



SHURM  HOMES®

Rock Creek
Villas



Subdivision Community Information

PUBLIC SERVICE

New Kent County Government
804.966.9520

New Kent County Public Works
804.966.9678

Heritage Public Library
804.966.2480

EMERGENCY

Fire/Police/Rescue
911

Bon Secours Memorial Regional
804.764.6000
Approx. 19 minutes

VCU Health-Emergency Center at New Kent
804.828.9000
Approx. 4 minutes

MedExpress Urgent Care
804.222.3549
Approx. 17 minutes

MAJOR HIGHWAYS

Rt. 60
Immediate

I-64
Approx. 5 minutes

I-295
Approx. 8 minutes

I-95
Approx. 18 minutes

DINING

Third Base Grill	Adjacent-Walking Distance
The Corner @ Rock Creek	Adjacent-Walking Distance
Prima Pizza	2 minutes
Marias Pizza Italian Restaurant	5 minutes
Panda Garden	5 minutes
Julio's Mexican Restaurant	5 minutes

SHOPPING & ENTERTAINMENT

Food Lion Shopping Center	3 minutes
White Oak Village Shopping Center	14 minutes
Williamsburg Premium Outlets	32 minutes
Great Wolf Lodge	33 minutes
Yankee Candle Village	35 minutes
Newtown Village	36 minutes
Busch Gardens	40 minutes

ENRICHMENT & RECREATION

The Brookwood's Golf Club	Adjacent to Site-Walking Distance
Results Fitness	4 minutes
Quinton Community Park	6 minutes
Viniterra Winery & Golf Club	14 minutes
Colonial Downs	16 minutes
Williamsburg National Golf Club	40 minutes

ROCK CREEK VILLAS HOA

HOA Monthly Fee: \$275

Capital Contribution Fee: \$450 (One Time Fee)

HOA Fee Includes:

- Residential Yard Landscaping
- Community Landscaping Maintenance
- Exterior Home Repair/Maintenance (Siding, Roof, and Windows)
- Clubhouse Access
- Irrigation
- Road Maintenance
- Trash Pickup

Standard Features

KITCHEN

- 36" Upper Wall Cabinets; Flat Panel Maple With Choice Of Stain Color
- Choice Of Cabinetry Hardware In 3 Finishes
- Granite Countertops
- Deep Stainless Steel Sink
- Moen Method Faucet In Chrome Finish
- Recessed Lights In Kitchen (2-4 per plan)
- Connection For Refrigerator (Icemaker & Water)
- Dishwasher, & Electric Dryer Vent
- Black or White Ge Appliances:
 - Microwave/Hood
GE GJNM3163DJBB or GE GJNM3163DJWW
 - Smooth-Top Range
GE GJBS60DKBB or GE GJBS60DKWW
 - Dishwasher Appliance
GE GGDF510PGMBB or GE GGDF510PGMWW

BATHS

- Mirrors
- Exhaust Fans
- Moen Chateau Chrome Faucets
- Marina Chrome Bathroom Accessories
- Cultured Marble Countertops
- Fiberglass Shower Unit w/ Built-in Seat & Shelf In Master Bath And Fiberglass Tub/Shower Unit in Other Full Bathrooms

FLOORING

- Sheet Vinyl Floors At Kitchen, Dining, All Baths, Laundry Room And Mudroom (Per Plan)
- 3" Engineered Hardwood Floors In Foyer
- Carpet In Bedrooms, Closets, Family Room, and Hallways
- Carpeted Pine Boxed Stairs (Per Plan) w/Closed Risers, 1/2 Wall with Cap and Stained Oak Hand Rail

ENERGY SAVING FEATURES

- 1 System (2 zones when applicable) HVAC System
- Mastic Sealed Duct Work
- Low E Windows

Included Natural Gas Equipment:
50 Gallon Gas Water Heater

Optional Natural Gas Equipment

- Gas Fireplace
- Gas Heat
- Gas Cooking



Standard Features (continued)

INTERIOR ITEMS

- 8' Ceilings On First And Second Floor (Per Plan)
- Colonial Trim Package - 2 1/4" Door Casing, 3 1/4" Base
- 'Shell White' Sherwin Williams Paint Color (Flat Finish) On Walls And Ceilings
- Hardwired Smoke And Carbon Monoxide Detectors
- Smart home package level 1 featuring ClareOne Smart Touch screen, Dimmer Module, Video Doorbell & 3 cable

- jacks or phone lines
- All Trim Painted Semi-Gloss Bright White
- Brushed Nickel Hinges/Doorknobs
- Six Panel Interior Doors
- Pre-wire for 2 Ceiling Fans
- Vinyl Coated Metal Shelving
- Handicap Accessible
- Pull Down Attic Stairs

County Water and Sewer,
Walking Distance to
Dining and Golf course

EXTERIOR ITEMS

- Colonial Elevation With Brick Accents or Craftsman Elevation with Stone Accents Included
- Front Covered Entryway
- Slab Foundation
- Hardie Board Siding With Stone or Brick Accents
- Raised Panel Shutters Included (Per Plan)
- Vinyl Trim (White)
- Limited Lifetime Architectural Roof Shingles
- Gutters And Downspouts
- 7' Overhead Garage Door (White)
- 6 Panel Fiberglass Front Door - Choice Of Paint Color
- Insulated Steel Door At Other Entrances (Per Plan)
- Vinyl Windows, Single Hung With Choice of 3 Patterns

- Concrete Driveway, Sidewalk & Rear Patio
- Sod (Front, Sides, and 10' off Rear), Irrigation & Shrub Package
- Neighborhood Mailbox
- Black Exterior Lighting Package With Post Light
- Front And Rear Hose Bibs
- One set of Floodlights
- 50 Gallon Water Heater
- 200 Amp Electric Service



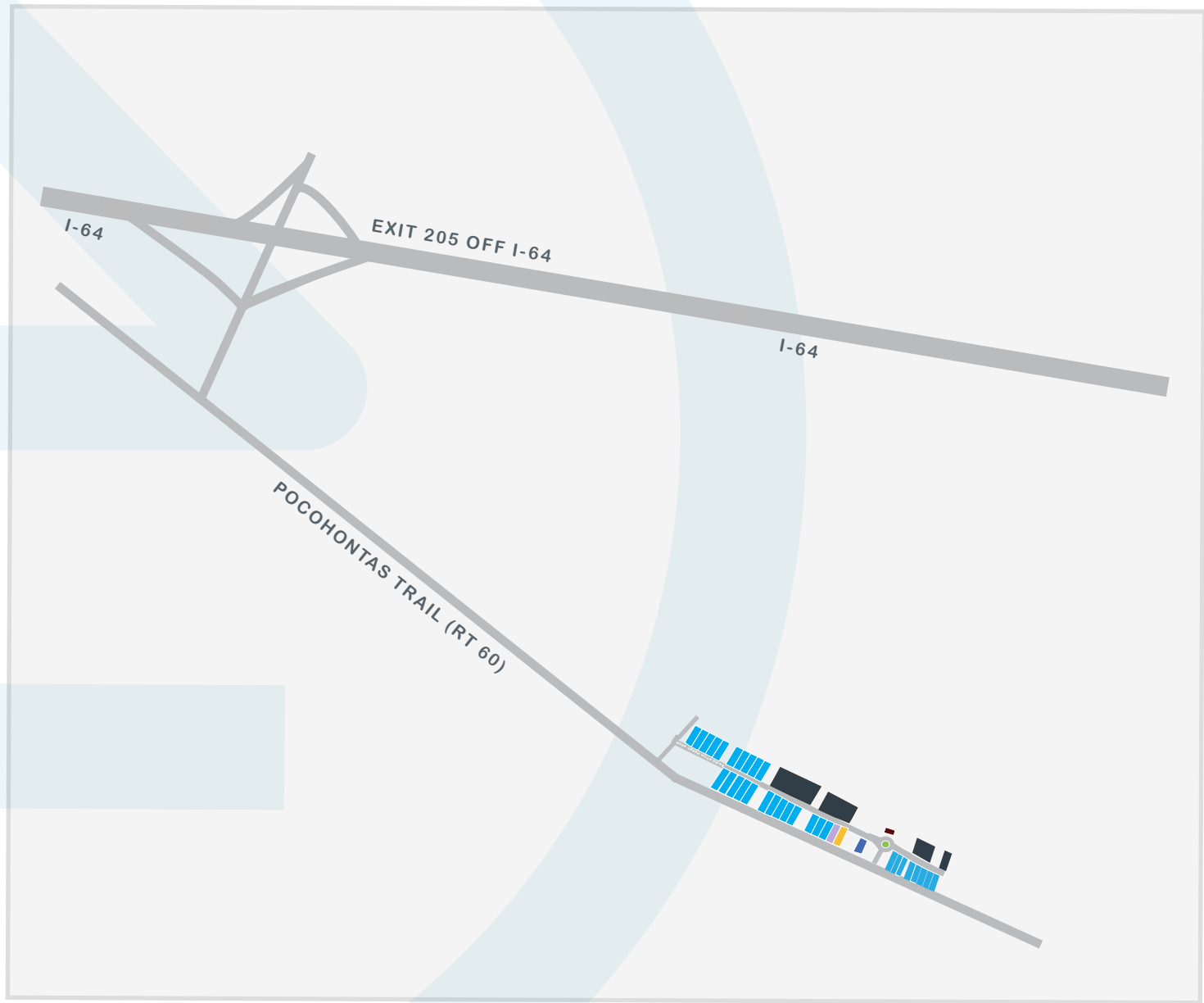
COMMON UPGRADES

- + 42" Upper Cabinets
- + Painted White Finish Cabinetry
- + Stainless Steel GE Appliance Package
- + Brushed Nickel Finish Plumbing Fixtures
- + Stainless Steel Kitchen Faucet
- + LVP Flooring Throughout Common Areas
- + Additional Recessed Lights
- + Semi-Frameless Shower Door In Master
- + Tile Shower Walls In Master
- + Tile Floors In Master

- + Raised, Elongated Commodes
- + Block, Wire, and Install Ceiling Fans
- + Additional Flood Light
- + ADA Shower Unit w/ Folding Bench Seat
- + Grab Bars
- + Gas Appliance Package
- + Upgraded Front Entry Door
- + Craftsman Interior Trim Package
- + Ceramic Tile in Master Bath

*All Information Deemed Reliable but not Guaranteed. Prices are Subject to Change Without Notice.
Builder Reserves Right to Substitute Materials and Change Standards and Pricing Without Notice.*

Area Map



Subdivision Map



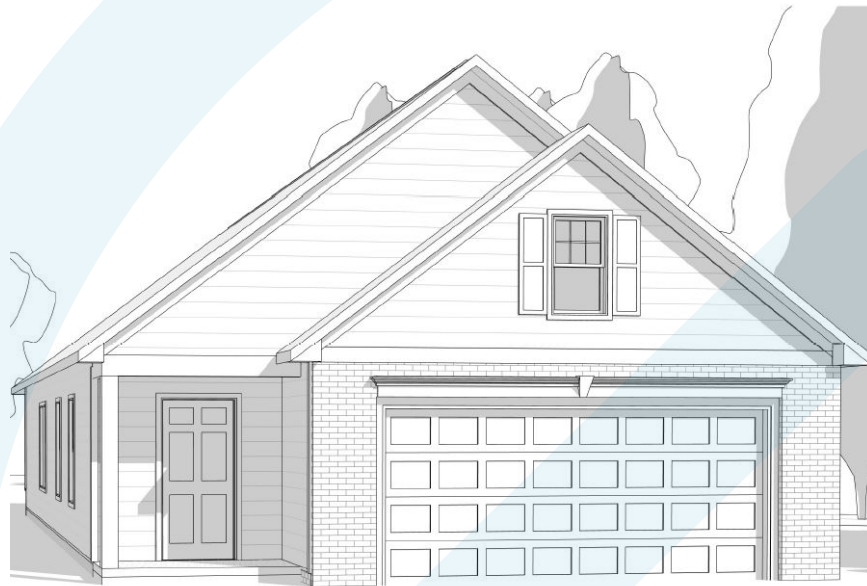
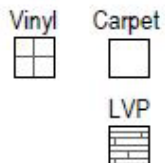
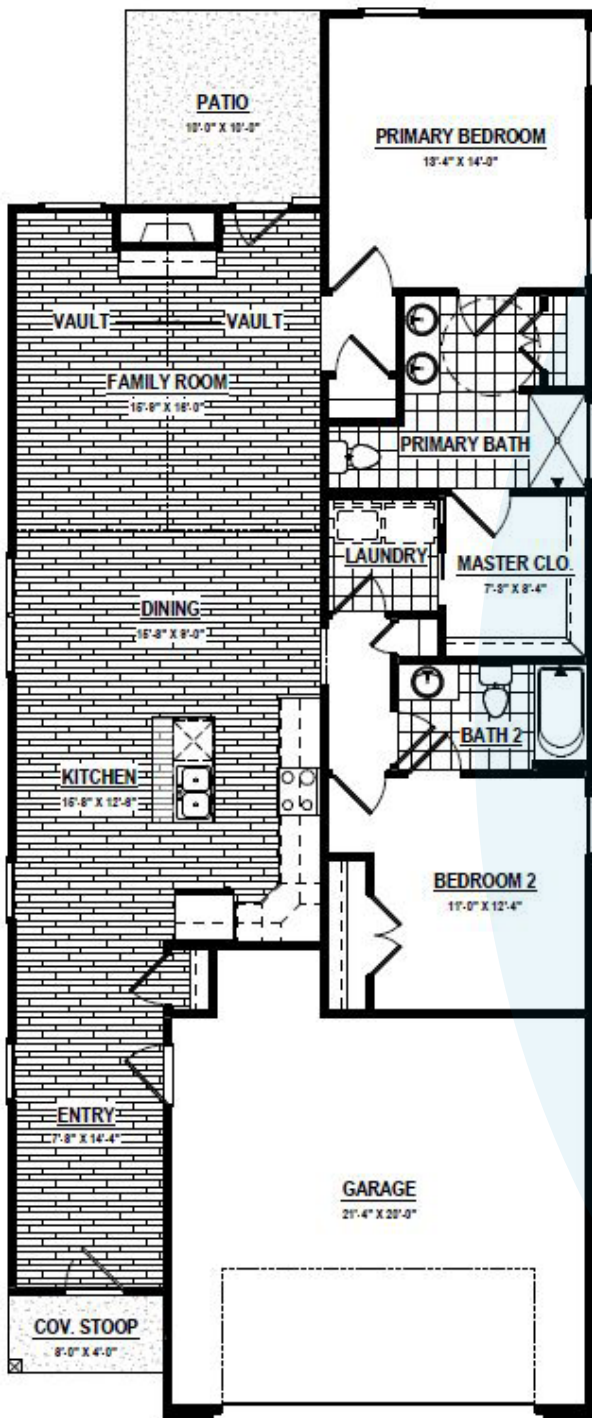
House Plans

PLAN	SQUARE FOOTAGE	BED/BATH	PRICE
THE QUINTON	1,461 SQ FT	3 BEDROOMS 2 BATHS 1-CAR GARAGE	\$280,950
THE YORK II	1,493 SQ FT	2 BEDROOMS 2 BATHS 2-CAR GARAGE	\$290,950
THE YORK	1,874 SQ FT	3 BEDROOMS 2 BATHS 2-CAR GARAGE	\$305,950

*All Information Deemed Reliable but not Guaranteed. Prices are Subject to Change Without Notice.
Builder Reserves Right to Subsitute Materials and Change Standards and Pricing Without Notice.*

Spec Home-Lot 7

THE YORK II



PLAN INFO

2 Bedrooms
2 Baths
2 Car Garage

HOME TYPE

Single Family
First Floor Living

SQUARE FOOTAGE

First Floor: 1,493 Sq Ft

Spec Home-Lot 7

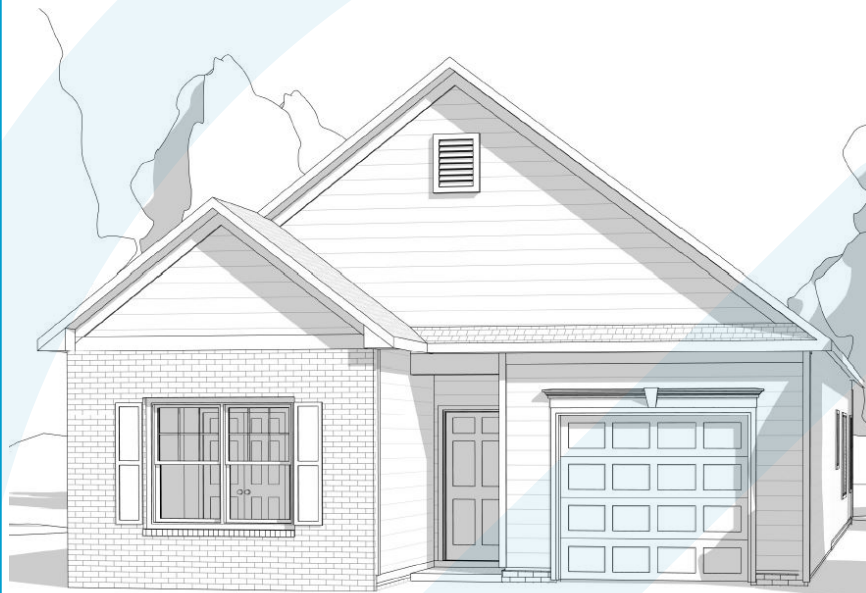
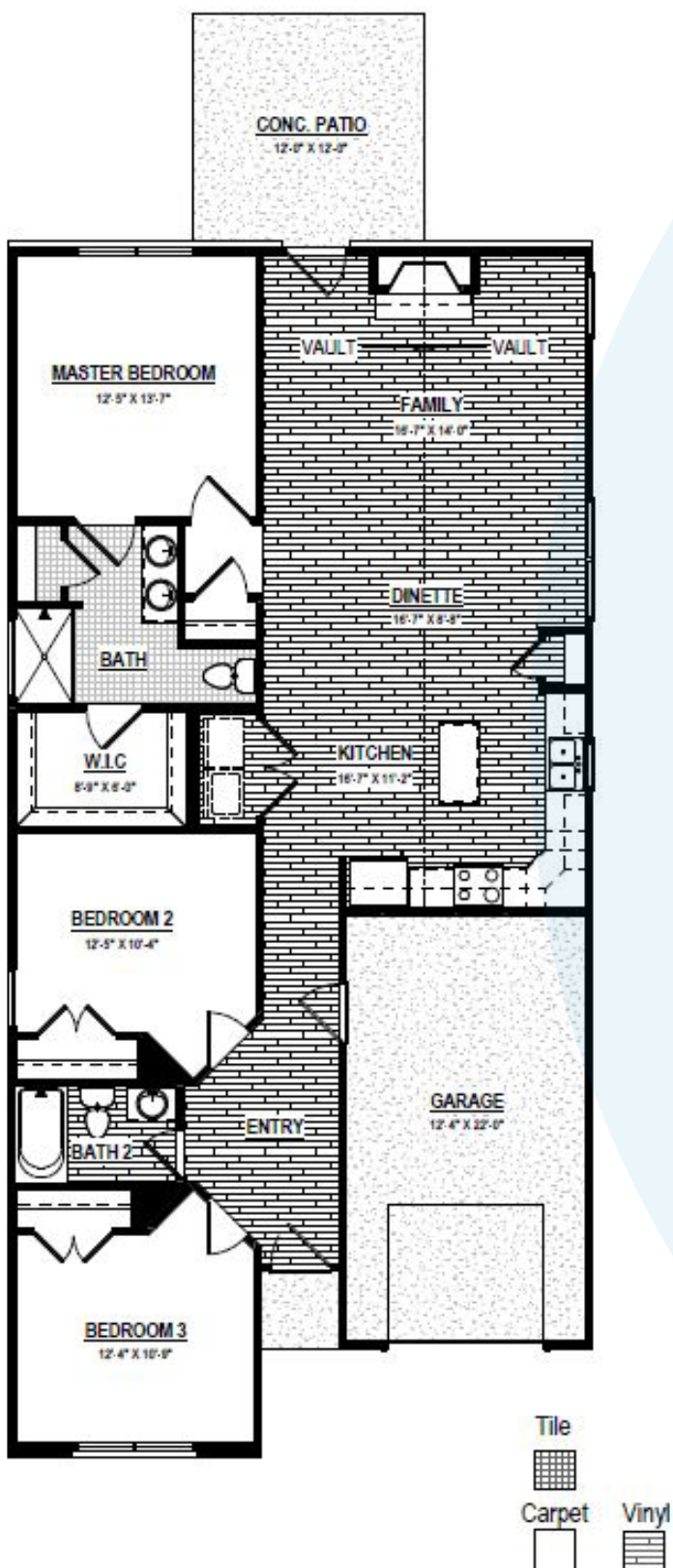
THE YORK II

Rock Creek Villas Lot 7 Spec Sheet

UPGRADES
Vaulted Ceiling in Family Room
5' Kitchen Island w/ 14" Overhang
S608 Craftsman Entry Door w/ 6 Grids and Clear Glass
Plymouth Bronze Exterior Handleset on Front Door
Two Base Level Pendant Lights Installed Over Kitchen Island
Brantford Stainless Steel Kitchen Faucet
Dartmoor Bronze Bathroom Faucets in All Baths
Dartmoor Bronze Shower Plumbing in All Baths
Ceiling Fan Installed in Bronze Family Room
Raised Toilet in Primary Bath
Gas Fireplace w/ Slate Surround and Wescott Mantel
LVP (V-Evo Durato) in Entry, Kitchen, Dining, and Family
Bronze Shower Rods in All Baths
Waterfront Bronze Bath Accessories in All Baths
Stratus Knobs in Bronze Throughout
FINAL SALES PRICE \$315,206

Spec Home-Lot 53

THE QUINTON



PLAN INFO

3 Bedrooms
2 Baths
1 Car Garage

HOME TYPE

Single Family
First Floor Living

SQUARE FOOTAGE

First Floor: 1,466 Sq Ft

Spec Home-Lot 53

THE QUINTON

Rock Creek Villas Lot 53 Spec Sheet

UPGRADES
Vaulted Ceiling in Family
Gas Fireplace w/ Slate Surround and Wescott Mantel
Base Level Ceramic Tile Flooring in Master Bath
OPS-6036-RS Shower Unit w/ ADA/ANSI Grab Bar and Seat
Corelogic Vinyl Flooring in Entry, Kitchen, Dinette, Family, and Laundry
Moen Chateau Handheld Sprayer in Chrome in Master Bath
48" x 24" Kitchen Island
Raised Toilet in Master Bath
Ceilings Painted White
Ceiling Fan Installed in Family Room
Base Level Pendants Installed Over Island
Stainless Steel Electric Appliance Package
Arbor Stainless Steel Kitchen Faucet
Eva Chrome Bathroom Faucets in Primary Bath
FINAL SALES PRICE \$296,256

The Quinton



CRAFTSMAN ELEVATION



PLAN INFO

3 Bedrooms
2 Baths
1 Car Garage

HOME TYPE

Single Family
1-Story

SQUARE FOOTAGE

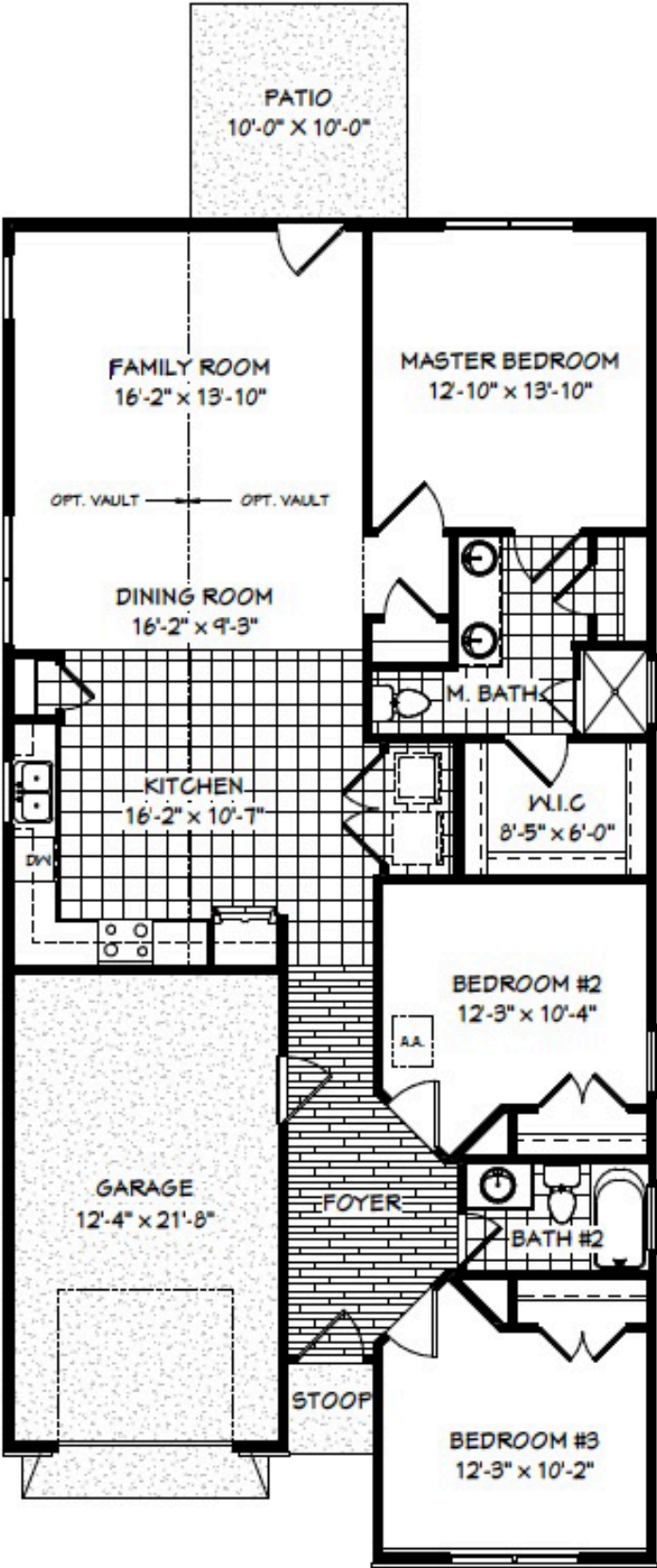
First Floor: 1,461 Sq Ft
Opt. Screen Porch: 96 Sq Ft

COLONIAL ELEVATION

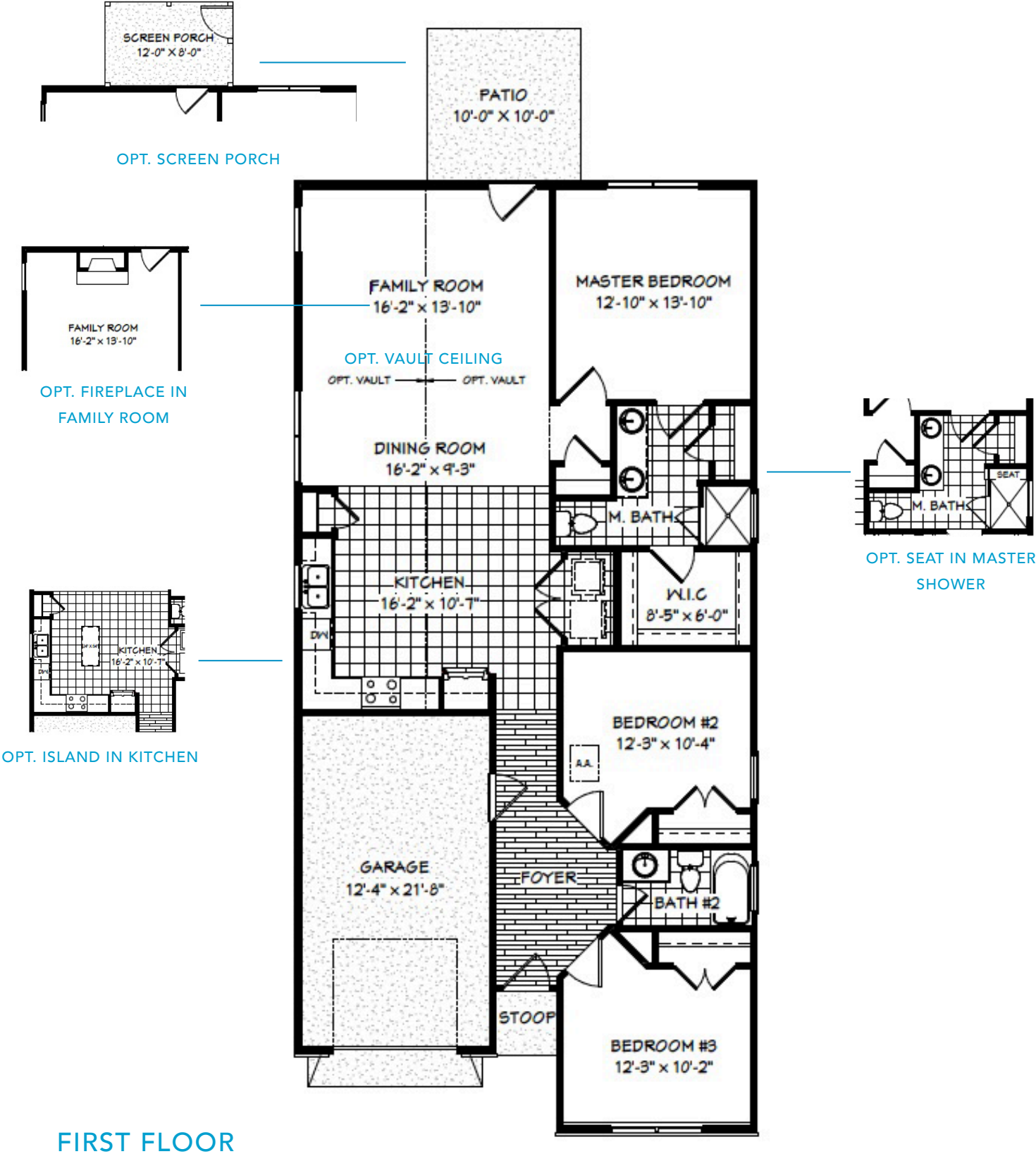


**Upgraded All Brick Finish
Option (Not Shown): \$21,000**
Ask for more details

FIRST FLOOR



SHURM HOMES' HOME PLANS | THE QUINTON OPTIONS





The York II

CRAFTSMAN ELEVATION



PLAN INFO

2 Bedrooms
2 Baths
2 Car Garage

HOME TYPE

Single Family
One Story

SQUARE FOOTAGE

First Floor: 1,493 Sq Ft

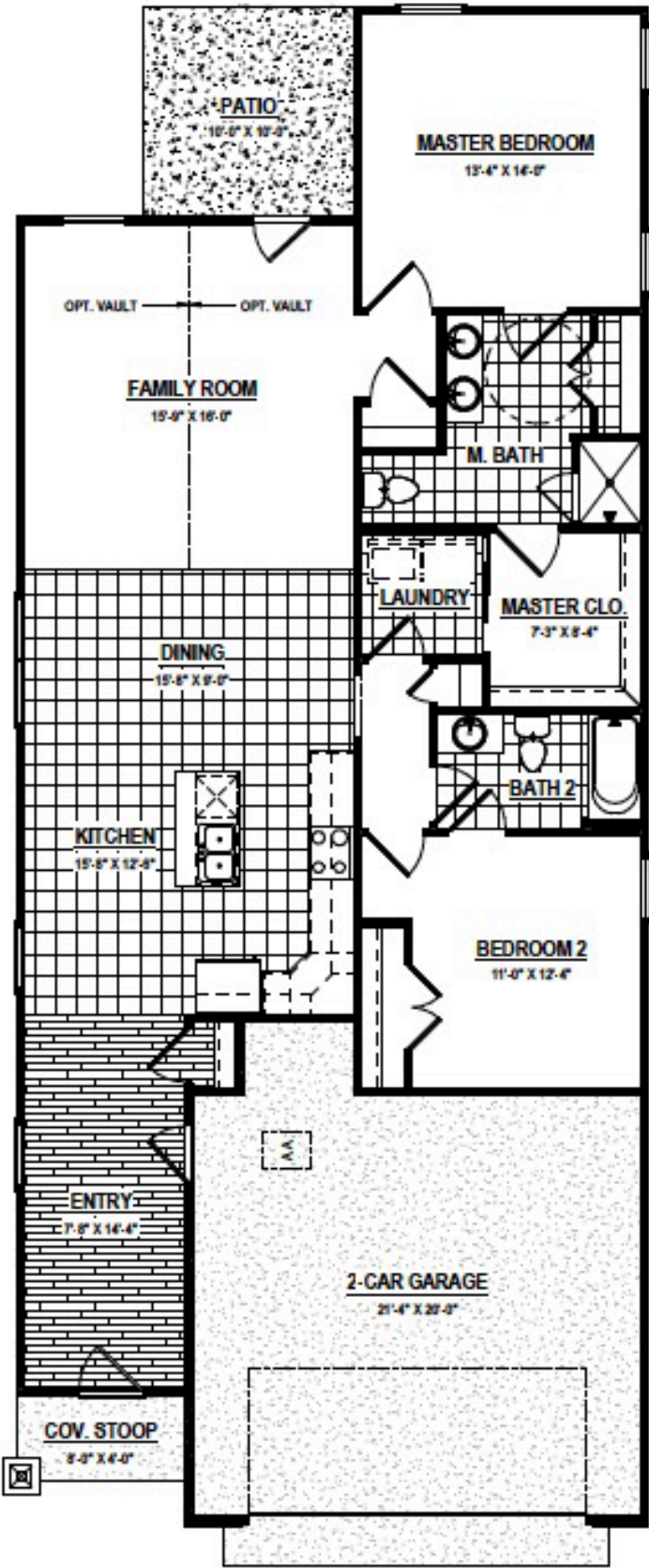
COLONIAL ELEVATION



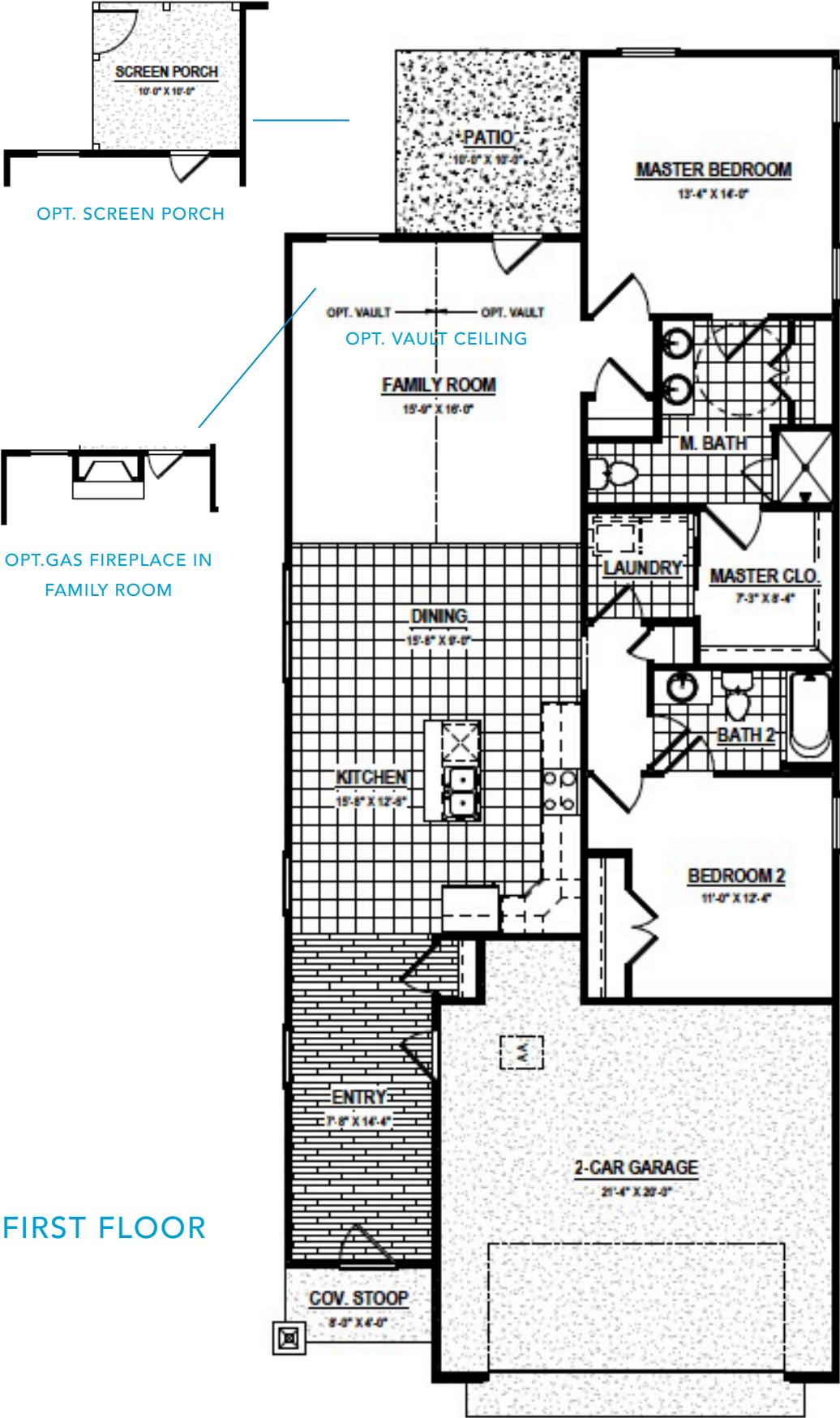
**Upgraded All Brick Finish
Option (Not Shown): \$24,500**

Ask for more details

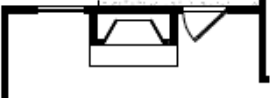
FIRST FLOOR



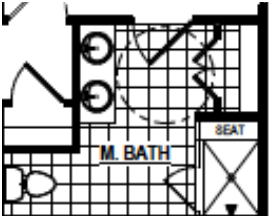
SHURM HOMES' HOME PLANS | THE YORK II OPTIONS



OPT. SCREEN PORCH



OPT.GAS FIREPLACE IN FAMILY ROOM



OPT. SEAT IN MASTER SHOWER

FIRST FLOOR



The York

CRAFTSMAN ELEVATION



PLAN INFO

2-4 Bedrooms

2-3 Baths

2 Car Garage

HOME TYPE

Single Family

Two Story

SQUARE FOOTAGE

First Floor: 1,511 Sq Ft

Second Floor Loft/Bedroom: 363 Sq Ft

Opt. Bath 3: 64 Sq Ft

Opt. Bedroom 3: 177 Sq Ft

Opt. Bedroom 4: 157 Sq Ft

Total Finished: 1,874-2,272 Sq Ft

COLONIAL ELEVATION

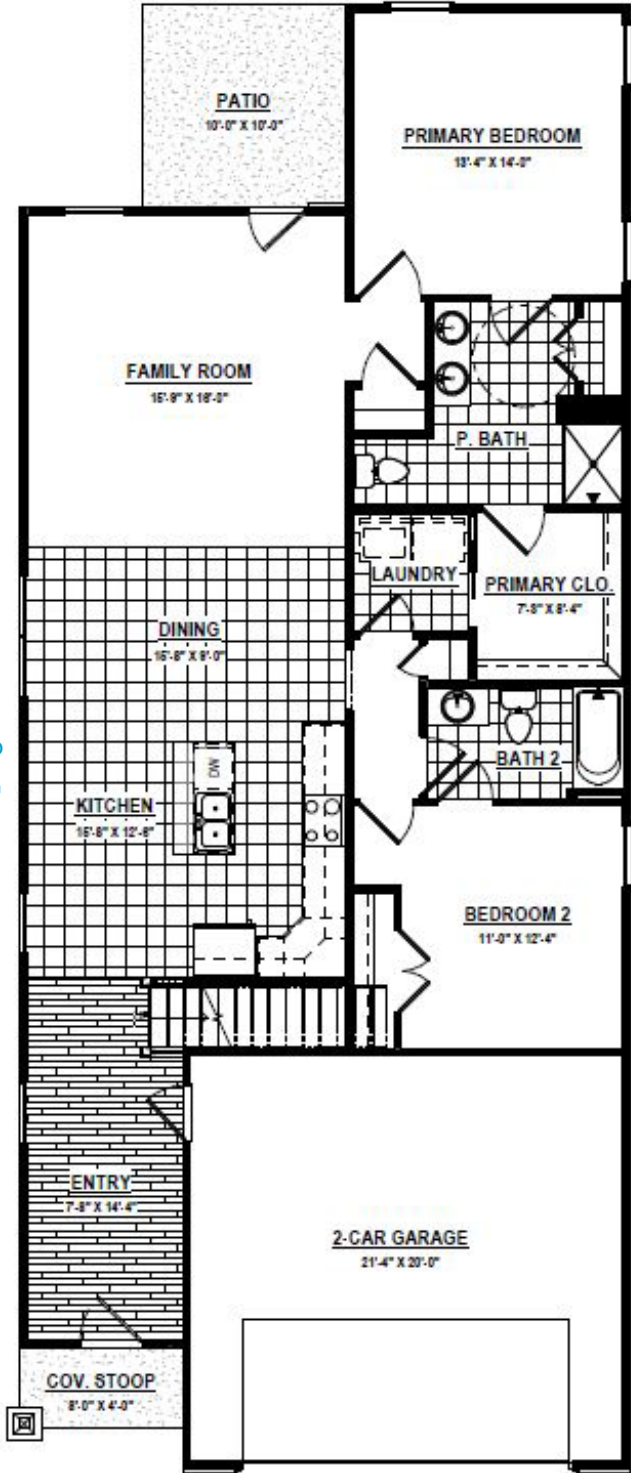


**Upgraded All Brick Finish
Option (Not Shown): \$35,000**

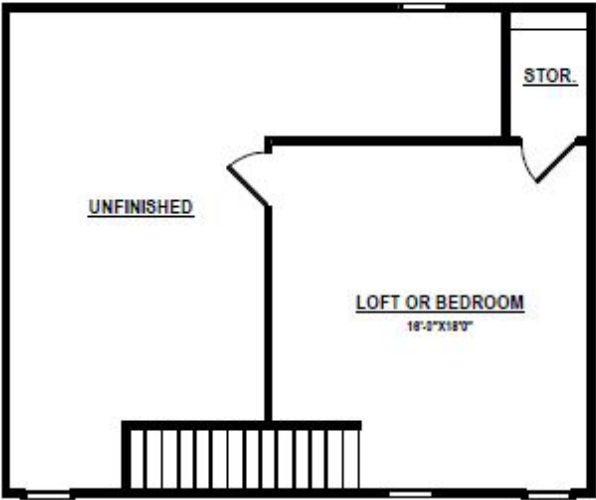
Ask for more details

SHURM HOMES' HOME PLANS | THE YORK

FIRST FLOOR



SECOND FLOOR



SHURM HOMES' HOME PLANS | THE YORK OPTIONS

