

Greenbrier Village
N. Greenbrier Street - Arlington, Virginia
“The Crest Standard”

COMMUNITY FEATURES

Immediate proximity to shopping, sidewalk access. Close to METRO.
Attractive street lighting and plush landscaping in all common areas. Perimeter fencing.
Underground utilities to house: public sewer and water, gas, electric, Verizon FIOS, and phone.
Homeowners Association with Protective Covenants
Excellent schools - Tuckahoe Elementary, Swanson Middle School, & Yorktown High School.

CONSTRUCTION and EXTERIOR FINISH

Three unique models and seven elevations to choose from, by award winning Studio Z Design.
Dramatic facades featuring a combination of Stone/Brick, and Hardie Plank shingles & Siding.
Professional “Craftsman” exterior color palettes. Front porch with wood decking.
Energy Star Partner (option). Andersen 400 Windows. grilles between glass. Tyvek Home Wrap.
Custom exterior trim, masonry water tables, 35 year CertainTeed architectural roofing shingle.
Two car garage with insulated steel doors, electric openers, and exterior lights at garage.
Soffit and attic ridge vents, low maintenance aluminum gutters and spouts.
Front and rear frost free hose bibs (2), and electrical outlets (2).
Poured concrete window well in lower level with iron grates for emergency egress.
Flagstone walkway, Professional landscaping and sod.
Glued and nailed sub flooring and drywall. TJI Silent Floor (or equivalent) floor truss system.
7/16” wooden exterior wall sheathing
All interior Flow Guard Gold supply piping. Smoke Detectors per code.
Reinforced poured concrete basements, int. and ext. foundation drain tile, exterior foundation
waterproofing, sump pump, termite soil treatment. PVC rough in for radon mitigation.
2 Zone heating and air conditioning, gas heat, electronic ignition, Main Zone 90% AFUE high
efficiency gas furnaces and 3 ton 13 SEER condensing units, Upper Zone 90% AFUE
gas furnace and 2.5 ton 13 SEER condensing unit, all Carrier equipment. Media filter
system. Honeywell Touch Screen #TH832OU Thermostat. 75 gallon gas hot water.

INTERIOR FINISH

4, 5, & 6 Bedroom floor plans, 3 ½ to 5 ½ bath options.
9 foot ceilings on main level, 9 foot upper level, 9 foot lower level.
Large windows provide lots of natural light throughout.
Master Suite - Defined entrance from hallway, walk-in closets, coffered ceiling, wall to wall
carpet, and a fan pre-wire. Vestibule entrance to master bath
Master Bath - luxurious designer accented floor and wall tile. His and her vanities with
granite tops and under mount Kohler sinks. Moen Monticello 8” brushed nickel sink
faucets. Semi - frameless glass shower door with Moen Monticello Exact Temp Vertical

Spa shower set featuring balanced shower controls - 1 wall mount and 1 handheld faucet. Jacuzzi brand whirlpool tub with two recessed lights above, Moen Monticello Roman tub faucet. Enclosed water closet with Kohler Wellworth Lite elongated toilet. (A sitting room may be arranged in lieu of a bedroom or family area).

Family Room gas fireplace, traditional wood mantle with black marble surround and flush marble hearth. Recessed lighting, fan pre wire, and exterior entrance french door. Main level wet bar “butler’s pantry” with cabinets.

Formal Dining Room features dramatic columns, coffered ceiling, crown molding, and chair rail molding with picture frame molding below. Designer Chandelier.

Entrance Foyer: Elegant open stairwells with oak hardwood treads sanded and stained in place, traditional oak railing, and painted pickets. Chair rail with picture frame molding below. Designer flush mount lighting fixture.

Living Room (Picadilly model) features dramatic columns into foyer and dining room crown molding overhead and recessed (4) lighting.

Study (Soho and Notting Hill models) double glass french doors open to an elegant room showcasing extensive moldings and trim with natural light flowing through 4 large windows. Recessed lights (4) overhead.

Open Family Areas on the upper level, perfect for children, computers, desks, TV, etc. Hardwood floor and crown molding.

Main Level Laundry Room with utility sink, upgraded vinyl tile floor, and gas dryer hook up.

Secondary Bedrooms feature walk in and/or double door closets, wall to wall carpeting, overhead fan pre wire, and lots of natural light. Private or shared baths, featuring granite vanity top with undermount sink and wood cabinet below, Sterling #2660 bathtub, Kohler Wellworth Lite toilet, Moen Monticello 8” Chrome faucets, Moen Monticello chrome one handle tub and shower unit with Moentrol Pressure Balancing Valve (T3129/3570, ceramic tile floor and tile shower surround with designer accents.

Lower Level: Finished Basement (depending on selection). Bedroom with walk in closet or 2 double door closets (depending on model), and full size window with poured concrete window well. Full bath as described above. Large Rec. Room, exercise or media room, and Mohawk “Berber” type stain resistant carpet (or equivalent) with pad throughout. The area under the sunroom is completely finished with the sunroom option. 3 overhead fan/light prewires, 10 recessed “CFL” lights. Unfinished storage areas.

KITCHEN

Fully equipped luxurious Kitchen with Stainless Steel KitchenAid Appliances.

42” Kitchen Cabinets by Wellborn. Premier Series. Rich and deep maple wood, full overlay raised panel doors, concealed style hardware, 3/4” solid maple drawer sides with dovetail construction in an all wood box. Additional features include crown molding, end panels, and heavy duty drawer guides. Lancaster style door with 4 color choices. Self Closing drawers. Brushed Nickel or Chrome knobs and handles.

Granite countertops (level 1 or 2) and island with beveled edge. 3 pendant lights above island.

Kitchen Recessed lighting (8), Breakfast area chandelier.

Stainless Steel Blanco double bowl under mount sink, garbage disposer Badger V, Moen stainless steel “Renzo” single one touch faucet w/ pull out spray #87316SL.

Large walk-in Pantry with generous shelving.

Oak 2 1/4” hardwood floor sanded and stained in place.

Appliances:

KitchenAid 36" Gas Cooktop #KGCS166GSS. Architect Series II, Stainless Steel. 36", 5 sealed burners with KitchenAid Wall Hood KWCU265HSS, canopy style, 600CFM, with lights.
KitchenAid Refrigerator #KSRP25FTSS: Architect Series II, standard depth for 25.3 c.f capacity. Stainless Steel side by side. Water and ice dispenser.
KitchenAid Dishwasher # KUDS03CTSS. Architect Series II. Stainless Steel interior and exterior, "Pro Scrub" option, electronic console, multiple settings. KitchenAid
Wall Oven #KEMS378SSS: Architect Series II. Double 27" Oven/Microwave combination.
Stainless Steel, 3.8 cubic foot capacity oven capacity, 1.4 c. f. Secondary oven/mw capacity.
Convection cooking and electronic controls.

TRIM PACKAGE

2½" select Oak Hardwood, sanded & stained in place: Entire main floor, upper level hallway, main stair treads.
Carpet: Shaw "Cloud Nine" in secondary bedrooms and Master BR Shaw XV 500 with 6lb. pad. Lower level Shaw "Asheville" berber type carpet with rubber pad. Carpet on stairs from main level to lower level.
Verizon FIOS: Pre wiring for TV, Telephone, and Internet in all bedrooms, Kitchen, FR, Rec. Room and Study.
Doors: masonite 2 panel, semi solid molded panel series. Brushed nickel door hinges. Emtek "Egg Shape brushed nickel Interior and exterior hardware. Front door - dead bolt lock. Fiberglass simulated wood Craftsman style Front Door by Therma Tru #CCA210.
Windows: Anderson 400 Series (grilles between glass) with 3½" Adams casing.
Crown Molding: One piece 5¼" with wall backer in the Foyer, Dining Room, Living Room and Study (model dependent), second floor hallway, and family area.
Chair Rail: One piece 3½" in the Dining Room, Foyer, and stairwell
Below Chair Rail: Picture frame molding.
Baseboard: 5¼" ogee capped combination base trim.
Plinth Block at all openings. Adams Casing around all windows and doors.
Electrical outlets in the baseboard trim in the Dining Room, Foyer, and Study complete the deluxe trim package
Lighting: Recessed lighting throughout: Main level - 28, upper level - 11, lower level - 10 "CFL" recessed lights. Fan/light pre-wire for all bedrooms, family area, rec. Room, and media/exercise room. Designer Dining Room, Foyer, Stairwell, and Breakfast Room fixtures. Kitchen island features 3 designer pendant lights. Exterior entrance lighting: 2 at the front door, 1 at the rear door, and 2 at the garage doors. One exterior spotlight for the rear yard.

Baths:

Powder Room - Kohler Portrait elongated toilet and pedestal sink. Daltile "Landscape" porcelain floor. Baseboard trim. Mirror above sink.
Secondary Baths - Wellborn Cabinet vanities with Maple solid doors and front panels. Kohler Wellworth Lite toilets. Frameless mirrors. Level 1 granite vanity tops with undermount sinks. Daltile ceramic tile floor and tub/shower surrounds, surrounds in tub/shower area with Wonderboard or Durock walls. Designer tile selections include 8" x 8" floor tiles, 3" x 6" "brick" pattern or 6" x 6" wall tiles. Choose from traditional ceramics or "Scabos" & "Brancacci" designer tiles. All with floor & shower accents. Lower level and loft baths (where applicable) feature white on white cultured marble vanity tops with integrated sinks and white Wellborn Cabinets Thermofoil vanities. Moen Monticello Faucets Chrome T4560/9300 lavatory faucets are 8" widespread, shower controls

have MoenTrol pressure balanced valves #T3129/3570. All bathrooms have exhaust fans and designer wall lights above mirrors.

Master Bath - Wellborn Cabinet Maple vanities, level 1 or 2 granite vanity tops with undermount sinks, framed mirrors above vanities, Kohler Wellworth Lite elongated toilet, Moen Monticello brushed nickel 8" lavatory faucets #T4570BN/9000, Monticello Roman tub faucet T951BN/4997, and Monticello shower with wall mount and handheld shower spray #270BN/3600/3600/3371. Daltile "Salerno" glazed porcelain selection decorative accents. Utone #QTEXN110S automatic humidity sensing fan.

Custom Interior Paint: Warm and rich colors, Duron/Sherwinn Williams Paints. Walls and ceiling- flat latex paint, Trim - semi gloss. Designer colors and quality.

Security System - Main floor and lower level windows and doors. Two keypads.

CREST DEVELOPMENT

GREENBRIER VILLAGE N. Greenbrier Street Arlington, Virginia 22205

Picadilly

1st Floor - 1,569 Square Feet
2nd Floor - 1,986 Square Feet
Lower Level - 1,149 Square Feet
Total - 4,704 Square Feet (finished)

Soho

1st Floor - 1,533 Square Feet
2nd Floor - 1,878 Square Feet
Lower Level - 1,301 Square Feet
Total - 4,712 Square Feet (finished)

With Sunroom

1st Floor - 1,852 Square Feet
2nd Floor - 1,986 Square Feet
Lower Level - 1,408 Square Feet
Total - 5,246 Square Feet (finished)

With Sunroom

1st Floor - 1,874 Square Feet
2nd Floor - 1,878 Square Feet
Lower Level - 1,629 Square Feet
Total - 5,381 Square Feet (finished)

Loft

Add - 570 Square Feet
Total - 5,816

Loft

Add - 600 Square Feet
Total - 5,981

PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF BUILDER. ALL ITEMS ARE SUBJECT TO SUBSTITUTION. ALL RENDERINGS, SKETCHES, FLOOR PLANS, ETC. ARE SUBJECT TO CHANGE. RENDERINGS AND FLOOR PLANS THAT ARE NOT PART OF THE APPROVED BUILDING PLANS MAY NOT BE TO ACTUAL SCALE AND MAY NOT REPRESENT ACTUAL SIZES, DIMENSIONS, AND COLORS. SQUARE FOOTAGE SHOWN IS APPROXIMATE AND DIFFERS SLIGHTLY BY ELEVATION. ITEMS MAY BE SHOWN ON RENDERINGS AND PLANS THAT ARE NOT INCLUDED IN THE PURCHASE PRICE OF THE SUBJECT PROPERTY. SCHOOL DISTRICTS ARE CONTINUOUSLY SUBJECT TO CHANGE.

April 23, 2008