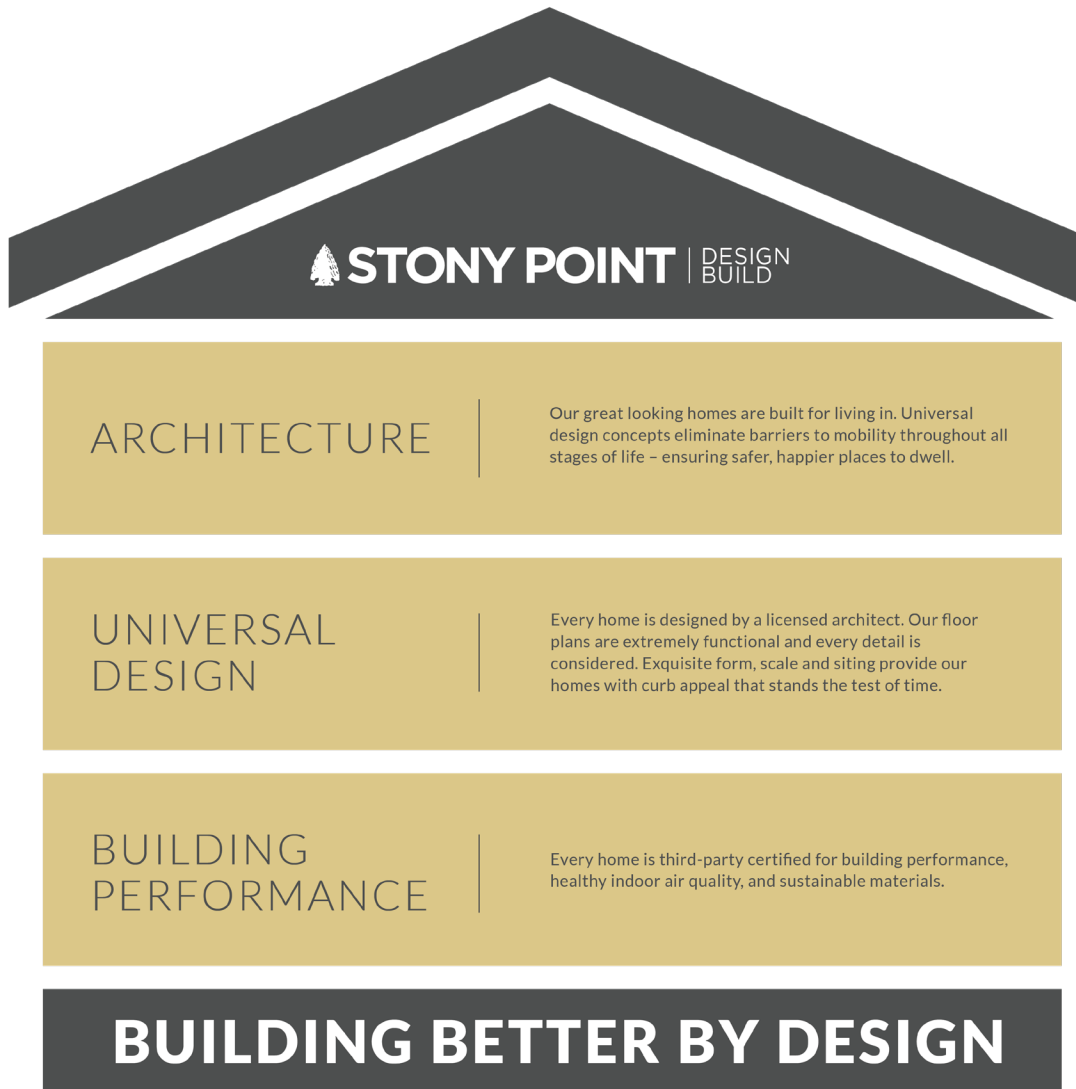
- 2"x4" wood framing at 16" O.C
- Energy efficient framing techniques
- Engineered roof truss system
- Engineered floor joist system
- Advantech® moisture resistant subfloor throughout

The Pin Oak

GOOD TO KNOW

- Small volume semi-custom design/builder with passion for building communities
- Locally owned and locally managed
- Excellent trade partners vetted through years of local experience
- All homes architect designed and thoughtfully constructed
- Numerous built-in customization options
- Experienced, trained and educated management and supervision
- Low pressure sales approach
- No hidden closing fees
- All homes include 1 year builder warranty
- Superior customer service
- Innovative web-based project management system with integrated client portal

Included Features



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BUILDING BETTER TOGETHER

Stony Point Design/Build sources and partners with the best local tradesmen, craftsmen and suppliers we can find. Here's a few of them:

- Christian and Associates Excavating Inc.
- Roudabush and Gale and Associates Inc.
- Kurt Slingerup Custom Woodwork
- Clyde Smith, Inc.
- VPS Plumbing Systems
- Robertson Electric
- The Roof Center
- Builders FirstSource
- Sarisand Tile
- Better Living, Inc.
- Appalachian Home Technologies, LLC.
- Ferguson Enterprises
- James Hardie
- Moen®
- Boise Cascade
- Advantech®
- Think Little, LLC
- Shaw Industries Group, Inc.
- United Windows
- Trex®
- Honeywell
- American Standard®
- EarthCraft Virginia
- Central Virginia Stucco
- Mountain Lumber Company
- Blue Ridge Homebuilders Association
- Charlottesville Association of Realtors
- Rinnai™

*Plans, pricing and availability subject to change without notice. See sales representative for details.
www.stonypointdb.com



Welcome to a Maintenance Free Lifestyle!

Homeowners Association Highlights:

- Snow Removal on Roads
- Exterior Power Wash
- Gutter Cleaning
- Weekly Trash Removal
- Professional Lawn and Grounds Maintenance

Low Monthly Fee of \$100

Amenities:

- Walkable multi-generational community
- Connection to Darden Towe Park, Rivanna River Greenway and Old Mills Trail
- Minutes to the Downtown Mall, Martha Jefferson Hospital, UVA, Keswick Hall, I-64
- Distinctive landscaped pedestrian mews
- Thoughtful maintenance-free living
- Single-level living available on all lots
- Ting gigabit fiber internet prewire package
- Walk Score of 42

Schools

Stone Robinson Elementary School	k12Albemarle.org
Burley Middle School	k12Albemarle.org
Monticello High School	k12Albemarle.org
Covenant School	CovenantSchool.org
St. Anne's Belfield	STAB.org
Renaissance School	RenaissanceSchool.org
Tandem Friends School	TandemFS.org

Day Care

Mountaintop Montessori School	MountaintopMontessori.org
ABC Preschool/Day Care	AnotherBeautifulChild.com
Rainbow Child Care Center	RainbowCCC.com

Colleges

University of Virginia	Virginia.edu
Piedmont Community College	PVCC.edu

Shopping, Dining & Entertainment

Downtown Pedestrian Mall	VisitCharlottesville.org
Fashion Square Mall	Simon.com
Shadwell's Restaurant	ShadwellsRestaurant.com
The Clifton Inn	Clifton-Inn.com
Keswick Hall	Keswick.com
Charlottesville Pavilion	TheNTelosWirelessPavilion.com
UVA Sports	VirginiaSports.com
Live Arts	LiveArts.org
Paramount Theater	TheParamount.net

Utility Companies

Dominion Virginia Power	Dom.com
City of Charlottesville Gas	Charlottesville.org
Comcast Internet/Cable	Comcast.com
TING Fiber	Ting.com/charlottesville
Direct TV	DirectTV.com
ACSA Water & Sewer	ACSANet.com
Century Link	CenturyLink.com

Emergency

Fire/Police/Resue	911
Police (Non-Emergency)	434-970-3368

Public Services

Post Office	USPS.com
DMV	DMV.State.VA.US

Hospitals

UVA Health Center	HealthSystem.UVA.edu
Martha Jefferson Hospital	Sentara.com

Transportation

Charlottesville Regional Airport	GoCHO.com
Amtrak	Amtrak.com