



# Old Trail Townes

Luxury Townhomes with dramatic mountain views and optional elevators  
in an amenity filled, maintenance-free setting in Crozet, VA.  
4 Finished Levels from \$699,900.



CRAIG BUILDERS  
Est. 1957

## Popular Included Features:

- ◆ Merillat Cabinetry with Soft Close Drawers and Soft Action Doors (16 Different Paints/Stained Maple Choices)
- ◆ 7" or 9" LVP Flooring on Main Level
- ◆ Upgraded Whirlpool Stainless Steel Appliances in Kitchen
- ◆ Granite Countertops in Kitchen & Owner's Bath
- ◆ 2x6 Exterior Wall Construction with R-20 Insulation | Each home is HERS rated
- ◆ Extensive Included Energy Efficient LED Lighting Package

## Community Amenities:

- ◆ Walking Distance to Old Trail Village Center
  - ◆ Restaurants, ACAC, Daily Services
  - ◆ Old Trail Golf Club
  - ◆ Old Trail Swim Club
- ◆ Walking Distance to Schools, Parks and Trails
- ◆ Lawn Maintenance Included in special HOA with Craig Builders Homes
- ◆ Mountain Views with wineries, breweries and Skyline Drive close by
- ◆ Downtown Crozet and Retail Shops Nearby

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Old Trail Townes Include \$3,000  
Toward Closing Costs or Options  
with the use of 1 of 5 Preferred Lenders! \*

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Model Home Available  
Open Daily 12-5 p.m. at:  
120 Bishopgate Lane  
Crozet, VA 22932

Brokers and Realtors Warmly  
Welcomed!



## EXTERIOR:

- Bluestone front porches
- Asphalt driveways
- Brushed finish, concrete walk
- Aluminum gutters, large size downspouts
- Aluminum gutters-5" gutters & 4" oversized downspouts
- Miratec® wrapped exterior trim for low maintenance fascia and rake (not aluminum wrapped)
- Hardieplank fiber cement siding
- Hardieboard and Batten siding, 16" OC Batten
- Authentic shutter hinges and holdbacks (decorative shutter hardware)
- Authentic stone veneers & accents (per plan)
- Professionally designed, individualized, landscaping package-Extensive shrubbery and landscaping
- Sod full lot
- Yard/street light at each house serving neighborhood lighting and security
- Post Light-PVC-on photocell-Installed in mulch bed-Install metal base wrap if not in mulch

- Cluster Mailbox-Provided by neighborhood

## DECKS:

- Rear deck with composite deck flooring (hidden fasteners)
- Powder coated aluminum deck railing - factory finished- WHITE Custom Ornamental® Brand
- 6x6 pressure-treated posts-painted trim color
- PVC wrapped deck bands

## Windows

- Harvey Energy Star vinyl windows, Low-E glass, 3.5" flat casing w/ bullnose, Single Hung (pending availability)
- Extensive "Tyvek" flashing and waterproofing system

## Doors

- Mahogany front door with "Chappo" walnut stain finish.
- Deadbolt locks, including interior garage door for added security
- Composite, rot-proof jambs and trim
- Front door handle set for non M4L solid mahogany doors

## Paint

- Exterior Paint- Sherwin Williams® Super paint 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 (oil)

## Roofing

- GAF Timberline Architectural Shingles, 110mph wind coverage
- Metal front porch roof included (per plans)
- Rooftop Verandas - .090 EPDM Rubber w/ .060 Rubber Slip Cover, 1/2" Firestone ISOGARD boards
- Rooftop Veranda Decking Material - NewTech® composite decking tiles, Brazilian IPE color
- Rooftop Verandas - .090 EPDM Rubber w/ .060 Rubber Slip Cover, 1/2" Firestone ISOGARD boards

## Garages

- Insulated R-7.5, steel garage doors-paintable (no windows)
- Insulated and drywalled garage

# Included Features

- Exterior electronic keypad access

## INTERIOR- GENERAL:

- Wide Trim package- included Adams casing, 5 ¼ beaded base
- Coffered ceiling in master bedroom (no crown)
- 2-part crown in dining room
- 2-part crown in foyer
- Pine shoe mold on all floor types (painted)
- Stained Oak stair treads w/ painted newels-main stairs
- Craftsman Stair Package – square newels w/ no sleeves for all newels, squared off 2 ¾" handrail, 1 ¼" pickets
- Nickel, oil rubbed bronze or chrome interior/exterior hardware
- Lever included door handle- Callan Benett
- Knob included door handle- Callan Saxton
- 6-panel, 5-panel, or 2-panel interior doors per customer selections- Smooth doors not wood grain
- Wood closet shelves in Owner's Suite and Pantry, wire rack closet shelving elsewhere

- Lever or Knob door handles optional at no charge

## Ceilings

- 8' ceilings – 1<sup>st</sup> floor
- 9' ceilings – 2<sup>nd</sup> floor
- 9' ceilings – 3<sup>rd</sup> floor
- 8' ceilings – 4<sup>th</sup> floor (rooftop level on townhomes)

## HVAC

- Variable speed air handler technology
- Honeywell® Touch-screen Programmable thermostat
- Honeywell® Zoned temperature controls system
- Bryant® 15 Seer AC, high-efficiency heating and cooling Heat Pump
- Rough-in piping for future radon vent
- Condensation overflow emergency cut off pans
- Upgraded HVAC exterior units (upgraded cover on outdoor HVAC unit)
- Heating and cooling air handler and duct work located in conditioned space, when possible
- PVC fencing surrounding outdoor HVAC equipment

## Insulation

- 2x6 exterior walls, R-20 insulation
- Exterior wall studs 24" on center
- 24" ext. framing- Adds ~5% more insulation for superior energy efficiency & noise reduction
- Attached home walls- 14" adjoining unit partition wall for superior sound protection (R-13 Batts on both sides of walls)
- 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-38 ceiling insulation
- Insulated window headers (2x6 wall exclusive), foamed window/home joints, garage/basement bands
- Spray Foamed garage and basement band boards - also window and door joints
- Well-managed insulation "checklist" superior to all in the industry

# Included Features

## Kitchens

- Granite counters: factory polished, 4" backsplash-extensive selection of included granite
- Note: 42" deep kitchen island w/ 4" knee wall to hide plumbing supplies to sink
- Stainless Steel undermount sink- multiple bowl types included
- 24" full depth cabinet above the refrigerator-included in all kitchen plans
- Delta® Leland Pull Down Faucet- Chrome, Nickel, and Bronze included
- Merillat Classic cabinet line-"soft action" doors and drawers, crown molding, 42" tall, dovetail drawers
- Merillat Classic Cabinet Line with 16 painted/stained and full overlay doors options included
- Extensive included hardware selection- 75+ included hardware options

## Appliances

- Whirlpool® included appliance package
- Garbage disposal
- Icemaker line
- Vented Microwave/Kitchen Hood (if upgraded) to exterior

## Bathrooms

- Ceramic tile shower surrounds in main baths: 100+ included tile offerings w/ multiple included sizes
- Tile shower with mudset tile floor in master bath
- Tile to ceiling in tiled showers including cast iron tub showers
- Ceramic backed with "Perma Base" board
- Water-saver toilets and shower heads
- Plumbing fixture options
- Shower doors sized 2'8" or greater available (when possible, per plan)
- Tension mounted curved shower rod for all tub/shower units to match faucets – no screw in
- Comfort Height Toilets - ProFlo® Holyoke elongated toilet- included in ALL bathrooms
- Towel bars included in all baths for vanity towels -located beside vanity
- Towel bars includes in all baths for shower towels
- Cast Iron Tubs- Kohler® Villager (included in secondary bathrooms)
- Fiberglass shower unit for 4<sup>th</sup> Floor Bath

- Powder Room Pedestal Sink- ProFlo® round pedestal sink w/ 4" spread
- Kitchen and Owner's Bath Chrome, bronze or nickel finish fixtures included
- Secondary baths- Chrome finish fixtures included

## Cabinetry

- Fine wood cabinetry, 42" wall cabinets, crown molding, dovetail drawers, soft-close hardware in many Maple, Cherry and Oak wood and color selections
- 36" high vanities in all baths
- Granite vanity top (level A) in Owner's Suite
- 3/4" cultured marble vanity top in all secondary bathrooms
- Extensive included hardware selection- 75+ included hardware options
- Soft-close door system
- Stained or painted cabinets w/ overlay door options included

## Plumbing

- Cross-linked polyethylene waterlines (PEX), PVC drain lines
- High-efficiency, 50-gallon water heater – Electric
- Washer and dryer connections on Owner's Suite level

# Included Features

- Shower Fixtures-Delta® Linden (choice of ORB/SN/CHROME in Owner's Suite)
- Bath Vanity Fixtures- Delta® Haywood (choice of 4" center set or 1 handle)
- Kitchen Faucet- Delta Coranto Pull Down Faucet (Choice of ORB/SN/Chrome)

## Electrical

- Structured wire package: (6) total runs, your choice of RG6 (video) or Cat5e (voice/data):
  - Upgrade audio and video options
- Smoke detectors and Carbon Monoxide Detectors hard-wired in-home w/ battery backup
- Many included light fixture packages
- Overhead lights in all bedrooms with support for future ceiling fan, with wiring (14/3 wire)
- 200-amp service
- Extensive recessed lighting with LED bulbs made for recessed lights
- Bulbless LED recessed lighting
- LED-Energy-Saving, long-lasting bulbs in 95% of interior and exterior lighting
- 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
- 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, & contemporary styles
- LED flush mount lights, in all shower/tub locations, first level locations and 2<sup>nd</sup> floor light locations-WAC® "I Can't Believe It's Not Recessed"
- Rough-In Electrical & Support for ceiling fan in screen porch (when screen porch optioned)
- 1 flood light included on deck/patio

## Flooring

- Coretec® 7" or 9" LVP floors in Foyer, Great Room, Dining Room, Kitchen, Powder Room and Laundry Room
- Shaw brand carpets including 10-year Quality Assurance Warranty, stain resistance and 8lb carpet padding
- 5" wide oak stair landings

## Miscellaneous Interior

- 10" thick foundation footings
- Engineered floor joists, roof trusses and OSB roof sheathing greatly reducing the use of natural resources
- Huber® Advantech subfloor adhesive-5x stronger than commodity subfloor adhesive (pending availability)
- Huber® Blue Plus Tongue & Groove subfloor-50-year warranty-200 Day No Sanding Guarantee (pending availability)
- Subfloor glued and screwed to joist
- Open foyer-per plans
- Walk-in attic storage (per plans)
- 1 hour fire rated drywall separating Basement ADU & main home (2 sheets of 5/8" drywall)
- 1 hour fire rated damper system on all HVAC dampers in between Basement ADU & main home
- 3' Exterior door for Basement ADU (when option is selected)

## 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
- Extensive use of windows and volume ceilings
- Innovative design and product implementation
- Abundant color selection
- Model homes representing available options
- Single-site color selection room plus local showroom availability w/ decorator assistance

- Choice of available homesites
- Lock re-key after closing by bonded locksmith for added security
- Closing cost package contribution
- Mountain views (homesite specific)
- Western Albemarle school

## NEXTGEN ENERGY SAVING FEATURES:

- Every home individually inspected and tested by a 3rd party home energy rater-HERS® score rated
- 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 exterior walls (all garages are fully insulated)
- R-38 blown attic insulation
- Tyvek® house wrap and window air sealant (blower door tested)

- Energy Star® qualified windows (double paned, argon gas filled, LowE glazed for maximum efficiency)
- High-efficiency 50-gallon electric water heater
- 95% LED light bulb usage (includes all recessed "can" lights)
- Low VOC Sherwin Williams® paints, siding, and carpet
- Kohler® water saving toilets
- Delta® water saving fixtures
- Engineered roof trusses and floor joists
- Insulated window headers (2x6 wall exclusive), foamed window/home joints, foamed garage band
- 24" on center advanced framing techniques- more insulation, less lumber waste

# Pricing & Options

OLD TRAIL TOWNES



## Old Trail Townes

\$699,900+

2,641 SF+, 2+ Bedrooms, 2.5+ Baths  
4<sup>th</sup> Floor Entertainment Level & Bath  
2 Car Garage & Lower Level Bedroom & Bath

### BASE PRICES

#### MAIN Level Entry Homesites:

Homesite 1 (Includes 4<sup>th</sup> Floor with Bath, 1<sup>st</sup> Floor Bed/Bath/Kitchenette)  
Homesite 2 (1<sup>st</sup> Floor Bed/Bath, 4<sup>th</sup> Floor Rec/Bath w/ Veranda & Screen Porch)  
Homesite 3 (1<sup>st</sup> Floor Bed/Bath, 4<sup>th</sup> Floor Rec/Bath w/ Veranda)

Reserved  
SOLD  
\$699,900

#### LOWER Level Entry Homesites:

Homesite 4 (1<sup>st</sup> Floor Bed/Bath & 4<sup>th</sup> Floor Rec/Bath w/ Veranda)  
Homesite 5 (1<sup>st</sup> Floor Bed/Bath, 4<sup>th</sup> Floor Rec/Bath w/ Veranda & Screen Porch)  
Homesite 6 (1<sup>st</sup> Floor Bed/Bath/Kitchenette, 4<sup>th</sup> Floor Rec/Bath w/ Veranda, Screen Porch)

SOLD  
SOLD  
SOLD

### CUSTOM OPTIONS:

#### LOWER LEVEL:

Optional Cubbies	Included
Finished Lower-Level Bedroom + Full Bath	Included

#### MAIN LEVEL:

Screen Porch Over Deck with Shed Roof	\$19,900
Covered Deck (no screens)	Included
Wide Trim Package	Included
Walk-in Pantry with no Elevator	Included
Dining Room Wainscoting- ~64" tall	\$3,600
Whirlpool® Stainless Steel Gourmet Kitchen Package II: 30" Cooktop, Convection Wall Oven/MW Combination, SS Hood vent, French Door Refrigerator	Included
Heritage or Homestead Trim Package (Custom Door & Window headers only on Lower & Main Level, Not on 3 <sup>rd</sup> & 4 <sup>th</sup> Levels)	\$3,900

Dining Room Optional Built-ins with Base Cabinets (Full Wall 13.5 ft)	\$4,725
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Kitchen Beams	\$4,200
ELECTRIC-FIREPLACE-Simplifire® 48" w/ Driftwood logs- no surround-SIDE WALL-Includes 20"deep x 6' W bump out	\$2,400

#### UPPER LEVEL:

2 Bedroom Layout: Enlarged Owner's Closet with No Elevator	Included
Optional 3' Frameless Glass Door in owner's shower	\$1,400
Optional Cedar Closet with no elevator	\$1,780

#### LAUNDRY OPTIONS-UPPER LEVEL:

LG white front-load Energy Star washer and electric dryer with connections & pan (add \$150 for stacking kit)	\$1,945
All Plans: Optional SS Sink & Cabinet, Level 1 Granite, Wall Cabinet	\$3,400

# Pricing & Options

2 Bedroom Layout: Add Optional SS Sink & Cabinet, Level 1 Granite, Wall Cabinet & Optional 24" Base/Wall Cab	\$3,900
Add Plastic Laundry Utility Sink	\$700
Pedestals for washer and dryer (2)	\$850
<b>4<sup>th</sup> FLOOR OPTIONS:</b>	
Wet Bar (SS beverage center, small bar sink, bar faucet, wall cabinets)	\$7,900
Wet Bar rough-in for future installation (ground work plumbing rough-in)	Included
Finished study with Optional 10 lite door	Included
<b>OPTIONAL 4<sup>th</sup> Floor HVAC Upgrades:</b>	
Ductless Minisplit Serving Main Room with Vent Dropped in Bathroom Off 3 <sup>rd</sup> Floor	\$5,200
Ductless Minisplit Serving Whole 4 <sup>th</sup> Floor Including Optional Finished Study	\$8,200

4 <sup>th</sup> Floor Finished Space Zoned Off 3 <sup>rd</sup> Floor	Included
<b>MISC OPTIONS:</b>	
Solid Core Doors	\$2,800
Screen door for rear doors (per door price - must install on all if installed on any)	\$400
Blinds - 2" white PVC (per blind price - triple window will be 3 blinds)	\$100/each
Paint/Epoxy garage floor with acrylic chips	\$1,850
Optional Cedar Closet with no elevator	\$1,780
Finished study with Optional 10 lite door	\$6,200
Security System- Wireless System: touch screen, (3) ext doors, motion detector, fire/smoke detector. Monitoring Agreement Required.	\$249





## Old Trail Townes Homes at a Glance

Quarterly share per home: \$325

Responsibilities of the Association:

Play Area • Trash Pick Up

- Snow Removal (street and sidewalk, excluding driveways and individual sidewalks)  
Area Maintenance • Yard Maintenance • Mowing, Seeding, Mulching  
Master Insurance Policy • Professional Management

**Kate Colvin**  
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# Community Site Map

OLD TRAIL TOWNES



**CRAIG BUILDERS**  
Est. 1957

KEY	
1-15	OLD TRAIL ELEVATOR TOWNES
16-21	SLAB ON GRADE VILLAS
22-37	WALKOUT BASEMENT VILLAS

OLD TRAIL VILLAGE | BLOCK 22

Map is an offer of representation for digital purposes only. Subject to change without notice. Please see Sales Representative for details.

