



# Craig Builders at Glenmore Highlands

## Semi-Custom One Level Living Homes

Custom Built, One-Level Living Homes with Included Lawn Maintenance in Albemarle County's Only Gated, Resort Lifestyle Community!



### Popular Included Features:

- ◆ 2x6 Exterior Wall Construction with R-20 Insulation
- ◆ Custom Made Mahogany Front Door
- ◆ Granite Countertops in Kitchen & Owner's Bath (Over 15 Included Granites to Choose from)
- ◆ Merillat Cabinetry with Soft Close Drawers and Soft Action Doors (16 Different Paints/Stained Maple Choices)
- ◆ 100+ Included Tile Options in Owner's Suite, Laundry Room and Secondary Baths
- ◆ Over 25 Flooring Options on Main Level (5" Hickory or Oak Hardwood Floors Included)
- ◆ Upgraded Whirlpool Stainless Steel Appliances in Kitchen

### Community Amenities:

- ◆ Glenmore Country Club:
  - ◆ 18-Hole Championship Golf Course
  - ◆ Fitness Center, Tennis, Swimming, Equestrian Center
  - ◆ On-Site Dining with Elegant Ballroom in Magnificent Georgian Style Clubhouse
- ◆ Private Gated Community with 24 Hour Security Gate
- ◆ Featuring ¼ Acre Homesites
  - ◆ Walkout basement and slab homesites available
- ◆ Stone-Robinson Elementary, Burley Middle School, Monticello High School
- ◆ Receive 50% off of The Club at Glenmore Initiation Fee with Purchase of Home\*\*

For Additional Information Please Contact our Customer Representative:

Sandy Ackley  
(540) 287-9352

Sandy@craigbuilders.com  
Glenmore@Craighbuilders.com

**"Chesapeake" Model Home**

**806 Burleigh Court**

**Keswick VA, 22947**

*Brokers and Realtors Always Welcomed!*

Glenmore Highlands Homes Include \$5,000  
Toward Closing Costs or Options  
with the use of 1 of 5 Preferred Lenders!\*

\*Plans, Pricing, and Availability may change without notice. \$5,000 incentive available on new home purchases only. Incentive also offered for cash purchases. See a customer representative for details. \*\* Must join within 30 days of closing\*\*



# Included Features

GLENMORE HIGHLANDS

## EXTERIOR

- Bluestone front porches
- Exposed aggregate concrete walks
- Brushed Concrete Patio (Slab Homes - 144sqft) - Patio Not included on Basement Homes
- Asphalt driveways
- Aluminum gutters - 5" gutters, 4" oversized downspouts
- Black aluminum "wrought iron" like railings on front steps
- Miratec® wrapped exterior trim for low maintenance fascia and rake (not aluminum wrapped)
- Upgraded exterior trim package – 3 5/8" decorative bedmold
- Hardiplank fiber cement siding
- Hardieboard and Batten Siding, 16" OC Batten
- Authentic shutter hinges and holdbacks
- Authentic Stone Accents
- Landscape Package: Professionally designed plan with extensive shrubbery and landscaping
- Sod front and side yards to rear corner of home - seed and straw back
- Post light-PVC-on photocell-Installed in mulch bed - Install metal base wrap if not in mulch
- Mailbox to be located at front of house - Provided by builder

### Decks

- Rear deck included w/ NO stairs (on basemet only) Stairs an upgrade

- Composite deck flooring with hidden fasteners -TREX Pebble Gray color (upgrade colors available)
- Powder coated aluminum deck railing - factory finished- WHITE Custom Ornamental® Brand
- 6x6 pressure-treated posts-painted trim color

### Windows

- Harvey® Energy Star vinyl windows, flat casing-SINGLE HUNG

### Doors

- M4L® Mahogany front door w/ "Chappo" walnut colored stain finish
- Deadbolt locks, including interior garage door (standard on all homes with a garage) for added security
- Composite, rot-proof jambs and trim
- 10-light French doors per plan-steel

### Roofing

- GAF Timberline Architectural Shingles, 110mph wind coverage
- Metal front porch roof included, per plan

### Paint

- Exterior Paint- Sherwin Williams® Superpaint exterior acrylic latex
- Interior Wall Paint- Sherwin Williams® Builders Masterpiece interior latex flat
- Interior Trim Paint- Sherwin Williams® Pro Classic Semi-Gloss water based acrylic-alkyd

### Garages

- Insulated R-17, steel, C.H.I.® Carriage Style garage doors - factory stained "walnut"
- Fully insulated, sheetrocked and painted garage - no trim
- Garage Slab - Standard height below house floor level 12" - Only 1 step required to enter home
- Sideload Garage Optional - when house type and lot allows

## INTERIOR-GENERAL

- Upgrade trim package-adams casing, 5 1/4 beaded base
- 2-part crown mold in master bedroom
- Tray ceiling in dining room with 2-part crown (when shown on plans)
- 2-part crown in Foyer (no crown on Fairway)
- Tray ceiling in master bedroom with 2-part crown (when shown on plans)
- Wood shelving in Owner's Suite
- Wire shelving in Secondary Bedroom Closets
- Wood shelving in Pantry
- Oak stair treads to Second Floor or Bonus Room
- Nickel or Oil rubbed bronze interior/exterior hardware
- 6-panel, 5-panel, or 2-panel interior doors per customer selections-Smooth doors not wood grain
- Stairs: Wide Trim Stair Package- Large Box newel at bottom of stairs, round top newels for all other newels, oversize 2-5/8" handrail, round pickets
- Wood closet shelves in owner's suite

# Included Features

- Wire shelving in pantry and secondary bedroom closets
- Bullnose stair, painted, exposed tread ends on first floor, per plan
- Coat hooks in foyer closet where applicable
- Lever door handles at no additional charge
- Columns: If Heritage or Homestead models, square columns with no sheetrock arch

## Ceilings

- 9' ceilings - 1st floor
- 8' ceilings - 2nd floor
- 8' ceiling in basement
- Coffered ceiling in dining room and sunroom where applicable per plans
- Volume ceiling in great room

## Basements (if selected)

- Unfinished Basement Spec Level
  - Framing: load bearing walls
  - Plumbing: ground work for future bath
  - Electrical: to code- 1 outlet, ~3 keyless lights
  - HVAC: conditioned on same zone as 1st floor (finished basements get separate zone/thermostat)
  - Insulation: fiberglass exterior walls w/ FSK covering & spray foamed band boards
- Finished basement spec level:
  - HVAC: Separately zoned w/ own programmable thermostat
  - Electrical: Optional extra 400 amp service-200 amp standard

for whole house & finished basement

- Framing: No exterior wall framing in utility rooms

- Quality waterproofing of basements- extensive use of stone, grading, spray sealant, and plastic
- Hardieplank® basement foundations on back, stucco style parging on basement side foundations
- Parged Block Foundation-On Slab Homes
- Unfinished basements-plumbing and electrical basic "rough ins" for easy future finishing
- Walkout basements w/extensive use of windows and glass doors for natural light.
- Mulched area under deck w/ 3'x3' flagstone paver landing located outside of exterior basement door

## HVAC

- Variable speed air handler technology
- Honeywell Touch Screen Programmable thermostat
- Honeywell Zoned temperature control system
- 15 SEER, high efficiency heating and cooling heat pump
- Heating and cooling air handler and duct work located in conditioned space, when possible
- Passive radon mitigation system - terminated in attic for future use
- Condensation overflow emergency cut off pans
- Upgraded HVAC exterior units
- PVC fencing surrounding outdoor HVAC equipment

- Vented Microwave/kitchen hoods to exterior

## Insulation

- 2x6 exterior walls-R-20 insulation-Exterior wall studs 24" on center
- Tyvek house wrap with sill sealer and Tyvek sill wrap and extensive taping for moisture and air infiltration control
- Caulking of all electric, plumbing and HVAC wall penetrations, as well as all wall/floor joints. Drywall sealed to top wall plates
- R-49 ceiling insulation
- Insulated window headers (2 x 6 wall exclusive), foamed window/home joints, garage/basement bands
- Well-managed insulation "checklist" superior to all in the industry

## Fireplace

- Included 42" vented gas fireplace (slate surround included-NO HEARTH) - Heatilator® Novus

## Kitchens

- Granite counters factory polished, 4" backsplash-extensive selection of included granite
- 42" deep kitchen island w/ 4" knee wall to hide plumbing supplies
- Merrilat Classic cabinet line-"soft action" doors and drawers, crown molding, 42" tall, dovetail drawers
- Stainless steel undermount sink-multiple bowl types included
- 18" double ®trash can pull out drawer or 12" single pull out drawer (when plan allows)

# Included Features

GLENMORE HIGHLANDS

- 24" deep cabinet over refrigerator included in all kitchen plans
- Delta® Coranto Pull Down Faucet-Chrome, Nickel, and Bronze included

## Appliances

- Whirlpool® included appliance package
- Garbage disposal
- Icemaker line

## Bathrooms

- Ceramic tile shower/bath surrounds in all baths - 100+ included tile offerings w/ multiple included sizes
- Tile shower with tile floor in master bath
- Tile to ceiling included in tile showers including cast iron tub showers
- Frameless shower door in master bath, curtain rods provided elsewhere (when door is drawn on plan)
- Ceramic backed with "Perma Base" board
- Delta Water-saver fixtures
- Owners Bath - Chrome, bronze or nickel finish faucets
- Secondary Baths - Chrome finish fixtures included
- Shower doors sized 32" or greater, when possible per plan
- Single shower head in owners bath (optional upgrade available to add double shower head or rain shower head)
- Comfort Height Toilets - ProFlo® Holyoke elongated toilet- included in ALL bathrooms
- Cast iron tubs - Kohler Villager - included in secondary bathrooms

- Powder Room Pedestal Sink- ProFlo® Alder Creek Collection w/ 4" spread

## Bath Hardware

- Bath Hardware- Callan® 600 Series
- 24" towel bars included in all bathrooms
- Towel ring for each vanity bowl (double bowls get 2)
- Tension mounted curved shower rod for all tub/shower units to match faucets

## Cabinetry

- Fine wood cabinetry, 42" wall cabinets, crown molding, dovetail drawers, soft-close hardware in many Maple, Cherry and Oak wood and color selections
- Cabinetry that meets the standards of the Kitchen Cabinet Manufacturers
- 36" high vanities in all baths
- ¾"cultured marble vanity tops in secondary baths
- Granite vanity top (level 1) in owner's bathroom; cultured marble in hall baths
- Soft close door system included
- Stained or painted cabinets w/full overlay door options included

## Plumbing

- 50-gallon Bradford White® #RE2H50S10 Hybrid Heat Pump Electric water heater-Energy Star®. Note- 80 gallon to be used if home has 4 full baths
- Washer and dryer connections on bedroom level

- 250 gallon fully filled propane tank standard-w/gas water heater (propane communities only)
- Cross-linked polyethylene waterlines (PEX), PVC drain lines
- Shower Fixtures-Delta® Linden
- Vanity Fixtures - Delta Haywood (choice of 4" centerset or 1 handle)
- Bath Fixtures- Delta® Haywood (choice of 4" centerset or 1 handle)
- Kitchen Faucet - Delta® Coranto Pull Down Faucet (Choice of ORB/SN/CHROME)
- Passive radon mitigation system-terminated in attic for future use

## Electrical

- Structured wire package: Your choice of RG6 (video) or CAT5e (voice/data): 6 Points + (1) HDMI Run included on Slab and 8 points + (1) HDMI Run included on Basements
- Carbon monoxide detector for air quality assurance
- Under cabinet lighting included in kitchen (optional in all other areas, ex: wet bars & laundry cabs)
- Maxim light fixtures - 3 included light packages- traditional, craftsman and contemporary styles
- Maxim Arbedeen ext. light package (Includes Maxim Knoxville porch hanging light)
- Overhead lights in all bedrooms with support for future ceiling fan with wiring
- LED-Energy-saving, long-lasting bulbs in 95% of interior and exterior lighting
- Extensive recessed lighting with LED bulbs made for recessed lights

# Included Features

GLENMORE HIGHLANDS

- LED Flush Mount lights in all shower/tub locations- WAC - "I Can't Believe It's Not Recessed"
- LED Flush Mount lights in all closets and water closets - WAC - "I Can't Believe It's Not Recessed"
- LED flush mount lights, replacing all can lights in basement WAC® "I Can't Believe It's Not Recessed"
- LED flush mount lights, replacing all can lights in 2nd floor WAC® "I Can't Believe It's Not Recessed"
- Smoke detectors and carbon monoxide detectors hard wired in home w/battery backup
- Security system pre-wire available as optional upgrade
- Optional upgrade to add floor outlets in Great Room
- 1 Flood Lights included on the deck/patio side of home
- 2 minipendants included above kitchen island
- Rough-In Electrical & Support for ceiling fan in Owner's Suite (overhead light standard)
- Rough-In Electrical & Support for ceiling fan in Great Room - metal plate cover if no fan chosen
- (4) recessed lights included in great room
- Rough-In Electrical & Support for ceiling fan in screen porch (when screen porch optioned)

## Flooring

- Shaw® brand carpets including 10-year Quality Assurance Warranty, stain resistance and 8lb carpet padding

- Mullican® 5" or 3" wood strip floors in foyer, great room, dining, room, kitchen, powder room, study (See plan for specific flooring)
- 7" or 9" wide Coretec LVP floors in foyer, great room, dining room, kitchen, powder room and study (See plan for specific flooring)
- Red oak stair landing
- Green label carpeting as certified by the Carpet and Rug Institute
- Abundant floor covering options in the Design Studio
- Carpeted stairs to basement, when finished
- Wood floors factory finished in a controlled environment for long-term service
- Ceramic floors in kitchen, baths and laundry room with DITRA underlayment crack suppressant

## Miscellaneous Interior

- 10" Thick foundation footings
- Engineered floor open Web-joists - eliminates most HVAC box downs
- Huber® Blue Plus Tongue & Groove subfloor- 50 year warranty-200 Day No Sanding Guarantee
- Huber® Advantech subfloor adhesive- 5x stronger than commodity subfloor adhesive
- Cedar closet upgrade available
- Attic storage with pull-down stairs –when shown on plans
- Open foyer-per plans

## MISCELLANEOUS

- Small volume builder - limited number of homes/year
- Serving Charlottesville and surrounding area for over 60 years
- Reputable service of new home warranty by established, local builder
- Experienced supervision of the building process
- Low pressure sales approach assuring proper match for homebuyer
- No hidden mortgage costs, closing fees
- No unexpected maintenance/repair costs commonly seen on older houses
- Many on-grade slab models offering increased energy efficiency
- Excellent craftsmanship emphasizing quality over profit
- Stick built with 2x6 exterior wall for superior quality
- Use of only time-tested materials and building practices
- Liberal use of windows and volume ceilings
- Innovative design and product implementation
- Abundant color selection
- Numerous floor plan options/Individual customization of floor plans available
- Model homes representing available options
- Single-site Design Studio with decorator assistance with option for local vendor showroom visits
- Choice of available lots
- Lock re-key after closing by bonded locksmith for added security
- Closing cost package contribution



# Included Features

GLENMORE HIGHLANDS

- Albemarle County schools
- Mountain Views (Homesite Specific)

## NextGen

### ENERGY SAVING FEATURES

- Every home individually inspected and tested by a 3rd party home energy rater-HERS® score rated
- 90% of construction debris is recycled
- Energy Star® qualified appliances
- 15 SEER Heat Pumps
- Honeywell® Variable Speed Air Technology
- Honeywell® zoned heating and cooling system
- Honeywell® programmable thermostats for each home zone
- Mastic sealed ductwork and air handlers (duct blaster tested)
- R-19 insulation w/ 2x6 Ext Walls (all garages and basements fully insulated)
- R-49 Blown attic insulation
- Tyvek® wrap and window air sealant (blower door tested)
- Energy Star® qualified windows (double paned, argon gas filled, LowE glazed for maximum efficiency)
- 95% LED light bulb usage (includes all recessed "can" lights)
- 100% recycled gravel for driveways (locally made by Van der Linde Recycling)
- Low VOC Sherwin Williams® paints, siding, and carpet
- ProFlo® Holyoke Comfort Height h2o saving toilets (uses 20% less h2o than std. low use toilets)
- Delta® water saving fixture

- Engineered Roof Trusses and Floor Joists
- Insulated window headers, foamed window/home joints, foamed garage bands
- Propane Community

# Pricelist Information

GLENMORE HIGHLANDS



## PAVILION

From \$989,900 (Finished Basement)

1.5 Story + Basement, Screened & Open Deck 2,956 SF plus Garage (524 SF)

Finished Basement includes RecRoom, Bedroom & Full Bath (770 Unfin SF)

### BASE PRICE

#### SLAB HOMESITES:

SOLD OUT

#### WALKOUT BASEMENT HOMESITE (Includes a Screened Deck, Open Grill Deck and a Finished Basement)

GH.19 (Spec Home) – Finished Basement RecRoom, Bedroom & Full Bath.....\$989,900

### CUSTOM OPTIONS

Glenmore Collection Exterior	Included	2' rear extension to great room (add \$5,400 on basement)	\$9,600
Pavilion Elevation B Full Front Porch Option	\$7,900	Dining Room Wainscoting - Low 32" Wainscoting (Add \$600 for 60" Wainscoting)	\$2,200
Glenmore Collection Exterior w/ Long Porch and Mahogany Doors per plan	\$10,400	Pavilion: Add optional study and increased garage space	\$23,900
Basement Finishing (Rec Room & Full Bath)	\$54,900	Pavilion: Optional 2' Width Extension per plans and homesite (Add \$8,000 on basement)	\$22,000
Basement Finishing (Rec Room, Full Bath, & Bedroom)	\$59,900	Laundry Suite I: Utility Cabinet, Wall Cabinet	\$3,200
Basement Finishing (Rec Room, Full Bath, Bedroom, & Fireplace w/ Slate Surround)	\$64,900	Laundry Suite II: Cabinetry with Granite, Sink, wall cabinets w/ hanging rod	\$4,600
Basement Wet Bar (Includes SS Sink, SS Refrigerator, Dishwasher, MW)	\$17,900	Laundry Suite III: Stacked W/D hookups, Base Cabinetry w/ Granite	\$4,600
Basement Exercise Room (Includes LVT flooring)	\$12,900	Kitchen Beams	\$4,200
Basement rough in for future Wet Bar (add \$420 for electrical rough in for range)	\$1,200	Great Room Beams or Shiplap if Cathedral	\$3,900
Sunroom (Morning Room) w/Heating/Cooling- Slab *add \$11,600 for basement foundation	\$34,900	Kitchen and Great Room Beams (shiplap if cathedral)	\$6,900
Screen porch option over existing patio or deck (Cathedral Ceiling adds \$2,000)	\$19,900	Heritage or Homestead Trim Package	\$2,900
Screened Porch over new exposed aggregate patio (12'x12')	\$22,900	Gourmet Kitchen Layout (Wall Ovens, 30" Cooktop, Externally Vented Microwave) Whirlpool Stainless Steel	\$3,600
Screened Porch over new composite deck with powder coated rails (12'x12' or 144 sf deck)	\$31,900	Gourmet Kitchen II Layout (Wall Oven/MW combination, 30" cooktop, SS Chimney Hood or SS downdraft vent) Whirlpool Stainless Steel	\$4,600
3 Car Garage Option - Homesite Dependant (Additional space above and below unfinished)	N/A	Water heater recirculating plumbing line w/ recirculating pump-for included Hybrid Electric Water Heater	\$980
Tankless hot water heater w/ built in recirculating pump (Navien NPE-210A) (Included recirculating line)	\$1,700	LG @ white front-load Energy Star washer and electric dryer with connections & pan (add \$100 for stacking kit)	\$1,995
All Gas Pkg.**** Propane- Includes 1st Tank of Gas (Note: this is NOT dual fuel)	\$4,400	Solid Core Doors (on Slab)- (add \$800 on finished basement)	\$2,250

\*\*\*\*All Gas House package includes upgrade to 95% gas furnace, 500 Gallon Propane Tank, Gas Range. If on basement and 2nd floor unit is needed it is to be 16 SEER Heat Pump system. Propane Gas Notes: Intial gas fill up included less amount used during construction included. Tank owned by propane fuel provider. \*\*\*\*\*Gas Fireplace and tankless hot water heater only: Initial gas delivery of 200 gallons included. Tank owned by propane fuel provider. \*\*\*\*\*Basements include decks with Trex 20yr Warranty Decking and Painted Powder Coated Aluminum Railings. Note: Prices subject to change without notice. 5% deposit required with contract.



## *At a Glance*

### **\$275 Monthly Estimate**

***Main Glenmore HOA- \$1,262.80 (\$315.70 paid quarterly)  
Glenmore Highlands HOA- \$2,040.00 (\$510.00 paid quarterly)***

#### ***Summary Duties (see Future Declaration for exact language):***

- *Provide upkeep of the Common Areas*
  - *Garbage & Recycling Collection*
- *Grass mowing, edging, fertilization, and weed control of individual and community lawns*
  - *Pruning of shrubs installed by builder and developer*
- *Weeding and mulching and fertilization of beds installed by builder and developer*
  - *Snow removal of private roads*
  - *Glenmore Community HOA benefits*



