



Seasons Landing



New Home Standard Features



THE PRICES BELOW INCLUDE A BEAUTIFUL $\frac{1}{4}$ ACRE SINGLE FAMILY LOT with Curb and gutter streets with wide sidewalks on both sides, fully sodded yard and landscaped front!

PREMIER SERIES OF HOMES – by Hour Homes

MODEL NAME	DESCRIPTION OF HOME	SIZE sq.ft.
Hawthorn	Very popular model, center hall colonial with two story foyer. 4 bed. 2 ½ baths, formal living/study and dining room. Family room off large eat in kitchen with center island. 2 car garage. Great Value!	2,315
Melrose	Split level home with a FOUR car garage! 3 bedrooms 2 ½ bathrooms, upstairs with family room off large kitchen with island, formal dining and living room and large master bedroom 18 ft. x 16 ft. with luxury bathroom all on the 1 st level! Plus a walkout unfinished lower level with rough in plumbing for a 3 rd full bathroom, optional rec. room and 4 th. bedroom. Also included a large 18' x 6' built in storage shed in rear yard.	2,100
Parkstone IV	Victorian front home with open foyer, formal living room/study, formal Dining room, large Family room off kitchen, nice sized kitchen with center island and sunroom off kitchen. Large master bedroom , unfinished basement and 2 car garage	2,582
Oakmont	One level living! Gorgeous front with reverse gable & covered entryway 3 bedrooms, 2 full baths, study, formal dining room, eat in kitchen with island, large family room, 2 car garage plus huge 2,180 sq. ft. unfinished basement	2,180
Rexford	Wonderfully designed home with open staircase and family room as center of activity. Formal dining room with Bay window, formal living room, study, eat in kitchen with island and 2 car garage.	2,600
Emmerson	First floor master bedroom. 2 nd floor loft with bedroom and full bath. Front dormers & covered entryway. 3 bedrooms, 3 full baths, eat in kitchen with large breakfast bar and walk in panty, Large Family room off kitchen with gas fireplace, 2 car garage plus 2,070 sq. ft. unfinished bsmt.	2,470
Rexford Ext.	Same as the Rexford but 300 finished sq. ft. larger. Master bedroom is 26 ft. long with a sitting room and bedroom no. 2 now 20 ft.- upstairs laundry room	2,900
Hawthorn Ext.	Add 325 more finished sq. ft. to the Hawthorn – 26 ft. master bedroom with luxury bath , and larger bedrooms no. 2 and no. 3	2,640
Hope	Spacious and open floor plan with two story family room. Large & open kitchen, breakfast, dining & living rooms. Master bedroom is 23 ft. long with luxury master bath plus three spacious bedrooms And laundry room upstairs. Two car garage.	2,650
Hope "Ext."	The same floorplan and elevations as the Hope plan except it is 4 ft. wider with 290 total sq. ft. more living space, in addition 145 sq. ft. more in the unfinished basement. The master bedroom is 27 ft. long the master bathroom is more spacious. In addition, bedroom #2 is 4 ft. larger and has an option for an additional 3 rd bathroom upstairs The kitchen, dining and study is also 4 ft. larger with a walk in pantry!	2,940

PREMIER SERIES OF HOMES – By Hour Homes - Cont.

Holly	Great traditional floor plan with two story foyer. Traditional center hall colonial with. 4 bed. 2 ½ baths, formal living and dining, large family room off kitchen and breakfast area. Great value for the money!	2,690
Holly Ext.	Add 270 more finished sq. ft. – with much larger 25 ft. master bedroom also has std. upstairs laundry room & option for 3 rd bath upstairs!	2,960
Longwood	Victorian front with 4 bedrooms 2 ½ baths and a standard Wraparound front porch , large formal dining room, study, nice sized family room off large sized eat in kitchen with breakfast bar.	2,706
Hawthorn “Lux”	Hour Homes’ most popular model 12 years running! The Hawthorn Lux. Is the perfect blend of Traditional Style, Design, Size, and Value! 4 large Bedrooms upstairs including a 26 ft. long master bedroom, 2 ½ baths Including a large luxury master bath and an optional 3 rd bathroom upstairs. Open two story foyer, Large Family room opens to kitchen and breakfast Area, Formal dining room and living room.	2,825
Belmont III	Spacious traditional home with two story foyer with curved staircase in the rear foyer. 4 large bedrooms, 2 ½ bathrooms, (with optional 3 rd bathroom upstairs) laundry room upstairs, formal dining, 1 st floor study, Large family room off kitchen with center island. Oversized 2 car garage.	3,042
Providence	What an incredible floor plan and front! Four large bedrooms + bonus room upstairs , 3 ½ bathrooms, formal living and dining 1 st floor study, with large centrally located family room. 2 car garage.	3,247
Newport	Very unique , large home with a wonderful floor plan & front elevations! Master bedroom measuring 26 feet x 15 ft. with huge walk in closet. Total of 4 bedrooms 3 ½ baths, formal living room and dining, 1 st floor study, 2 nd floor bonus room, tremendous kitchen with 10 foot center island with eating space, and 2 car garage!	3,370
Sullivan	Brand New Model! Two story family room and open foyer! Spacious Home with great design. 4 bedrooms, 2 ½ bathrooms, Formal dining & living rooms, study, large two story family room off kitchen. 1 st floor laundry /mud room, walk in pantry, center island in kitchen, large master bedroom with two walk in closets and luxury master bathroom.	3,390
Seasons	Ultimate luxury , design and prestige! 4/5 bedrooms, 3 ½ bathrooms open foyer, two staircases, Sunken family room, gourmet kitchen with desk, formal dining and living rooms and a 1 st floor study. Large master bedroom with study, luxury master bath, brick wainscot front.	3,868



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PREMIER SERIES - STANDARD FEATURES AT SEASONS LANDING:

1. Gas fireplace (40 inch.) with slate surround and hearth in family room
2. Colonial trim package – included crown molding in foyer, dining and living, and chair in dining room
3. Hardwood flooring in foyer and powder room
4. Nine foot ceiling height on the first floor
5. Fully finished basement rec. room
6. Full finished bathroom in basement
7. Two car garages – (except Arden model- std. 3 car) (optional three car garages on some models and lots)
8. Full basements with sliding glass door for easy access to the yard and plenty of windows to add light, fully insulated walls & poured concrete slab with sump pump
(Note: lot premiums and extra charges may apply to certain walk out conditions and certain lots)
9. “Flat panel” Oak “Quality” cabinets with 42” high wall cabinets with oak crown molding
10. Dependable and beautiful “Formica” brand kitchen countertops in an array of 100 colors
11. Luxury Master bathrooms with 72” X 42” soaker tub or corner tubs , separate shower with Glass enclosure & double bowl vanity with marbleized vanity tops, and 4” tile flooring.
12. Natural Gas heating, 50 gal. Gas hot water heater, and Gas cooking. Electric cooking is also available at no additional cost.
13. Upgraded Whirlpool brand appliances including- 22 C.F. refrigerator with icemaker, Self cleaning oven, microwave & dishwasher. Note; some models offer an optional “gourmet” kitchen. “Gourmet” kitchens include: 4 burner gas cook top in the center island, and oven/microwave combo unit. 25 c.f. side by side and French style refrigerators with icemaker are available.
14. 30 year “dimensional” fiberglass roof shingles.
15. Upgraded carpet padding
16. Fully sodded yards with high quality tall fescue grass.
17. Fully landscaped front yards with at least one large tree.
18. High speed Cat. V - 4 T.V. outlets throughout your house, & 4 telephone outlets
19. Two exterior water spigots one in front and one in rear
20. Two exterior electric outlets – one in front and one in rear
21. Insulated foil exterior house wrap - sturdy wafer board sheathing entire exterior of house , R-13 interior insulation, and R-19 batts ceiling insulation, double pane high quality vinyl windows, maintenance free vinyl siding and soffits, metal wrap fascia, high efficient Trane heat pump – one upstairs and one main level/bsmt.
22. Asphalt Driveway with concrete lead walk. Community includes 5 foot wide sidewalks on BOTH sides of street.



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INCREDIBLE **COMMUNITY AMENITY PACKAGE** INCLUDES:

- a. Full sized (320 foot by 225 foot) irrigated soccer /football field with plenty of parking for participants
- b. Five (5) full sized tot lots with very nice play equipment installed
- c. Pavilion (to be built in June 2010) located next to the soccer field
- d. Regulation sized tennis court (lighted)
- e. Full sized fenced basketball court
- f. 50 acres of open space owned by the Somerset/Seasons Landing homeowners association for your (homeowners) exclusive use and enjoyment.
- g. Five (5) foot wide Sidewalks on both sides of streets for safe jogging and walking
- h. Beautiful lighted front entrance features with stone/brick sign, landscaping and irrigation.
- i. Street Lamp poles throughout community for safe night driving and strolling
- j. Stafford county public water and sewer to all homes within Seasons
- k. High speed cable and internet service to all homes within Seasons
- l. Natural gas heating and cooking to all homes within Season

INCREDIBLE LOCATION just **Three blocks** (walking distance) to schools (Stafford Elementary), shopping, churches, Stafford County administrative building, County Courthouse, police & fire department! **Just 1 mile** to I-95 and the new Stafford Hospital Center – Stafford’s first modern full service hospital. Only 38 miles to Pentagon, 12 miles south of Base Quantico, 17 miles south of Woodbridge Va. & 14 miles north of old town Fredericksburg Va.

Seasons Landing has a location that’s hard to beat!

NOTICE AND IMPORANTANT DISCLOSURES CONCERNING THIS PRICE LIST AND THE BROCHURE – Builder can substitute building materials or techniques of comparable nature than is shown on standard features list on any part of this brochure without notice or compensation to purchaser & may make deviations and variations from the floor plans which are shown on the brochure and “blueprints” without notice or compensation to purchaser. Builder may raise prices at any time prior to signing an agreement to purchase and these increases cannot be guaranteed as to the size or frequency of the increase, (if any) and are subject to change without notice.. This price sheet and associated documents and disclaimer and notices shall be made an integral part of the purchase agreement between builder and homebuyer upon signing of said document)

Effective -9/29/10

