





LEFT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$



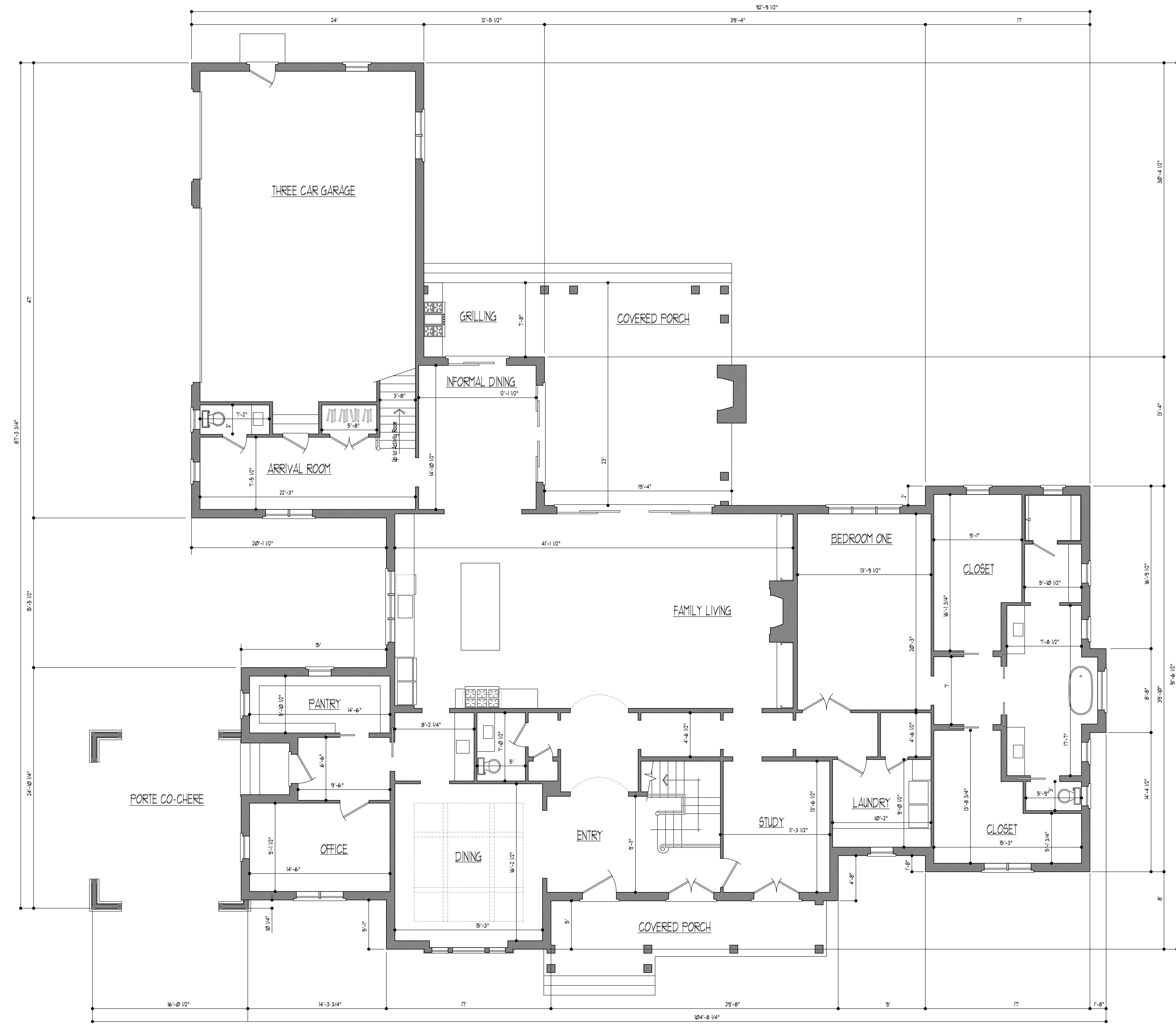
RIGHT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$



REAR ELEVATION

$\frac{1}{4}'' = 1'-0''$



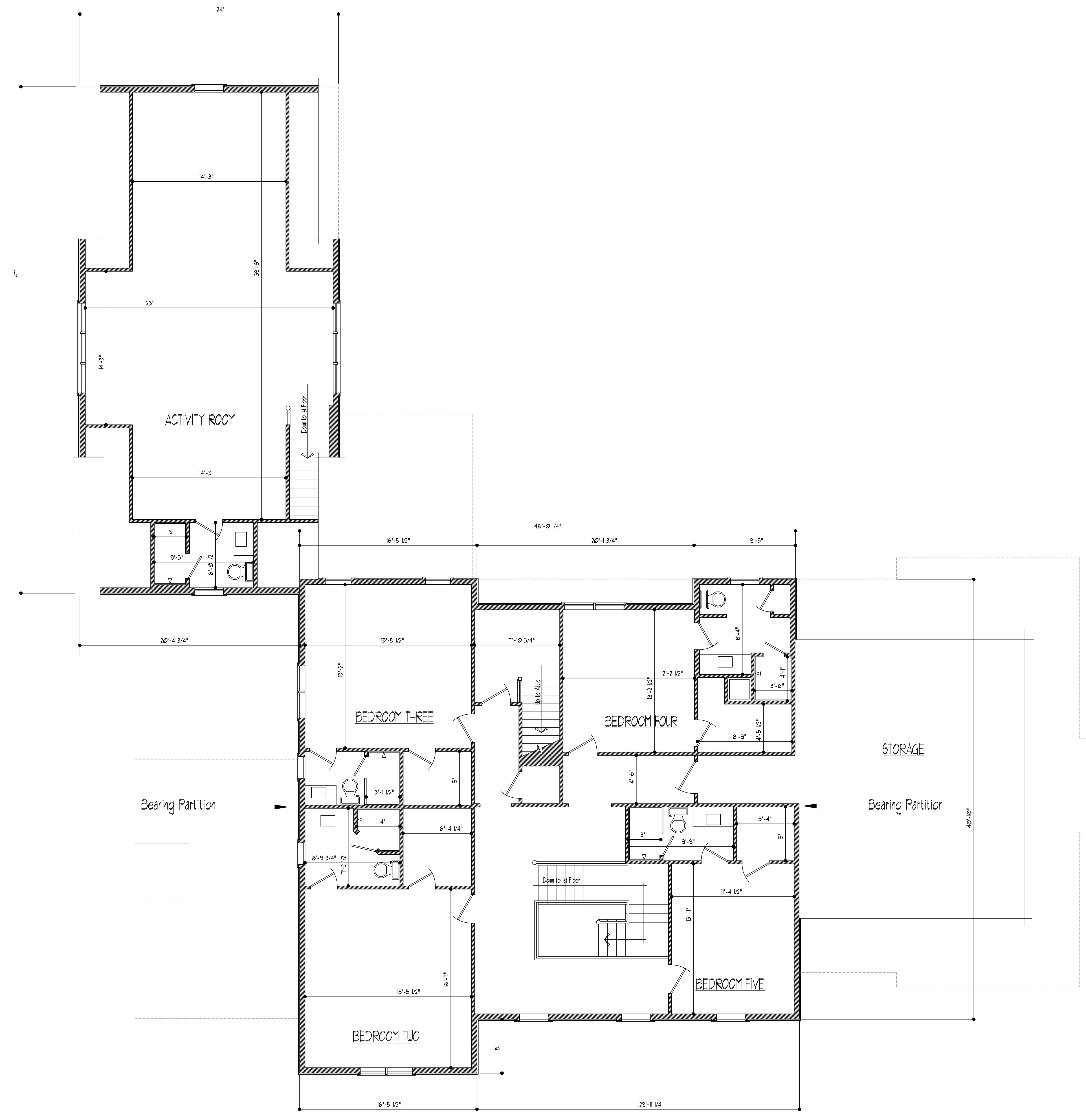
FIRST FLOOR PLAN

$\frac{1}{4}'' = 1\text{-}\emptyset$

THE SAINT VINCENT Colonial Homecrafters

Colonial Homecrafters

30



SECOND FLOOR PLAN

$$\frac{1}{4}'' = 1\text{--}\emptyset$$

Colonial Homecrafters, Ltd.

Custom Home Specs
Lot 22 Kinloch
St. Vincent

PRICE

\$ 3,725,000

2026

Home price based on St. Vincent plan drawn by Mark White 5.05.2025

	<u>SQUARE FOOTAGE:</u>	<u>CEILING HEIGHT:</u>	<u>FINISH SCHEDULE:</u>
First Floor	3,700	10'-0"	Finished
Second Floor	1,880	9'-0"	Finished
Activity	<u>804</u>	9'-0"	Finished
Total	6,384		
Front Porch	188		
Covered Porch	540		
Garage	812		

LAND

Lot 22 Kinloch .755 acres
Included in sales price

PERMITS/FEES/ACC

Building Permit By Builder

SITEWORK

Mark Trees & Clearing Limits
Home Site Per site plan

FOOTINGS/FOUNDATION

Footings **Allowance: 120 yards of concrete**
24" wide, 12" concrete with #4 rebar
Per soil report

Waterproofing TREMCO TUFF_DRI H8 Waterproofing layer on foundation
perforated drain tile interior and exterior of foundation

Termite Protection Per Perimeter with 2 year warranty per foundation

Radon 4" slotted drain tile vented through roof, passive system

Soil Report Provided by Builder

The footings are based on this soil report and the foundation
footing plan of the Mark Whites plan. 12.12.2023.

MASONRY VENEER

Stone	Dove Grey, thin veneer, front elevation
Brick	Monticello O/S, sides and rear
Mortar	White on Brick, Portland Gray on Stone
Block	Concrete Masonry Units, per plan
Window Sills	PVC Sills, Front Elevation
	Brick Rowlock, Side and Rear Elevation

PORCHES/DECK

Front Porch and steps	Bluestone Treads and stone veneer riser Bluestone, Variegated Pattern 2
Covered Porch, rear	Bluestone Treads, brick riser Bluestone, Variegated Pattern 2
Aluminum Handrails	Powder coated, black

FIREPLACE

Covered Porch Fireplace	Masonry 42" Brick, Monticello O/S 8" x 8" x 7' Reclaimed Oak Mantle Bluestone hearth
Interior Fireplace	Great Room Allowance \$10,000 Heat & Glo PHOENIX42-IFT No glass - 42in x 28 1/2in opening 65,000 Btu/Hour input NG Power vent termination cap Exterior wall firestop/damper Ember lights RC400 remote control IntelliFire Touch control system Molded fiber burner 2 optional outside air hook ups glowing embers Square steel grate Safety firescreen Black glass liner Mantle, custom by Prestige Surround, Black Granite

FRAMING MATERIAL

Floor System	Per plans
Floor Decking	3/4" T & G OSB glued and Nailed, Advantech
Wall Systems	2 x 4, 2x6 Spruce-Pine-Fir 16" o.c. or as noted per plans
Exterior Wall Sheathing	Zip Wall by Huber
Exterior Roof Sheathing	5/8" Oriented Strand Board (O.S.B.)

Structure

Per plans

WINDOWS and DOORS

Windows	Andersen, 400 Series, White exterior, White interior, per plan
Doors	Andersen A Series, White exterior, White interior, per plan

Front Doors

Per plan, Mahogany or equivalent.

Window Screens

none

Garage Car Doors

Design Per Plan	Allowance \$8,200
16x8 Raynor Aspen 138, White, Recessed Grooved Ranch Panels, Stockbridge Ranch Glass, 12" Radius Track	
9x8 Raynor Aspen 138, White, Recessed Grooved Ranch Panels, Stockbridge Ranch Glass, 12" Radius Track,	
Raynor Sentinel III (84505R)	
8' Belt Drive Rail, Built in Camera, LED Lights, Built in Wifi, Remotes	

STAIR

Entry Hall	Per plan, white oak treads and risers
Second to Third	Per plan, red oak treads and risers

ROOFING

Slate Roofing	CUPA Slate 20"x10" x 1/4 - 3/8
	Main home

Metal Roofing

24ga. Prefinished Standing seam metal panels
Charcoal metal roof color

Gutters & Downspouts

Copper on Front with drain boxes per plan
6" with copper downspouts

Side and Rear
Aluminum, 6" seamless Gutters and Downspouts
Color-Color match to trim

EXTERIOR TRIM AND SIDING

Shingle Siding, Siding, dormers

Fascia

Soffits

Rakes

Shutter

James Hardie, per plan
Siding, smooth, no bead
Board and batten, Hardie Panel with Hardi 1x2 strips
Per plan
Per plan
Hardie, solid
1 x 6, rake moulding, PVC or Hardie Trim

INSULATION

Conditioned Crawl

Exterior Walls

Sound insulation

Attic

Ceiling Insulation

Rim Joists

Sealing

INBD PRO BOARD FR 2.09 GSP FR 2"X48"X96" FOAM BOARD
Vapor barrier(Poly Film, 10M 20'x100'White
Seems will be taped with a vinyl tape
Sprayed in Fiberglass
IBL JM SPIDER PLUS BW 30 LB US R-15 WALL SPRAY
IBL JM SPIDER PLUS BW 30 LB US R-23 WALL SPRAY
NET, 9' X 375' SPRAY MESH REGULAR
IBA Kn R-13 Unf 15"X105" 131.25 Sf
Primary Bath, Pipes, Utility Room, Bedrooms, 1/2 Batt
R-49 HIGH YIELD = 13.5 Nominal Inches OPEN CELL FOAM
R-20 HIGH YIELD = 5.5 Nominal Inches OPEN CELL FOAM
Open Cell Foam R-17 Cx = 4.5 Nominal Inches
Fire foam/spray foam will be added where necessary
Super seal Caulk for vapor barrier

HVAC

FIRST FLOOR:

SECOND FLOOR:

Thermostat digital, programmable

Main Trunk Line

Duct supply lines

Air Filters

Floor registers

Wall/ceiling registers

Venting, Dryer & Downdraft

Venting Gas Water Heater

Venting Hood

Fresh Air exchanger

ZONE 1 American Standard, 4 ton 14.3 SEER2 AC
96% AFUE Gas Furnace, 2 stage variable speed coil
zone damper system
"Honeywell" fresh air damper (controlled thru thermostat)
Return Grilles
Duct work for kitchen hood/dryer vents

ZONE 2 American Standard, 4 ton 14.3 SEER2 AC
96% AFUE Gas Furnace, 2 stage variable speed coil
Return Grilles
zone damper system

Galvanized steel, insulated

Flex duct, insulated

built in, wood to match

Steel, white

Galvanized Steel to exterior

PVC

Galvanized Steel to Exterior

ELECTRICAL

Service 400 amps

Home wired to code

Switches

Interior Receptacles

Duplex Standard White

Smoke Detectors

Electric w/battery backup

Carbon Monoxide Detector

Electric w/battery backup

Landscape lighting power at front door area for future lighting

100 amp subpanel on exterior of home for future spa wiring

Generator

48 KW Generac Generator

2 whole house transfer switches

Natural Gas

ELECTRICAL FIXTURES

Lighting Allowance \$30,000

The following is included in home price separate from allowance above:

4 Flood light

100 LED wafer

ELECTRICAL LOW VOLTAGE

STRUCTURED CABLING:

Single CAT6 Wire Location:

Office, Study, Bedrooms

Dual CAT6 Wire Location:

Screened Porch, Family Living, Activity Room

Wireless Access Point, quantity 5

Strong™ VersaBox Pro, Family Living

SONOS:

4 pair of speakers interior

3 pair of speakers exterior

SECURITY:

Honeywell 7" Pro All In One Touchscreen Control Panel

Honeywell Pro Panel LTE Communicator

Honeywell Pro Wireless Door Contact

Honeywell Pro Wireless Glassbreak Detector

Honeywell Pro Wireless Pet Immune Motion Detector

Honeywell Pro Wireless Smoke Detector

Honeywell Pro Wireless Heat Detector

Honeywell Pro Wireless Touchscreen Keypad

Honeywell Pro Wireless Touchscreen Keypad Wall Mount

Charging Cradle

NETWORK:

Ubiquiti Networks UniFi Next-Generation Gateway

Unifi 24 Port POE (400W) Enterprise Network Switch

Unifi Wireless Access Point U6 Enterprise - Full WiFi 6 Support

WattBox™ IP+ Controllable 12 Outlet (12 Controlled) Chassis

Power Conditioner with Auto Reboot

Labor Charged for Installation

PLUMBING

Water Line in House

Waste Line in House

Hose Bibs

Uponor Aquapex

PVC

4-faucets, w/ shut off valve, site dependent location

Refrigerator Icemaker hook-up

Washing Machine Hook-up

Washing Machine Catch Basin

Water Heater

Standard recessed w/ shut off valve

Standard recessed w/ shut off valve

30 x 30 pan with 1" lip, drain

Water Heater tankless

Navien NPE 240A2 Internal buffer tank stainless steel heat exchanger 97% efficient.

PLUMBING FIXTURES

Kitchen Sink

Ortega 32" Undermount Single Basin Stainless Steel Kitchen Sink

Kitchen Faucet

Greyfield 1.8 GPM Single Hole Pull Down Kitchen Faucet
Polished Nickel

Butler's Pantry Faucet

Greyfield 1.8 GPM Single Hole Pull Down Kitchen Faucet
Polished Nickel

Butler's Pantry Sink

Ortega 32" Undermount Single Basin Stainless Steel Kitchen Sink

Powder Room Faucet

Beasley 1.2 GPM Widespread Bathroom Faucet with Pop-Up
Polished Nickel

Powder Room Sink

Mangrove 18" Vitreous China Undermount Bathroom Sink
Bowl - White

Powder Room Toilet

Drake Elongated Universal Toilet
SoftClose Elongated Toilet Seat
Cotton

Powder Room Hardware

Beasley Wall-Mounted Toilet Paper Holder
Beasley 6-1/2" Wall-Mounted Towel Ring

Rear Powder Room Faucet

Beasley 1.2 GPM Widespread Bathroom Faucet with Pop-Up
Polished Nickel

Rear Powder Room Sink

Mangrove 18" Vitreous China Undermount Bathroom Sink
Bowl - White

Rear Powder Room Toilet

Drake Elongated Universal Toilet
SoftClose Elongated Toilet Seat
Cotton

Rear Powder Room Hardware

Beasley Wall-Mounted Toilet Paper Holder
Beasley 6-1/2" Wall-Mounted Towel Ring
Polished Nickel
Polished Nickel

Primary Bath Faucets

Greyfield 1.2 GPM Widespread Bathroom Faucet with Metal
Lever Handles and Pop-Up Drain Assembly

	Polished Nickel
Primary Tub	67" OPUS LIBRETTO TUB Greyfield Deck Mounted Roman Tub Filler with Hand Shower -Rough-In Valve Included Polished Nickel
Primary Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Primary Bath Shower Faucet	Greyfield Pressure Balanced Shower System with Rainfall Shower Head, Slide Bar, Hand Shower, Hose, Valve Trim and Diverter - Polished Nickel
Primary Bath Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton
Primary Bath Hardware	Greyfield 24" Towel Bar Greyfield 6-1/2" Wall-Mounted Towel Ring Greyfield Wall-Mounted Toilet Paper Holder Polish Nickel
Bath 2 Vanity Faucet	Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel
Bath 2 Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Bath 2 Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton
Bath 2 Shower Fixture	Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel
Bath 2 Hardware	Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel
Bath 3 Vanity Faucet	Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel
Bath 3 Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Bath 3 Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton

Bath 3 Shower Fixture	Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel
Bath 3 Hardware	Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel
Bath 4 Vanity Faucet	Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel
Bath 4 Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Bath 4 Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton
Bath 4 Shower Fixture	Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel
Bath 4 Hardware	Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel
Bath 5 Vanity Faucet	Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel
Bath 5 Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Bath 5 Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton
Bath 5 Shower Fixture	Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel
Bath 5 Hardware	Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel
Bath Activity Vanity Faucet	Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel
Bath Activity Sink	Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl - White
Bath Activity Toilet	Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat

	Cotton
Bath Activity Shower Fixture	Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel
Bath Activity Hardware	Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel
Laundry Faucet	Moen Align One Handle Pull Down Bar Faucet - Spot Resist Stainless
Laundry Sink	Dayton Stainless Steel 16 1/2" x 18 1/4" x 8", Single Bowl Undermount Sink - Soft Satin D1125 Dayton 3 1/2" Stainless Steel Drain with Removable Basket Strainer and Rubber Stopper - Matte
<u>FINISHED FLOORS</u>	
Hardwood	Allowance \$ \$40,633.00 2,325 Sq. Ft. Allowance Furnish and install Monet Lyon 6.5" x 60"x 3/8 prefinished hardwood Locations: Entry Hall, Study, Dining, Family Living, Pantry, Office, Kitchen, Informal Dining, Powder, Rear Powder, Primary, Up Hallway
Carpet	Allowance \$35.00 sq. yd. \$7,875.00 Location: Bedrooms, bedroom closets, activity room and the staircase to the activity room

CERAMIC TILE FLOOR and SURROUND

Ceramic Tile Floor	Allowance \$4.00 sq. ft Location: Baths, Laundry, Mudroom
First Floor Primary	Install shower wall tile, 10' Tile laid straight or broken joint pattern One custom niche Schluter linear drain Install floor tile, laid straight or broken joint pattern Grout with epoxy grout Allowance for wall and floor tile is \$4.00 sq ft
Bathroom 2,3,4,5	Install shower wall tile, 9' Tile laid straight or broken joint pattern One Combo niche Schluter drain Install floor tile, laid straight or broken joint pattern Grout with epoxy grout Allowance for wall and floor tile is \$4.00 sq ft
Kitchen Backsplash	Allowance \$10.00 sq. ft for tile Allowance Labor \$2,000

EXTERIOR FINISHES

Garage Doors	Sherwin Williams, Duration or Manufacturer Finish
Siding	Sherwin Williams, Duration
Window Trim	Sherwin Williams, Duration
Fascia and Soffit	Sherwin Williams, Duration
Trim	Sherwin Williams, Duration
Porch Columns	Sherwin Williams, Duration

INTERIOR FINISHES

Walls	1 wall colors, flat Sherwin Williams Emerald interior Color white or neutral
Bath Walls	Semigloss Emerald Color white or neutral
Ceiling	White
Trim & Mouldings	Sherwin Williams, Emerald, semi-gloss paint Color white or neutral 1 color throughout
Interior Doors	Sherwin Williams, Emerald, Latex semi-gloss paint Color white or neutral 1 color throughout

INTERIOR TRIM

Door Casings
Window Casings
Window Threshold

(All Material Paint Grade)

Adams Casing
Adams Casing
3 1/4" stool, 5/4 x 4

Base Molding

1x8 Base, first
1x6 Base, second

2 Member Crown

1x4 Base, 4 5/8" Cove Crown

Locations:

Entry Hall, Study, Family Living, Pantry, Office, Kitchen, Informal Dining, Powder, Rear Powder, Primary, Up Hallway

Coffered Ceilng
Paneling

Dining
Dining Room, 1x6 and 1x4 with Cap
Foyer and Stairwell, full paneling

Front newel post
Stair Parts- pickets
Handrail- Front
Handrail- Attic Stair

oak, 6x6 at Foyer others 4x4, square post
square wooden picket, white
oak, wide
oak, standard size

CLOSETS

Primary Closet

Allowance \$ 50,000

Others

11" pressboard shelving with fir rod, standard

DOORS/HARDWARE

Interior Doors, raised panel

Montgomery 2 panel paint grade, solid core
8'-0" First Floor
6'-8" Second Floor

Door Hinges

Black

Locksets

Allowance: \$5,000

Exterior Locksets

Interior, Garage, Garage to Home, Side Door
Front Door, included
Andersen, rear doors

Mirror (flat), plate glass

Allowance \$1,000

Shower Door

Allowance \$6,855

Primary, Clear Glass Frameless, D handle
Baths: Clear Glass, Frameless, D handle

APPLIANCES

Kitchen/Butler's Pantry:
CL4850UFD/S/P

DF60650DG/S/P

PL582212

804701

MD24TE/S

G5266SCVISF

SCCP30MA1SU

KDFS

PRB24C01CG

Outdoor Grill:
C2SL42NG

AK7848CS

CABINETS/VANITIES

Custom made Prestige Cabinets

Kitchen

Allowance: \$61,000

48" SUB ZERO FRENCH DOOR REFRIGERATOR STAINLESS
WITH PRO HANDLE

WOLF 60" DUAL FUEL RANGE WITH 6 BURNERS AND
DOUBLE GRIDDLE

WOLF 60" HOOD LINER

WOLF 1500 CFM REMOTE BLOWER

WOLF 24" TRANSITIONAL SERIES MICROWAVE DRAWER

MIELE DISHWASHER STAINLESS 3D THIRD RACK 42 DB

SCOTSMAN 15" PANEL READY ICE MACHINE

SCOTSMAN STAINLESS FRONT FOR ICE MAKER

ZEPHYR 24" BEVERAGE CENTER SS

COYOTE 42" S SERIES OUTDOOR GRILL

ZEPHYR 48" OUTDOOR HOOD SS

Allowance \$125,000

Butler's Pantry

Primary Bath

Powder Room

Door Style: FLAT PANEL INSET DOORS
Upper Door Style: FLAT PANEL INSET DOORS
Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch
10 pullouts
Hood

Door Style: FLAT PANEL INSET DOORS
Upper Door Style: FLAT PANEL INSET DOORS
Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch

Door Style: FLAT PANEL INSET DOORS
Upper Door Style: FLAT PANEL INSET DOORS
Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch

Office Door Style: FLAT PANEL INSET DOORS Upper Door Style: FLAT PANEL INSET DOORS Exterior Material: 1/2 maple Interior Material: 1/2" shop birch 14 linear feet of base and uppers

Family Living Bookshelves per plan
24" base with 12" upper shelves

Kraftmaid Breslin, Painted
Bath vanities, basement, second floor per plan
Laundry per plan

All doors and drawers are soft close.

COUNTERTOPS

Kitchen	Quartz Level 2 stock Finished Edge - Pencil
Butler's Pantry	Quartz Level 2 stock Finished Edge - Pencil
Primary	Quartz Level 2 stock Finished Edge - Pencil
Powder	Quartz Level 1 Finished Edge - Pencil
Laundry	Quartz Level 1 Finished Edge - Pencil
Bath 2, 3, 4,5	Quartz Level 1 Finished Edge - Pencil

LANDSCAPING HARD SURFACES

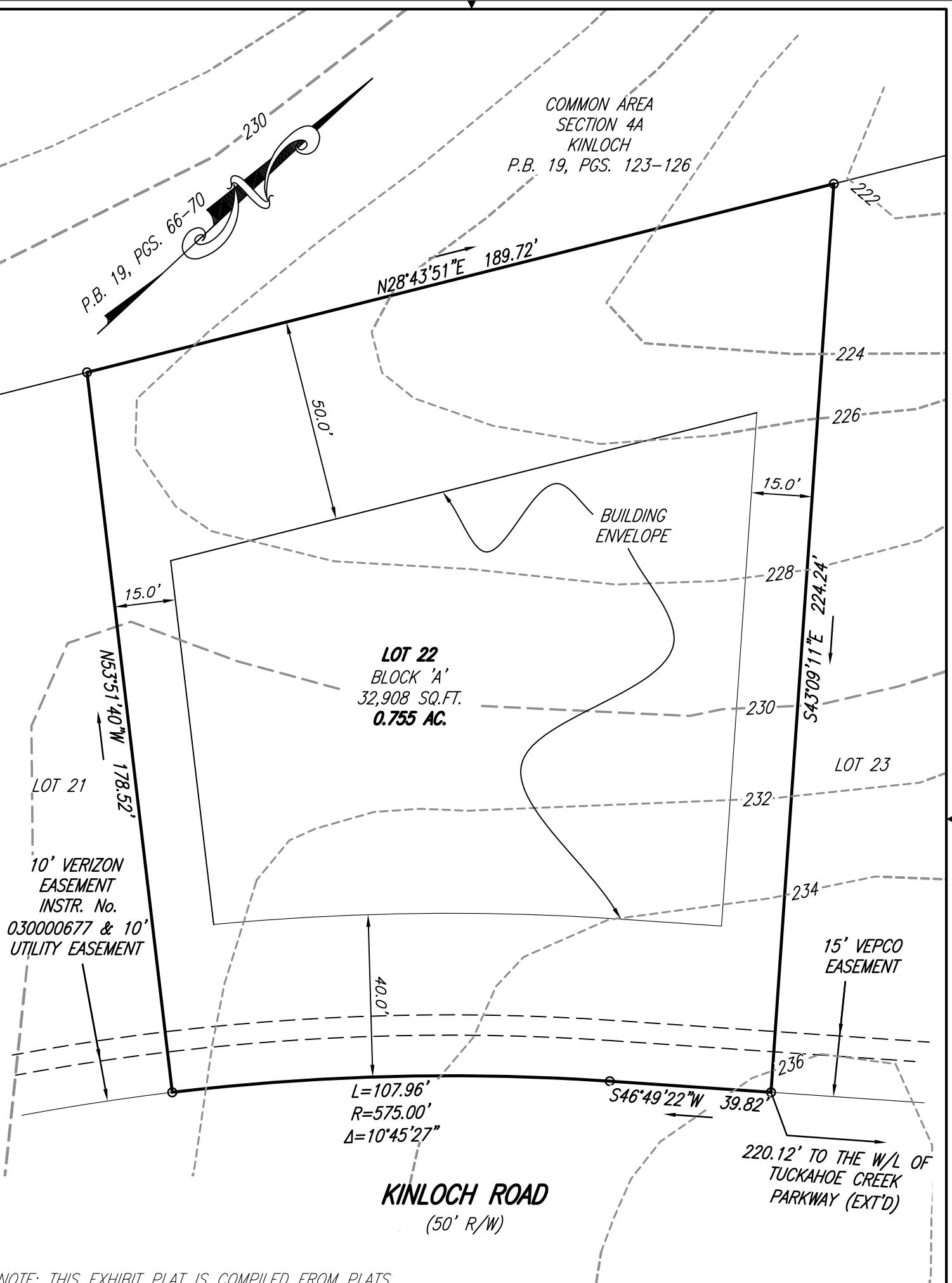
Driveway	Exposed, gray aggregate Allowance \$38,000
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Sod Allowance: \$15,000

Irrigation Allowance: \$20,000

Landscaping **Allowance: \$25,000**

Landscape Architect **Allowance \$3,000**
Design



NOTE: THIS EXHIBIT PLAT IS COMPILED FROM PLATS OF RECORD. THIS PLAT IS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN. SETBACKS TAKEN FROM P.B. 19, PGS. 66-70. TOPOGRAPHY TAKEN FROM KINLOCH SECTIONS 1-3 CONSTRUCTION PLANS.

EXHIBIT PLAT SHOWING
LOT 22, BLOCK 'A', SECTION THREE
KINLOCH
DOVER DISTRICT
GOOCHLAND COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

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