

MORVEN PARK
— RESERVE —

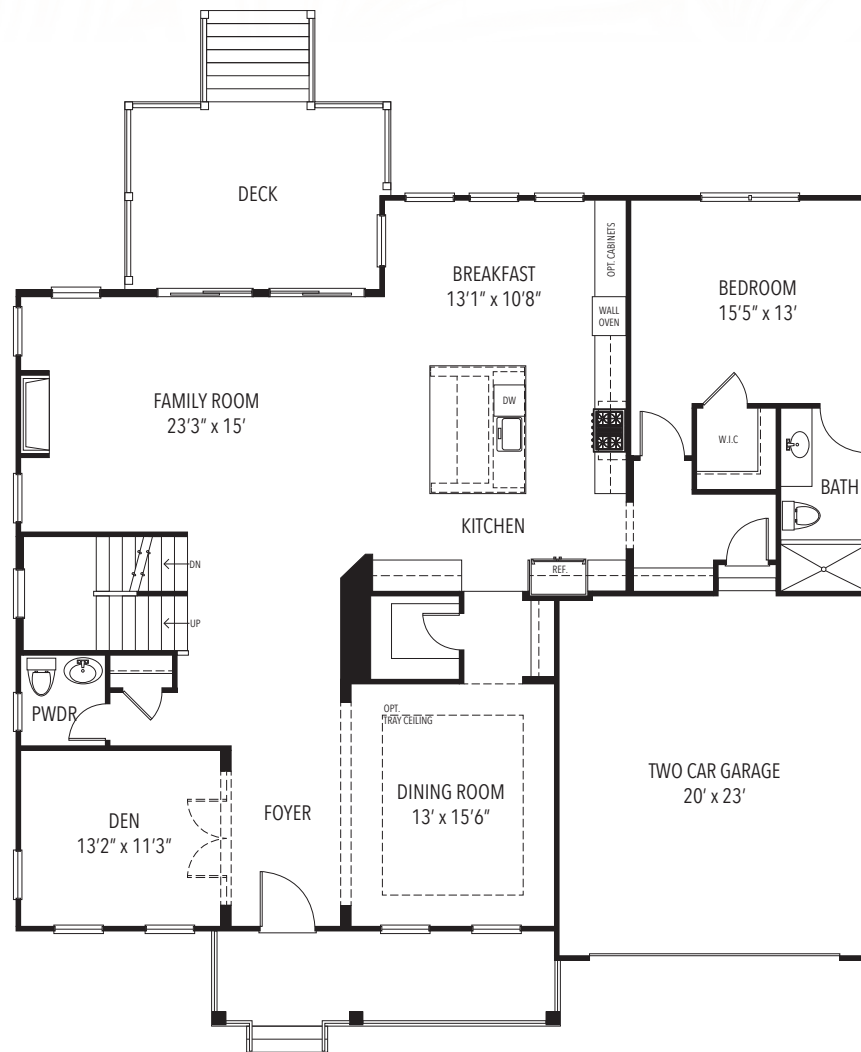
HISTORIC LEESBURG

LOT 9



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4,929–5,914 Sq. Ft.
5–6 Bedrooms | 5.5–6.5 Bathrooms



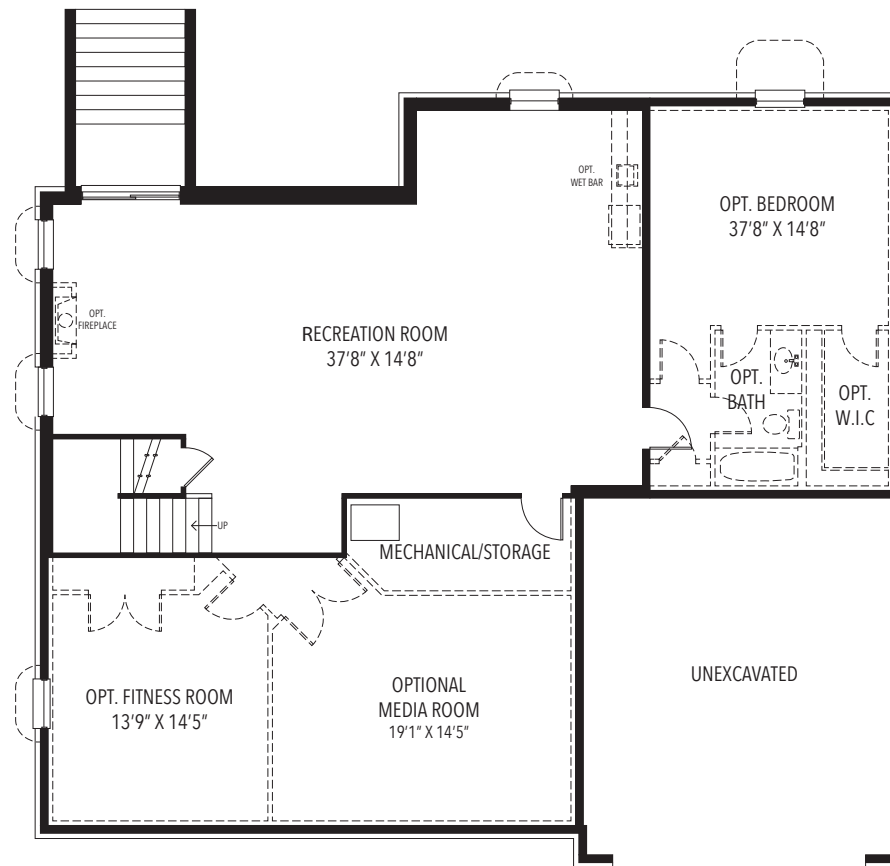
MAIN LEVEL

LOT 9

4,929–5,914 Sq. Ft.
5–6 Bedrooms | 5.5–6.5 Bathrooms



UPPER LEVEL



LOWER LEVEL

MorvenParkReserve.com

305 RUNNER STONE COURT, NW, LEESBURG, VA 20176



All dimensions are approximate. This information is an artist's interpretation and is intended as a guide only. Renderings, window configurations, and floorplans may vary from the home constructed and the builder reserves the right to make changes without prior notification. Standard and optional features may vary and not all options shown may be available. All exterior elevations and colors are pre-selected by the builder and have received approval from the Town of Leesburg Board of Architectural Review and therefore cannot be changed by the prospective purchaser.

SALES BY:



STANDARD FEATURES & FINISHES

EXTRAORDINARY EXTERIORS

- Elevations and color schemes individually designed and approved by the Leesburg Board of Architectural Review
- Windsor Pinnacle double-hung, dual-pane aluminum clad wood windows
- Oversized 42" wide, 8' tall front door
- Bluestone front porch and steps
- Trex® composite deck or bluestone patio on all homes (per plan)
- Areaway with stairs to grade
- James Hardie® prefinished siding (per elevation)
- Brick water table on four sides
- Three exterior electrical outlets
- Two-car garage with Wi-Fi-enabled opener, two remotes and keypad
- Three exterior hose bibs
- 30-Year architectural roof shingles
- Rough-in for gas grill connection

REFINED INTERIORS

- 9' Ceilings on all levels
- Prefinished hardwood on entire main level, upper-level hallway, and loft
- Solid oak stairs with painted risers throughout
- Contemporary interior rails with stained wood rail cap and horizontal metal dowels
- Finished lower level rec room
- Large mudroom with custom designed built-ins
- Vented linear gas fireplace in family room
- Semi-solid two-panel Masonite® Logan interior doors, with 7' doors on main level

- Plumbing rough-ins for lower level wet bar and full bath
- Upgraded Shaw Floors® carpet in bedrooms and lower level
- Extensive 4" dimmable LED recessed lighting throughout (per plan)
- Kichler® brand lighting fixtures throughout
- 1-Piece 6" cove crown molding in family room and dining room
- 5 1/2" Baseboard trim with eased edge throughout
- 3 1/2" Casing with eased edge
- Three tone paint package with McCormick Latex Supreme Paint
- Laundry room with wood base cabinets, quartz top, undermount sink and washer and dryer rough-ins
- Drywall finished and painted garage

DESIGNER KITCHENS

- KitchenAid® stainless steel appliance package
 - 48" Professional range or rangetop (per plan) with canopy hood
 - 36" Counter-depth French door refrigerator with ice maker
 - Flush dishwasher
 - Built-in combination wall oven with convection and microwave or drawer microwave (per plan)
- Quartz countertops
- Contemporary-style Kohler® faucet
- Painted shaker-style full overlay cabinets with soft close doors and drawers
- Standard LED undercabinet lighting in kitchen
- Three glass pendant lights above the island
- Ceramic semi-gloss subway tile backsplash with contrasting grout
- Oversized undermount stainless steel single-bowl sink
- Spacious walk-in pantry with wood shelving

- Butler's pantry with 18" base cabinet
- InSinkErator® Badger in-sink disposal with push button control

ELEGANT BATHROOMS

- Contemporary-style Kohler faucets and bath fixtures
- Rectangular porcelain undermount sinks
- Elongated comfort height toilets throughout
- Twin vanities with soft close drawers in owner's bath
- Quartz countertops in all bathrooms
- Contemporary-style Kohler wall shower and hand-held shower
- 12" x 12" ceramic tile to ceiling in secondary baths
- Freestanding Kohler tub in owner's bath
- Oversized shower in owner's bath with frameless enclosure, bench, ceramic pan, niche, and tile to ceiling
- Ceramic shower pans in secondary baths with showers

ENERGY EFFICIENT FEATURES

- 75-Gallon high efficiency gas water heater
- Energy-efficient Windsor Pinnacle dual-pane, aluminum-clad wood windows
- Dual zone heating and cooling system
- Programmable Z-Wave thermostats
- High-efficiency heating with gas furnace on main/basement level and heat pump on upper level
- R-49 insulation in attic
- R-15 insulation on wood framed walls
- Air seal package to minimize heat loss
- Car charger rough-in in garage
- Passive radon vent system

SMART HOME AND SAFETY FEATURES

- Smart home ready with control panel, three dual and one quad media outlet, one wireless access point (WAP) pre-wire, and enhanced Cat6 wiring
- Home security system with entry door monitors, motion sensor and keypad
- Smoke and carbon monoxide detectors with battery back-ups
- Wi-Fi-enabled garage door opener with two remotes and keypad
- Sump pump

INDUSTRY LEADING HOME WARRANTY

- Madison Homes' exclusive customer orientation and service program, including:
 - Pre-construction homeowner orientation, if applicable
 - Pre-drywall homeowner orientation, if applicable
 - Pre-settlement homeowner orientation
 - 60-Day post closing customer adjustment
- Professional Warranty Service Corporation (PWSC) home warranty

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Where will the sales appointments take place?

All appointments will take place at the on-site model home located at 305 Runner Stone Court, NW. We are thrilled to share this decorated model home with you and to allow you to see and feel what makes these homes so special.

Is there someone that I can talk to about the homes or the process?

We are thrilled to have Tyler Sutherland as our sales manager for Morven Park Reserve. Tyler is a fantastic resource and will be able to answer your questions. You can reach him via email at tsutherland@urbanpace.com or via phone at [703-502-3236](tel:703-502-3236).

Can I change the exterior of my new home?

The exteriors of the homes cannot be changed. One of the many distinguishing features of Morven Park Reserve is its location within the Town of Leesburg Old & Historic District. To maintain the charm that makes Leesburg such a unique place, each home was individually reviewed by the Town of Leesburg Board of Architectural Review and issued a Certificate of Appropriateness. The result is 13 one-of-a-kind homes that, when finished, will form a cohesive and timeless community.

Can I customize the interior of my new home?

Absolutely! The Certificate of Appropriateness issued by the Town of Leesburg applies only to the exterior of the home so interior is a clean slate for your personal tastes. We offer a vast array of options and upgrades for each home and invite you to meet with our team of professionals who can make your home your own. Timing, however, is critical. By acting quickly, you will maximize your ability to customize your new home's interior.

What is the deposit required when I sign the purchase agreement?

We will collect a deposit in the amount of 5% of the base home price when you sign the purchase agreement. In accordance with Virginia law, this deposit will be held in escrow. Separately, we will collect an options payment equal to 50% of the price of the options you select when you sign the contract or at any later date.

When will I be able to move in?

When a home sells, we will begin construction on that home as soon as possible. From the commencement of construction until the home is ready should be about seven months. Buying a home that is already under construction will shorten that time-frame.

Do I need a pre-qualification letter from a lender?

We strongly encourage you to reach out to one or more of our preferred lenders in advance of your appointment. Their contact information is below. We will not offer any financing contingencies and will require a pre-qualification letter from one of our preferred lenders or from your own lender within 14 days after you enter into a contract to purchase one of our homes.

Intercoastal Mortgage – Mya Tran
[\(703\) 364-5644](tel:703-364-5644) | MTran@icmtg.com

Atlantic Coast Mortgage – Tan Tunador
[\(703\) 328-0628](tel:703-328-0628) | tan@acmllc.com

American Portfolio Mortgage – Carol O'Connell
[\(703\) 615-3451](tel:703-615-3451) | coconnell@goampmc.com

Is there an incentive for using a preferred lender and title company?

Yes, if you use one of our expert preferred lenders and our preferred title company, you will receive an incentive in the amount of \$15,000 that can be applied to certain closing costs. You can receive more details about this incentive at your sales appointment.

Is there an HOA? If so, what is the monthly assessment?

Yes, there is a homeowners' association at Morven Park Reserve and the monthly assessment for each home is \$190. All homeowners will also pay to the HOA an initial capital fee of \$570 which will be collected at closing.

I have an agent representing me, will you pay my agent any compensation?

We warmly welcome agents that represent our buyers and offer compensation to agents equal to 2% of the base home purchase price. Agents must accompany their clients on the initial visit to qualify to receive any compensation from the Seller.