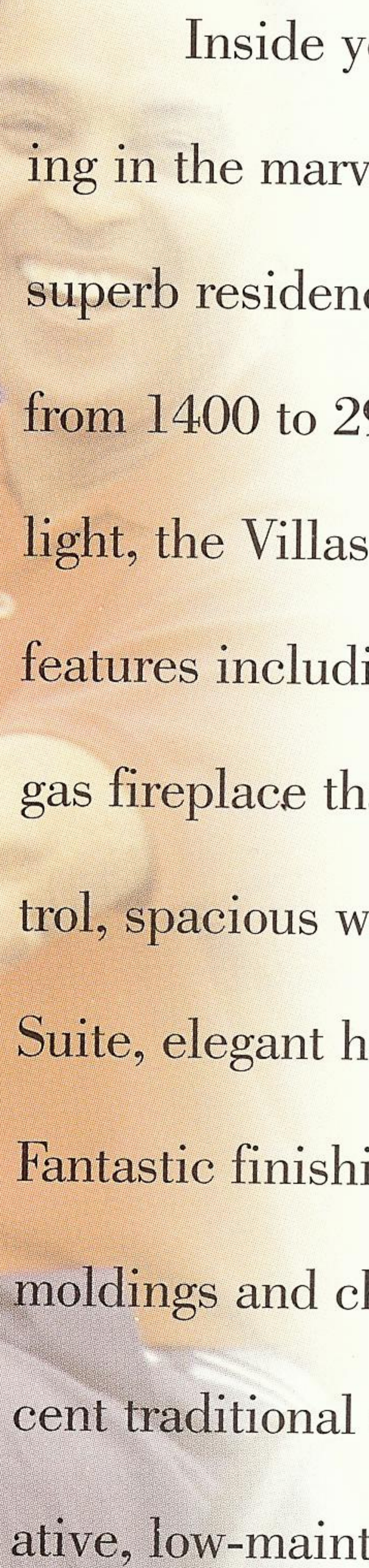




## THE VILLAS

In a community with so much to offer—every hour of the day—it is no wonder that the residences have a wealth of features of their own! Nowhere is this more evident than in Heritage Hunt's Villa homes, offering the wonderfully creative design of three complete residences arranged to look like one sumptuous, elegant home nestled on a courtyard. Come...let the Villas' beautifully finished exteriors with classic entries welcome you home.

A photograph of a woman with dark hair, smiling warmly. She is wearing a red top and is seated on a purple chair. The background is slightly blurred, suggesting an indoor setting.

Inside you'll enjoy living and entertaining in the marvelous spaciousness of these superb residences, with floorplans containing from 1400 to 2900 square feet. Filled with sunlight, the Villas offer a wide range of superior features including kitchen island, a majestic gas fireplace that springs to life via remote control, spacious walk-in closets in the Master Suite, elegant hardwood floors and more. Fantastic finishing touches, including crown moldings and chair rails, add to the magnificent traditional styling of these beautifully creative, low-maintenance homes.

# EXCEPTIONAL FEATURES

## DISTINCTIVE EXTERIORS

Variety of exterior elevations  
Professionally coordinated exterior color schemes  
Maintenance-free vinyl siding  
Maintenance-free vinyl soffits  
25-year Architectural fiberglass roof shingles  
Therma-Tru™ Fiberclassic steel six-panel front entry door  
Weiser™ brass front entry door handle set with Brilliance™ finish  
Lighted front door chime  
Vinyl tilt-out double hung windows  
Raised panel garage door with lites, automatic opener and remote control  
Designer exterior post light

## IMPRESSIVE INTERIORS

Elegant Bruce™ hardwood entry foyer  
Selection of Armstrong no-wax vinyl flooring in kitchen, baths & laundry room  
World™ brand wall-to-wall carpeting throughout  
Convenient interior laundry room (where shown)  
Prewired for 3 telephone outlets  
Prewired for 3 cable TV outlets  
Progress™ light fixtures and custom recessed lighting  
9' ceilings throughout main level accented by coffered and vaulted ceilings (where shown)  
Weiser™ brass lever interior door hardware  
Jones Communication package (telephone and cable TV)  
Vinyl coated dustless wire closet shelving  
Latex acrylic exterior paint with semi-gloss enamel on doors and trim  
5 1/4" baseboard molding  
Crown and chair molding (where shown)

## CONTEMPORARY KITCHENS

Selection of Timberlake furniture finished cabinetry  
Choice of easy-to-maintain Formica laminate countertops  
GE appliances including Pot Scrubber™ multi-cycle dishwasher and self-cleaning gas oven and range  
Heavy duty Insinkerator™ waste disposal  
Single lever Delta™ faucet with spray attachment  
Water line for refrigerator ice maker  
Recessed ceiling task lighting

## LUXURIOUS BATHROOMS

Cultured marble vanity tops with integral cultured marble sinks  
Elongated toilets  
Tempered glass shower enclosure in master bath  
Delta™ plumbing fixtures  
Grab bars in bathtubs

## QUALITY CONSTRUCTION

2x4 exterior frame construction  
Engineered steel reinforced concrete foundation  
2-10™ Home Buyers Warranty  
200 amp electric service with copper wiring for 110V and 220V circuits  
Rapid recovery 50-gallon hot water heater  
Copper water lines below the slab are seamless and without joints

## CONVENIENCE APPOINTMENTS

All utility lines within community are underground  
Recessed compartment box for washing machine water and drain lines  
Bathroom exhaust fans  
Two-car garages  
Front and rear hose bibs  
Front and rear exterior electrical outlets

## SAFETY FEATURES

Weiser™ deadbolt security lock on front door  
Advanced warning hard-wired smoke detectors  
TV monitor to front entrance gate of community  
Sump crock (in basements)  
Single entry in and out of community  
Front and rear exterior electrical outlets  
24-hour manned entrance gate to community

## ENERGY EFFICIENCY

R13 fiberglass batt insulation in exterior walls  
R30 fiberglass batt and blown insulation in ceiling  
Double-pane, thermal break vinyl windows  
Energy-efficient gas heat and cooking



# LIVE THE COUNTRY CLUB LIFE.

The first active adult country club community in Northern Virginia, Heritage Hunt boasts over 750 acres of beautiful, natural landscaping; with its own 18-hole, championship golf course designed by Arthur Hills; clubhouses offering all kinds of amenities; tennis courts, indoor and outdoor aquatic centers; and a superb choice of home styles. Gated, with a single entry point, it's a hometown that offers serenity and style in one superlative place to live.

Designed for active adults, and offering the charm of a small town, a marvelous location amidst the beauty of rolling hills in Virginia's hunt country, yet close to shopping, health facilities, recreational and cultural opportunities, Heritage Hunt has a close-knit, friendly atmosphere and country-club style.

Natural beauty, fabulous home selection, marvelous amenities—Heritage Hunt has it all!