

# Standard Features & Specifications

## **Interior Construction**

9-ft. ceiling height throughout first floor  
8-ft. ceiling height in basements  
1/2" drywall walls and ceilings  
Smooth, painted ceiling throughout  
Choice of standard paint color throughout  
Interior trim with 3-1/4" wood base and 2-1/4" window casing  
90% high-efficiency gas furnace  
13 S.E.E.R. central air conditioning  
Drywall in garage  
Separate walk-in laundry room  
3-ft.-wide doors to most rooms  
Wire shelving in closets

## **Kitchen**

Recessed panel kitchen cabinets in choice of finish, with 36" tall wall cabinets  
Large center island in kitchen  
Choice of two Kitchen Layouts for Devonshire  
Choice of color on kitchen Formica® top  
Moen faucet in chrome finish  
Garbage disposal  
Upgraded General Electric dishwasher with electronic touch controls  
Upgraded General Electric ceramic smooth glass cooktop  
Upgraded General Electric ceramic smooth glass Range for Devonshire  
Upgraded General Electric built-in wall oven (except the Devonshire)  
Upgraded General Electric 25 cu. ft. side-by-side refrigerator with filtered ice and water in door  
Upgraded General Electric high performance range hood with microwave vented to the outside

## **Bathrooms**

Moen faucets in chrome finish  
White, one-piece fiberglass shower in master  
White, one-piece fiberglass tub/shower unit in secondary baths  
Choice of color on cultured marble vanity top  
Recessed panel vanity cabinets in choice of finish  
Raised vanity height (36" tall) in all baths  
Bath accessories to match fixtures  
Mirror over vanity  
Vented bath fans in all baths

## **Plumbing**

90% high-efficiency gas water heater, 50 gal.  
CPVC water lines  
PVC drain, waste and vent lines  
Two (2) exterior weatherproof water spigots  
Washer and dryer connections in separate laundry room

## **Electrical**

Wired smoke detectors  
200-amp electrical service  
Upgraded light fixtures with choice of finish  
Ceiling lights in bedrooms  
Pre-wired for ceiling fans in master bedroom and family room  
Bathroom exhaust fans in all baths  
Four (4) telephone outlets  
Four (4) cable TV outlets  
GFI breakers for kitchen, bath & outside receptacles  
Two (2) exterior weatherproof receptacles  
Doorbell

## **Doors and Windows**

Fiberglass front door with wood grain texture  
Sidelights on both sides of front door  
Vinyl doublepane, double-hung windows  
Lever-style door hardware for all interior doors  
Deadbolt on front doors  
6-panel Masonite® interior doors

## **Floor Coverings**

Hardwood floor in the foyer  
Stain resistant carpet, one color throughout  
6 lb., 7/16"-thick carpet pad  
Upgraded vinyl flooring in kitchen, baths and mudroom/laundry room

**Standard Features & Specifications  
continued on next page.**

*The Village*  
at Harvest Ridge

Renderings, amenities, prices & availability are subject to change without notice. Square footage is approximate.

Owner/agent ERA OakCrest Realty Inc.

[www.oakcrestbuilders.com](http://www.oakcrestbuilders.com)

Updated 10/2014

# Standard Features & Specifications,

continued

## **Exterior Construction**

Crawl space and basement units  
2" x 4" exterior walls  
House wrap  
Oriented Strand Board roof sheathing  
Oriented Strand Board exterior wall sheathing  
Engineered floor trusses  
Engineered roof trusses  
30-year dimensional shingles  
Metal insulated architectural style garage door with windows  
Garage door opener with keypad and remote controls  
Aluminum rain gutter & downspouts  
Brick front on certain models  
Premium low-maintenance vinyl siding  
Shake-style vinyl siding accents on Craftsman elevations  
Covered front porch with concrete floor with brick perimeter  
Brick-paved sidewalk  
Brick-paved driveways  
8' poured concrete foundation walls with steel reinforcement on basement units

## **Exterior Landscaping/Finishing**

Finished sod yard  
Upgraded landscaping package  
Underground utilities with public water and sewer  
Exterior pole light in front yards

## **Insulation**

R-38 blown cellulose insulation in ceilings  
R-13 batt insulation in walls  
R-12 insulated garage doors

## **Warranty**

OakCrest Builders one-year homeowner's warranty  
Homeowner's Information Video & Manual

## **Custom Options**

Extensive list of pre-priced options available to customize your home, including:

- Screened-in porch or enclosed sunroom
- Decks
- Maintenance-free wood composite decks
- Brick-paved patios
- Finished basements
- Fireplaces
- Comfort height toilets
- Grab bars
- Task lighting
- Rocker light switches
- Alarm system
- Central vacuum
- Structured wiring packages
- Intercom and sound system
- Upgraded light fixture packages in a choice of finishes
- Upgraded kitchens with wide range of cabinet layouts, accessibility options, choice of wood and custom finishes, Corian® or granite countertops, under cabinet lighting
- Upgraded laundry room, cabinets, laundry tub
- Upgraded appliances
- Upgraded baths, tiled showers, whirlpool tub, upgraded vanity, faucets
- Upgraded flooring; i.e. carpet, vinyl, hardwood, ceramic tile
- Tray ceilings
- Chair rail and crown molding

**Prices starting in the low \$300's.**

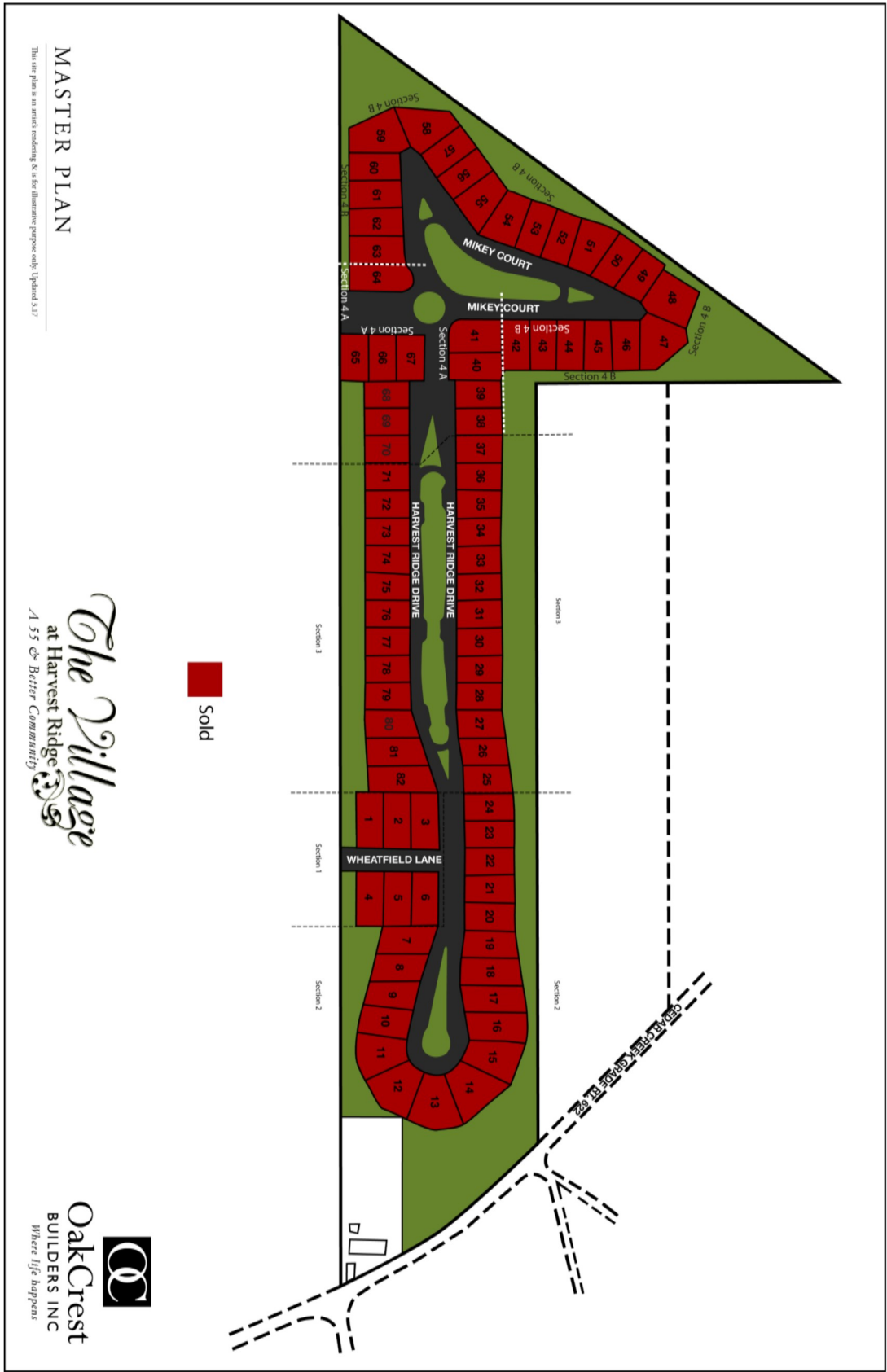
**\*Lot Premiums may be additional to Base Price.**

*Please call 540.722.4100 to determine which lots accommodate the house plan of your choice. To maintain variety within the community, exterior elevations and color schemes may not be duplicated on adjacent lots. Driveway locations are pre-determined throughout community.*

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You may notice one of our streets is uniquely named, "Mikey Court." We'd like to tell you a little about Mikey, the little boy for whom we've named this street. Mikey Monroe, the grand nephew of Jim & Jane Vickers, owners of OakCrest Companies, was a joyful 3-year-old boy who was with us for just a short time. His spirit remains strong around those who knew him, and OakCrest honors his memory with a small memorial located in the courtyard on Mikey Court.

Renderings, amenities, prices & availability are subject to change without notice. Square footage is approximate. Plat updated - 3/17. Owner/agent ERA OakCrest Realty Inc.

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## The Village at Harvest Ridge Homeowner's Association Projected Budget 2016

<b><u>Income:</u></b>	<b><u>Yearly</u></b>
Assessment Income	\$ 115,920.00
Transfer to Reserve Income	\$ 20,700.00
Transfer Fees/Wkg. Cap Contribution	\$ 500.00
Interest Income	\$ -
<b>END INCOME</b>	<b>\$ 137,120.00</b>

<b><u>Expenses:</u></b>	
Management Fees	\$ 12,420.00
Accounting Fees - Taxes	\$ 300.00
Accounting Fees - Audit	\$ 1,500.00
Bank Expenses	\$ -
Postage & Mail	\$ 200.00
Office Supply	\$ 30.00
Insurance	\$ 900.00
Licenses & Fees	\$ 120.00
Printing & Reproduction	\$ 650.00
Website Maintenance	\$ 120.00
Landscaping - Contract	\$ 45,622.20
Landscaping - Outside Contract	\$ 2,528.00
Screening Plant Maintenance	\$ 1,500.00
Ornamental/Street Tree Maintenance	\$ 2,500.00
Fertilization Contract	\$ 11,020.00
Contingency Fund	\$ 2,603.48
Electricity	\$ 4,800.00
Trash Removal	\$ 11,956.32
Snow Removal	\$ 16,200.00
Reserves - Unallocated	\$ 21,200.00
Reserves - Mikey Court Yearly Maintenance	\$ 950.00
<b>END OF EXPENSES</b>	<b>\$ 137,120.00</b>
<b>NET INCOME</b>	<b>\$ -</b>

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# Welcome to Winchester, Virginia

## **How far is it?**

Washington DC: 72 miles  
Charlottesville: 129 miles

Baltimore: 99 miles  
Dulles International Airport: 51 miles

## **Hospital & Medical Care**

Winchester Medical Center, 1840 Amherst Street, 540.536.8000, 3.7 miles  
Urgent Care Center, 2505 Valley Avenue, Winchester, 540.665.0084, 1.1 miles

## **Shopping**

Apple Blossom Mall, 1850 Apple Blossom Drive, 540.665.0201, 2.2 miles  
Pleasant Valley Drive Major Retailers: Lowe's, Home Depot, Target, Wal-Mart, Pier One, Books-a-Million, Kohl's, Pet Smart, TJ Maxx (approx. 2 - 2.5 miles)  
Talbots & Chicos, 3103 Valley Avenue, 2.1 miles  
Food Lion, 2600 Valley Avenue, 1.2 miles  
CVS, 2707 Valley Avenue, 0.8 miles  
Martins, 1950 South Pleasant Valley, 2.1 miles  
Rite Aid, 507 Amherst Street, 2.6 miles

## **Community Information**

Chamber of Commerce, 407 South Loudoun Street, 540.662.4118, [www.regionalchamber.biz](http://www.regionalchamber.biz)  
Winchester-Frederick County Visitor's Center, 1400 South Pleasant Valley Road, 540.542.1326  
Handley Regional Library, 100 West Piccadilly Street, 3.1 miles  
Historic Old Town: [www.oldtownwinchesterva.com](http://www.oldtownwinchesterva.com)

## **Events**

Shenandoah Apple Blossom Festival, [www.thebloom.com](http://www.thebloom.com)  
Hot Air Balloon & Wine Festival at Historic Long Branch, [www.historiclongbranch.com](http://www.historiclongbranch.com)

## **Museums, Galleries, etc.**

Abram's Delight, 1340 South Pleasant Valley Road, 540.662.6519  
George Washington's Office Museum, corner of Cork & Braddock Streets, 540.662.4412  
Glen Burnie Museum & Museum of the Shenandoah Valley, 901 Amherst Street, 1.888.556.5799  
Stonewall Jackson's Headquarters, 415 North Braddock Street, 540.667.3242  
Shenandoah Arts Council, Spearcarrier Native American Art & Regalia, Gallery One, Dancing Fire Gallery, Eugene B. Smith Gallery, all within Winchester  
Jim Barnett Park, entrances located on Cork Street and Pleasant Valley Road, 540.662.4946, 3.8 miles

## **Golf & Other Sports**

Sportsplex, 221 Commonwealth Court, 540.868.2200, 3.2 miles  
Winchester Country Club, 1300 Senseny Road, 540.662.3821, 4.2 miles  
Rock Harbor Golf Course, 365 Rock Harbor Drive, 540.722.7111, 3.7 miles  
Stonebrook Club, 2342 Jones Road, 540.662.7546, 3.0 miles

## **Higher Education**

Shenandoah University, 1460 University Drive, 540.665.4500, [www.su.edu](http://www.su.edu), 2.4 miles  
Lord Fairfax Community College, 173 Skirmisher Lane, 800.906.5322, [www.lfcc.edu](http://www.lfcc.edu), 11.99 miles

## **Local Newspapers**

The Winchester Star, 2 North Kent Street, 540.667.3200, [www.winchesterstar.com](http://www.winchesterstar.com)  
Northern Virginia Daily, Strasburg 540.465.4944, [www.nvdaily.com](http://www.nvdaily.com)



# The Aberdeen

(2,219 finished sq. ft.)

*Craftsman Elevation*



*Traditional Elevation*



*Farmhouse Elevation*



Renderings are conceptual only and are subject to change. Landscaping is artist's depiction only.

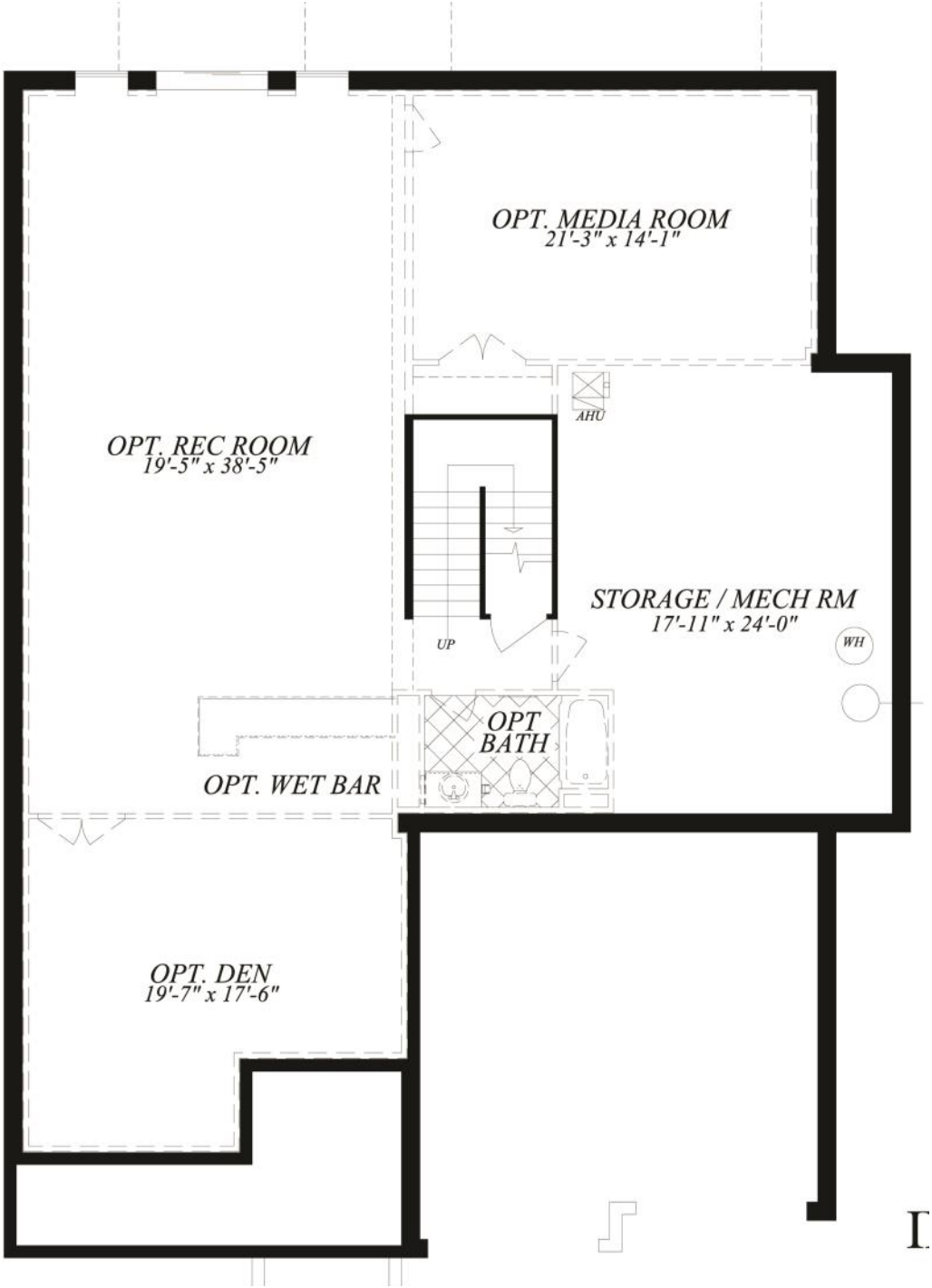
# The Aberdeen: First Floor



Floor plans depicted are the Aberdeen with the Farmhouse basement elevation & will vary slightly with different elevations. Floor plans will vary slightly with options. Stairs on decks or sunrooms on basement floor plans are optional. Window locations & quantities may vary. Washer, dryer & sink in the mud room/laundry room are optional. Square footage & dimensions are approximate. Floor plans may be subject to change without notice. Updated 07/2013.



# The Aberdeen: Basement



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# The Brighton

( 2,717 finished sq. ft.)

*Craftsman Elevation*



*Traditional Elevation*

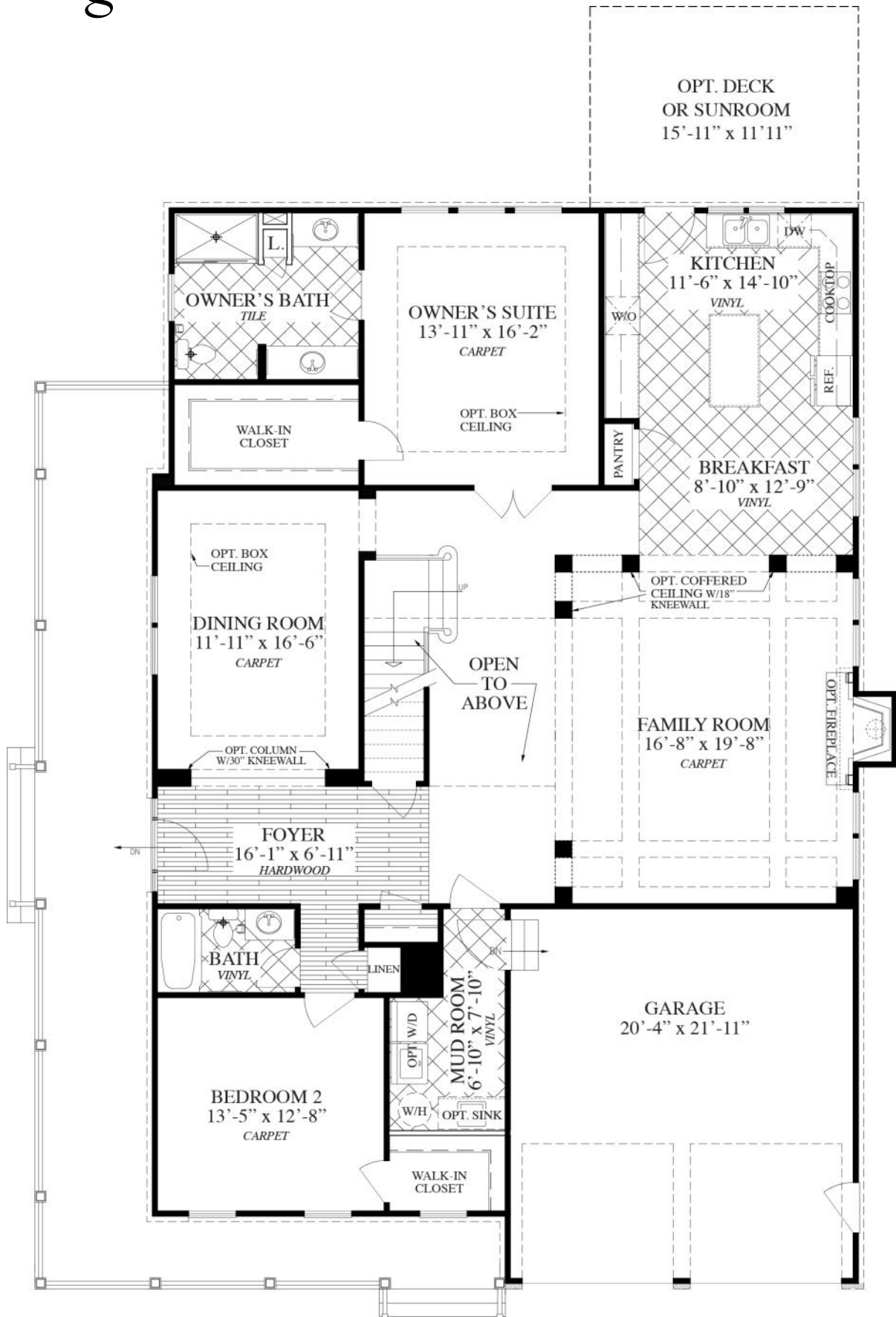


*Farmhouse Elevation*



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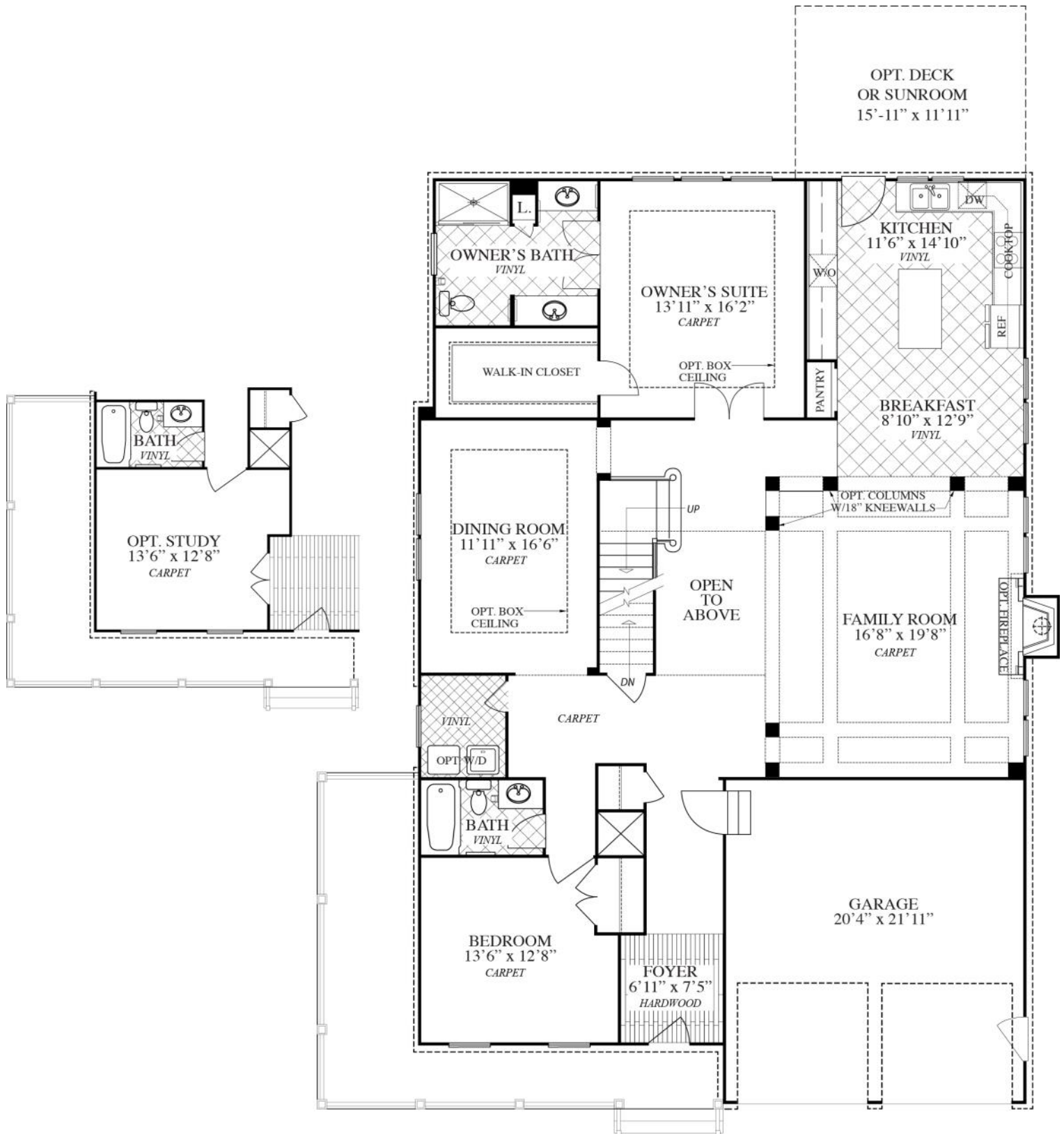
# The Brighton: First Floor



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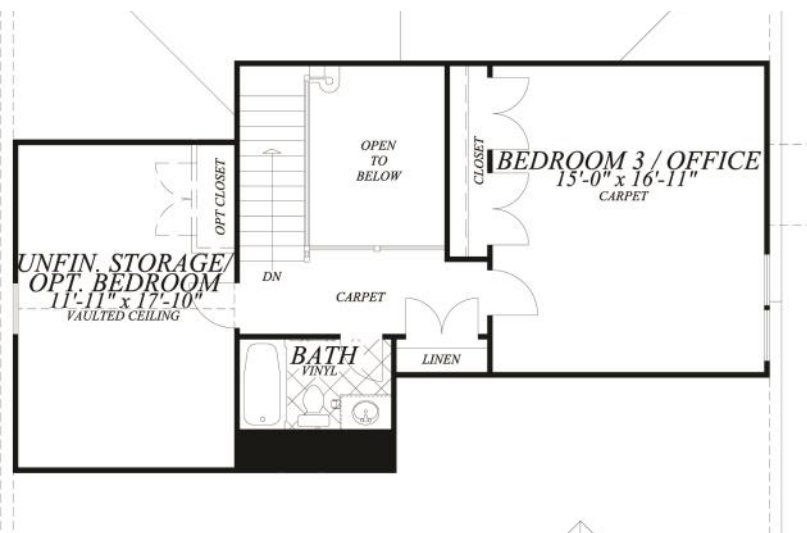


# The Brighton (Option 2): First Floor

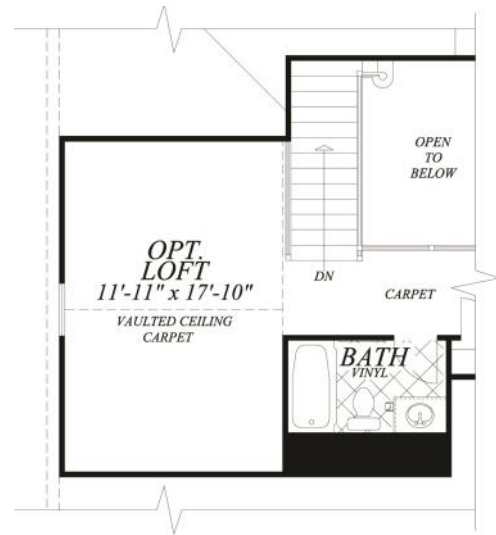


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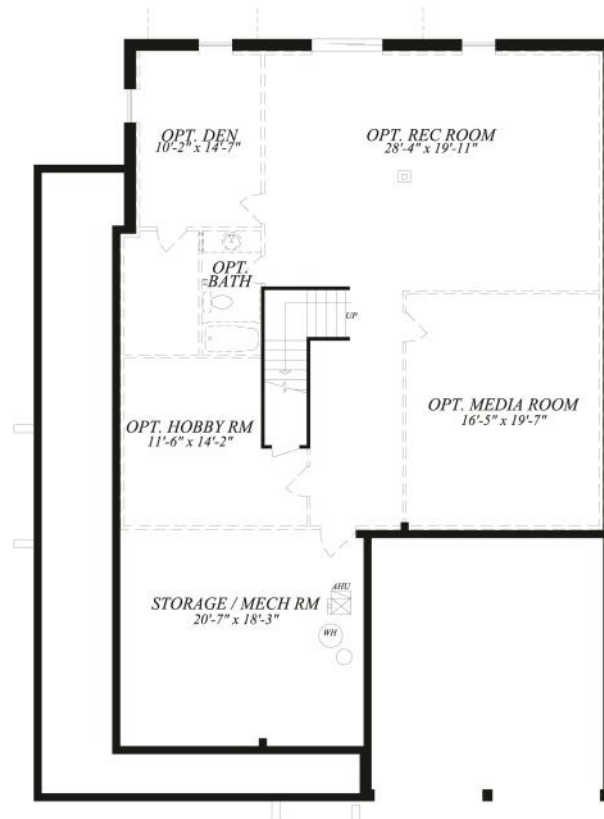
# The Brighton: Second Floor & Basement



SECOND FLOOR



OPTIONAL SECOND FLOOR LOFT



BASEMENT

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# The Covington

(2,781 finished sq. ft.)

*Craftsman Elevation*



*Traditional Elevation*



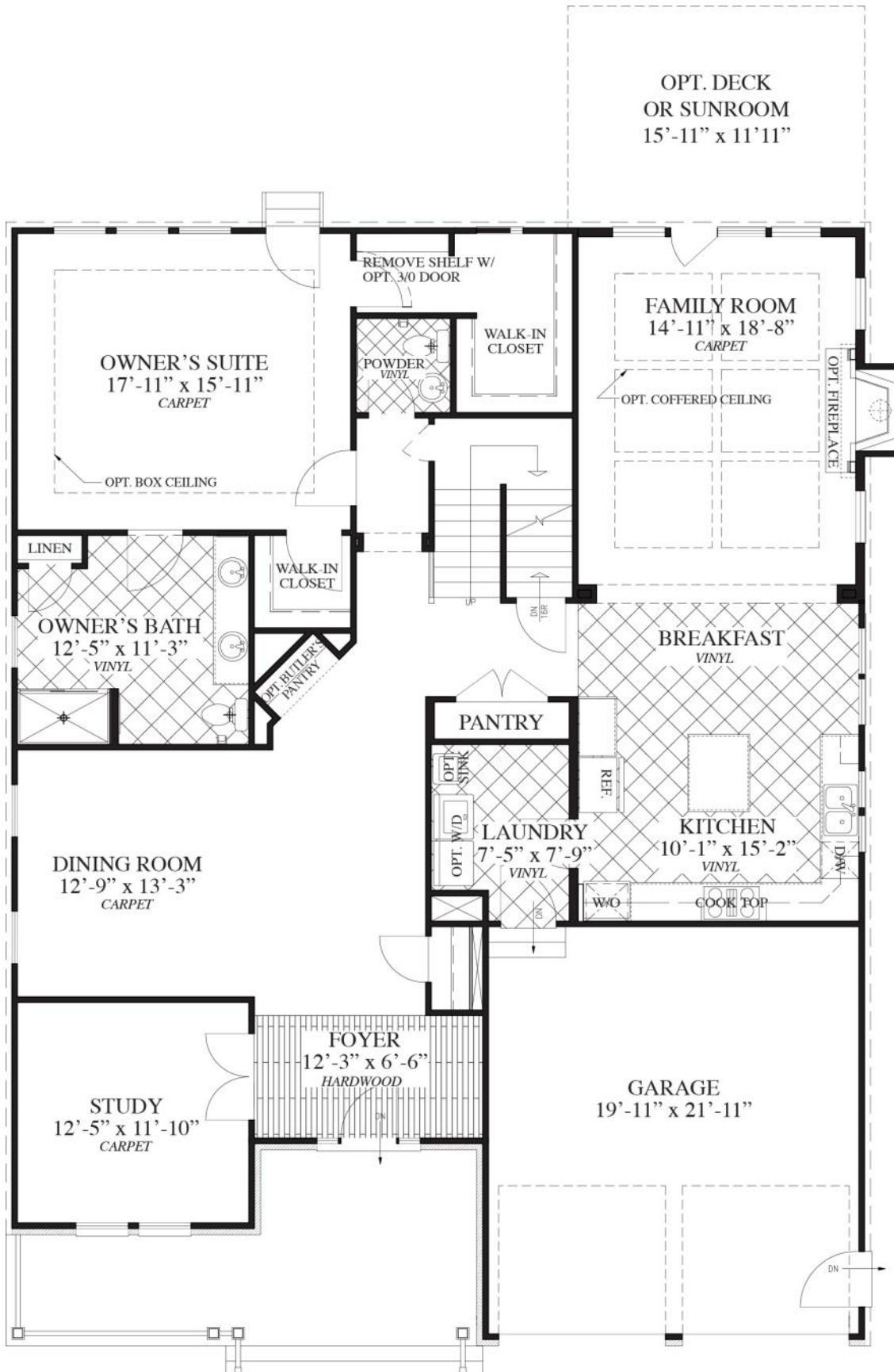
*Farmhouse Elevation*



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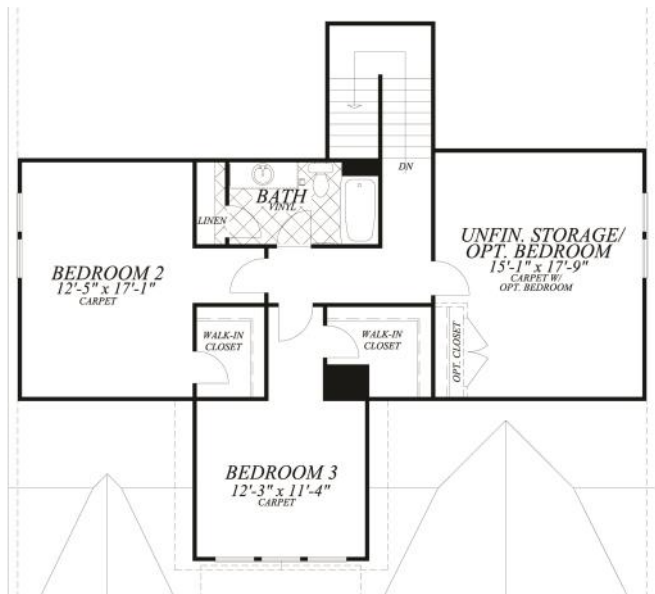


# The Covington: First Floor



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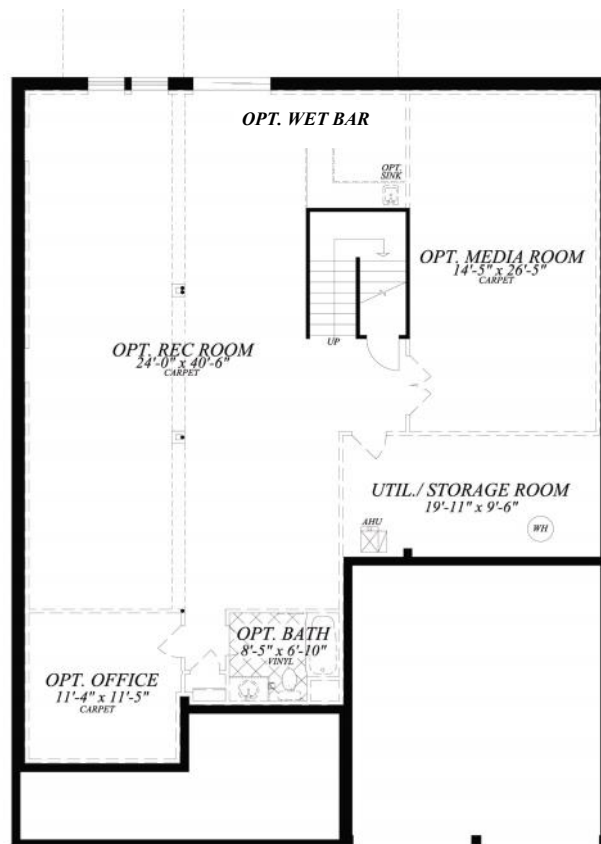
# The Covington: Second Floor & Basement



SECOND FLOOR



OPT. SECOND FLOOR LOFT



BASEMENT

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# The Devonshire

(1,761 finished sq. ft.)

*Craftsman Elevation*



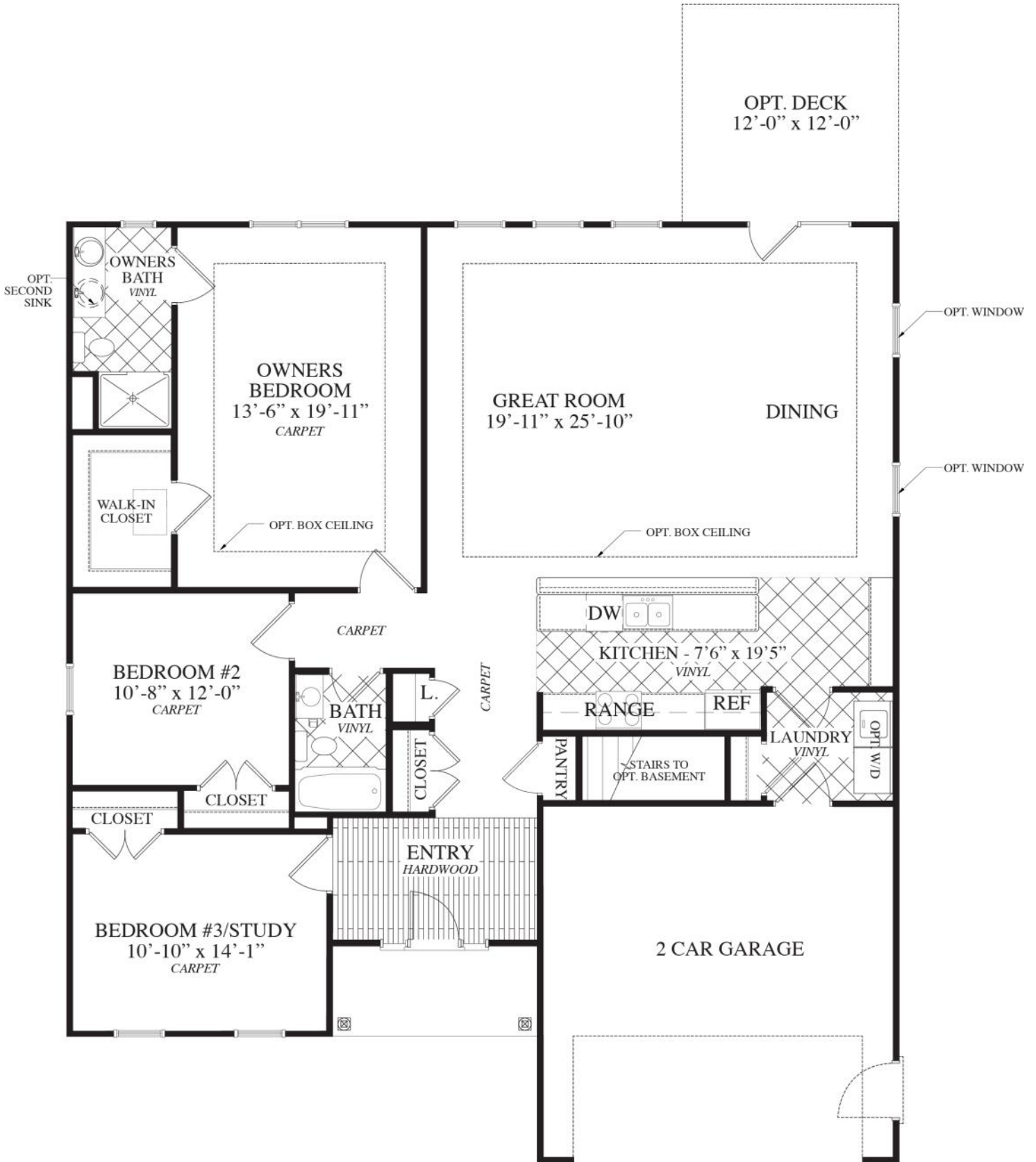
*Farmhouse Elevation*



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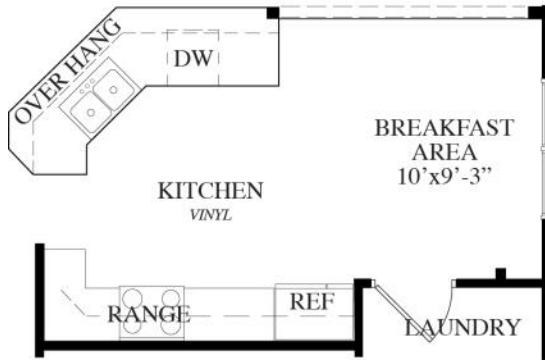
# The Devonshire: First Floor



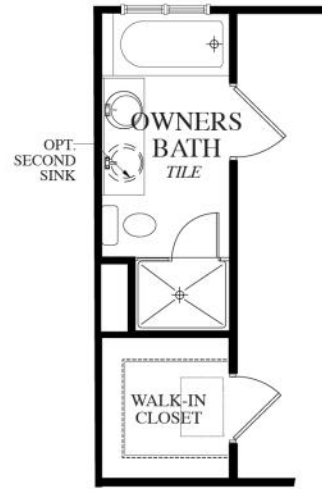
Floor plans depicted are the Devonshire with the Farmhouse basement elevation & will vary slightly with different elevations. Floor plans will vary slightly with options. Stairs on decks or sunrooms on basement floor plans are optional. Window locations & quantities may vary. Washer, dryer & sink in the mud room/laundry room are optional. Square footage & dimensions are approximate. Floor plans may be subject to change without notice. Updated 07/20123.

# The Devonshire: First Floor Optional Plans

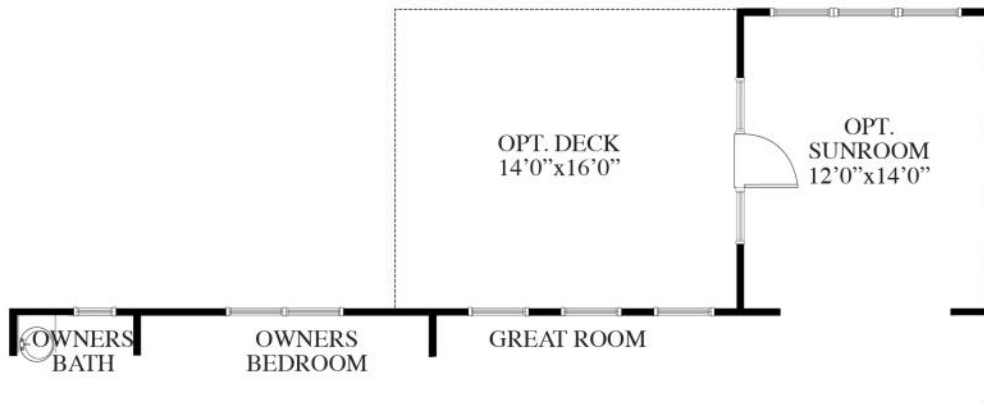
**Devonshire Partial First Floor Plan With Opt. Kitchen**



**Devonshire Partial First Floor Plan With Opt. Bathroom**



**Devonshire Partial First Floor Plan With Opt. Sunroom And Deck**



**Devonshire Partial First Floor Plan With Opt. Fireplace In Great Room**

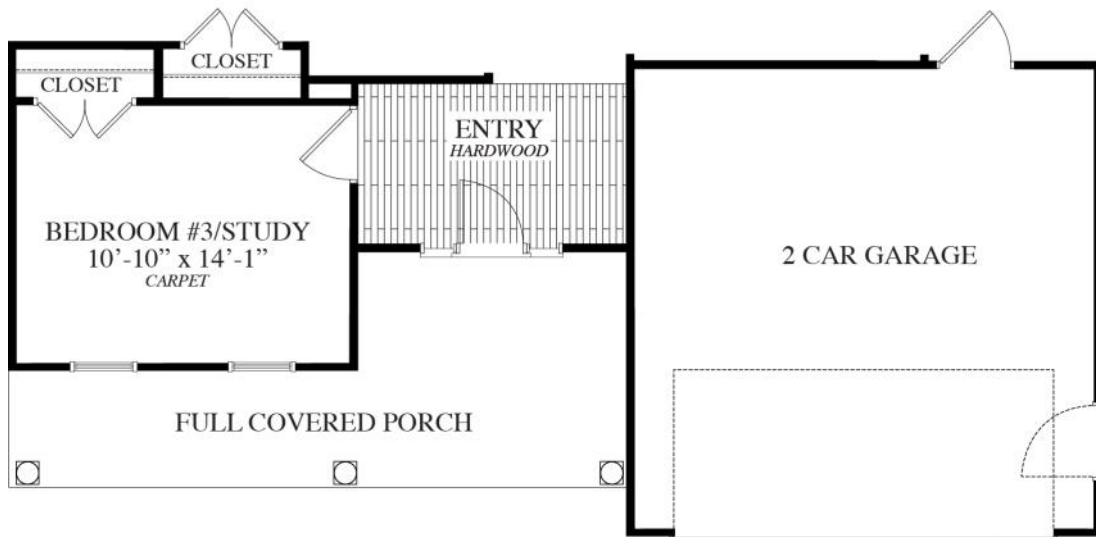


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# The Devonshire

(1,777 finished sq. ft.)

## *Traditional Elevation*



## *Partial Floor Plan*

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