

Stone Orchard

AT WINTERGREEN



LEGEND

Available 10
Sold 24

Cherry Model
LAST CHANCE to
own a new home in
Stone Orchard
ACT NOW!



Call (434) 361-0500 or (800) 325-2200 or
go to www.wintergreenrealestate.com
for more information or to make
an appointment to talk with an agent.



Stone Orchard Homes

Golf Course Living in a Four-season resort

**Last Lot
Act Now!**

Wintergreen
REAL ESTATE

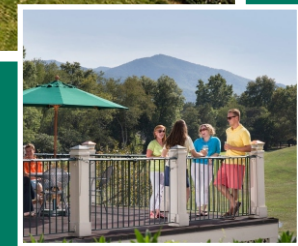
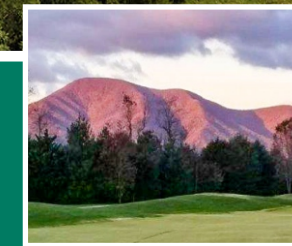


Robert Craig, Agent
rcraig@wintergreenrealestate.com
Office: (434) 361-0500
Cell: (703) 389-2337

Homes Built By
Oaktree Builders, Inc.



Stone Orchard
at Stoney Creek, Wintergreen Resort



Lifestyle Homes in the Villages of Stoney Creek

The Stone Orchard neighborhood offers leisurely golf-front living in a setting of unsurpassed natural beauty with maintenance-free landscaping. Located in The Villages of Stoney Creek, Stone Orchard is in the renowned Wintergreen Resort with memorable, year-round activities. Homes in Stone Orchard offer views of the Stoney Creek Golf Course and the Blue Ridge mountains, as well as convenient access to the Stoney Creek Clubhouse, walking trails, the nearby Farmer's Market and Nellysford Town Center. Homes are designed and constructed by Oaktree Builders, Inc., a regional builder with a longstanding commitment to affordable craftsmanship, quality construction, and exceptional customer service. Stone Orchard is almost completely built out, with only one lot (Lot 10) still for sale. ACT NOW to seize this opportunity.

The home price includes the homesite and the following outstanding features*:

- Birch kitchen cabinets with soft-close doors & drawers plus rollout trays
- Granite countertop in kitchen; cultured marble in bathrooms
- Electric range, microwave, dishwasher and refrigerator
- Gas fireplace with white mantel
- Waterproof luxury vinyl plank flooring throughout the home
- Tile shower in master bathroom with fiberglass tub/showers in other areas of the home
- Glass shower door in master bathroom
- Attractive, easy-open white double-hung vinyl windows
- Trim package with elegant Rams-Crown profile
- High-efficiency 14-SEER heat pump
- 50-gallon electric water heater for plentiful hot water
- Energy-saving 2" x 6" exterior framed walls; 2" x 4" interior framed walls
- Long-lasting asphalt shingles
- Durable HardiPlank or similar product on exterior of home
- Ample Fiberglass insulation
- Finished bonus room for extra space, where applicable
- Covered concrete patio with optional handrails and ability to screen in.
- Low-maintenance asphalt driveway with concrete walk from driveway to front door
- Sodded yard plus an allowance for landscaping.

* As custom builders, Oaktree Builders can personalize your home to meet your requirements. Premium lots and optional features are available. Your agent will work with you to ensure the home of your dreams at the most economical price.

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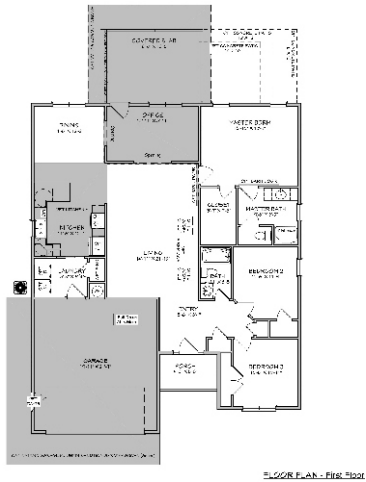
Wintergreen Real Estate
3079 Rockfish Valley Hwy
wintergreen, VA 22958
(434) 361-0500 (800) 325-2200
www.wintergreenrealestate.com

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ASPEN MODEL

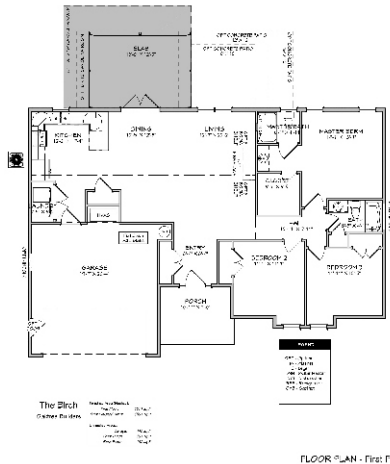
The single-floor Aspen model has dining/kitchen side separated from the bedroom side by a large great room and an office with access to an entertaining area. The kitchen can be accessed from the garage through a laundry/mud room. The bedroom side has a large master suite and two additional bedrooms with a family bath.



3 Bedrooms, 2 Baths	Unheated Areas:	
Finished Area: 1736 sq.ft.	Garage:	464 sq.ft.
	Front Porch:	56 sq.ft.
	Rear Deck:	192 sq.ft.

BIRCH MODEL

The compact single-story Birch model opens into a bright, open concept kitchen-dining-great room on one side and three bedrooms, a master bath and a family bath on the other side. There is a covered porch in front and the dining room opens onto a seating area or a screened porch--your choice. The two-car garage opens into the kitchen through a convenient laundry/mud room.



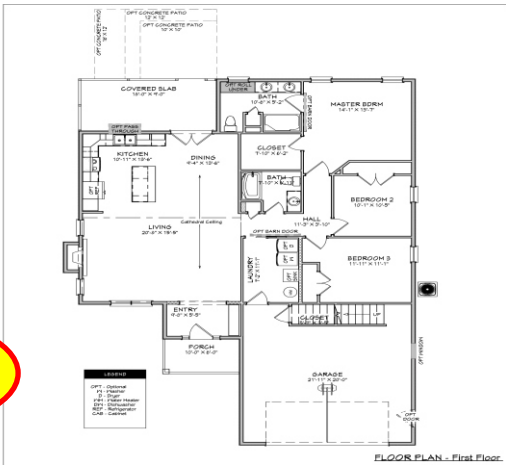
3 Bedrooms, 2 Baths	Unheated Areas:	
Finished Area: 1501 sq.ft.	Garage:	558 sq.ft.
	Front Porch:	60 sq.ft.
	Rear Patio:	163 sq.ft.
	Storage:	120 sq.ft.

CHERRY MODEL – LAST ONE \$581,386

The ranch-style Cherry model has an open floor plan with a sizeable, sun-filled great room and kitchen with cathedral ceiling and an adjoining covered porch for outdoor living. The owner's suite with a private bath and walk-in closet is at the back of the house for privacy and there are two other good-sized bedrooms and another full bathroom. The Cherry includes walk up stairs to an unfinished storage area over the garage.



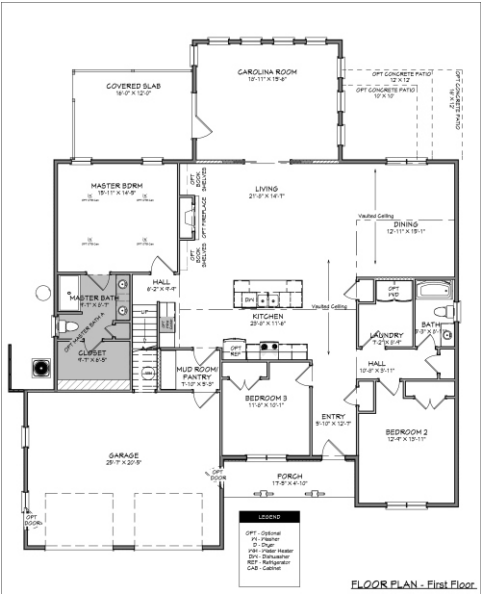
Last Lot
Act Now!



3 Bedrooms, 2 Baths	Unheated Areas:	
Finished Area: 1627 sq.ft.	Garage:	558 sq.ft.
	Front Porch:	60 sq.ft.
	Rear Patio:	163 sq.ft.
	Storage:	120 sq.ft.

RED OAK MODEL

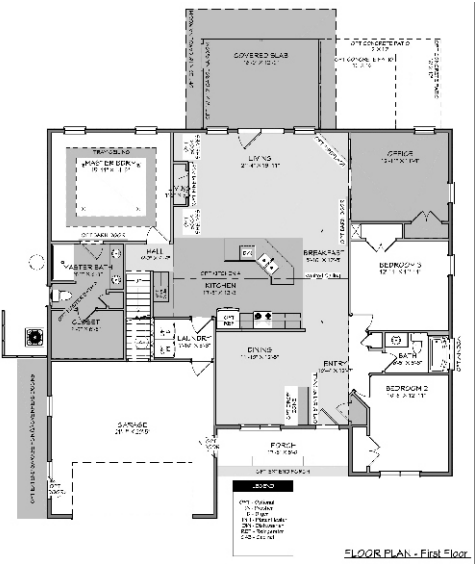
The Red Oak model has four bedrooms on two floors. The first floor features a large, private master suite separated from the two bedrooms and family bath on the ground floor by an open-concept kitchen/great room. The dining room and the adjacent great room both have a cathedral ceiling. The office opens to a Carolina room for outside relaxation and entertainment. The oversized two car garage leads to the kitchen through a drop zone and butler's pantry and provides access to the second floor bedroom and full bath.



3 Bedrooms, 2 Baths	Unheated Areas:	
Finished Area: 2678 sq.ft.	Garage:	556 sq.ft.
Main Floor: 2366 sq. ft.	Front Porch:	89 sq.ft.
Bonus Room: 312 sq. ft.	Rear Porch:	89 sq.ft.

WHITE OAK MODEL

The White Oak model offers a perfect blend of elegance and style. There are three bedrooms plus an office or craft room on the main level, an open-concept family room and kitchen opening to a covered porch, and a formal dining room or handsome study. The White Oak also offers a finished bonus space on the second level suitable for the fourth bedroom or multi-use room.



3 Bedrooms, 2 Baths	Unheated Areas:	
Finished Area: 2316 sq.ft.	Garage:	470 sq.ft.
Main Floor: 2048 sq. ft.	Front Porch:	89 sq.ft.
Bonus Room: 268 sq. ft.	Rear Patio:	192 sq.ft.