

Price List



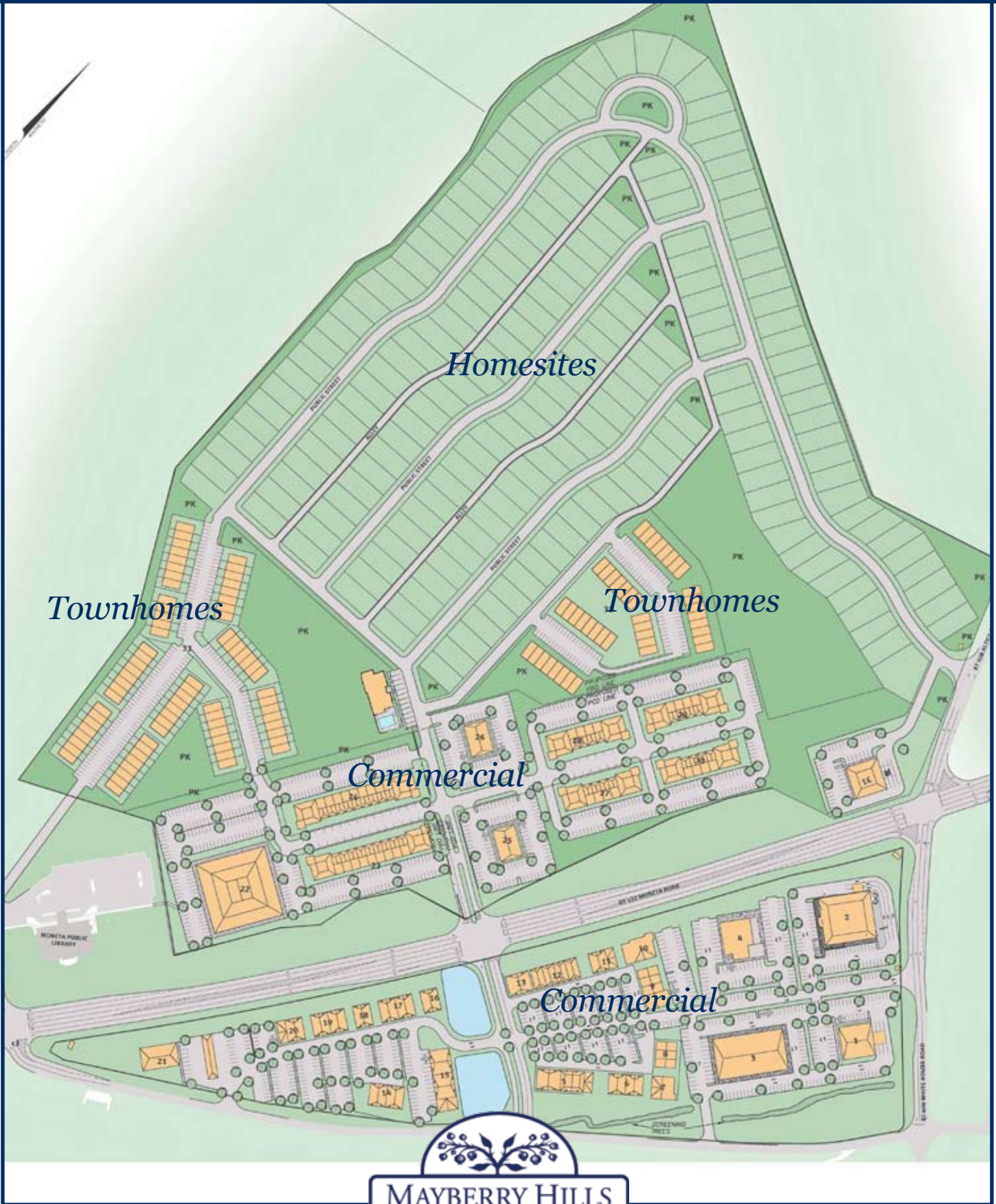
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Amenities



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Amenities

Mayberry Hills

Welcome to Mayberry Hills, where a “*slice of the simple life*” is just around the corner. Mayberry Hills offers a variety of amenities that provide year-round enjoyment and create a sense of community. Take a brief stroll to the library, meet neighbors at the pool or clubhouse, sip a latte at the coffee shop, or peruse the shops in Downtown Moneta at Smith Mountain Lake. So come join us and pick out your “*slice of the simple life.*”

Community Features

- Landscaped entrances
- Lawn care services
- Street lighting
- Curbs and guttering
- Pool/clubhouse access
- Park and green space access
- Garbage pick-up
- Snow removal
- Lit Parking Areas
- Security monitoring
- Concrete sidewalks



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Single Family Features

EXTERIOR

- Concrete Driveways
- Sodded Yards
- Landscaped Areas
- Black Dimensional Shingles
- White Vinyl Windows
- Vinyl Cornice and Rake Overhangs
- Concrete Patio and Walks
- Treated Decks (Homes with Basements) 10X12
- Vinyl Siding, Brick to Grade
- Front Door- 6 Panel
- Flood Light in Rear
- Wall Mount Light at each Exterior Door
- Utility Room (Homes without Basements)
- Vinyl Railings where required
- Insulated Sliding Patio Doors
- Vinyl Shutters Per Plan
- Aluminum Gutters

INTERIOR

- 9' 1ST Floor Ceilings
- 8' 2nd floor Ceilings
- 8'8" Basement Ceilings
- Interior Doors- Arch Top Raised Panel
- 3 1/4 " Casings
- 5 1/4 " Base
- Smooth Painted Ceilings
- Walls: Flat Latex One Color
- Trim: White Latex Gloss
- Carpet in Bedroom, Family Areas, and Staircase
- Vinyl in Baths, Kitchens, & Foyer
- Paddle Fan Rough ins in Bedroom and Family Room
- Upgraded Plumbing Fixtures
- Upgraded Appliances
- Upgraded Cabinets with Tile Splash
- Rough in Baths (Homes with Basements)
- Electric Fireplaces with Mantles



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Single Family Features

INTERIOR (Cont.)

- Mirrors over Bathroom Sinks
- Brass or Chrome Knobs
- Upgraded Lighting Packages
- Ventilated Vinyl Coated Closet

Shelving

- On Cue Security and Monitoring
- County Water and Sewer
- AEP Electric
- 2 Zoned Heat Pumps

OPTIONAL UPGRADES

- Appliances
- Upgraded Moldings
- Floor Coverings
- Cabinets
- Counter Tops
- Plumbing Fixtures
- Lighting

OPTIONS

- 1 Car Garage- Basement or Detached
- 2 Car Garage Detached
- Finished Basements
- Optional Front Elevations
- Porch Railings

MEDIA OPTIONS

- Multi- Room Music
- Surround Sound
- Intercom
- Automatic Lighting Control



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THE CAPE



The Cape

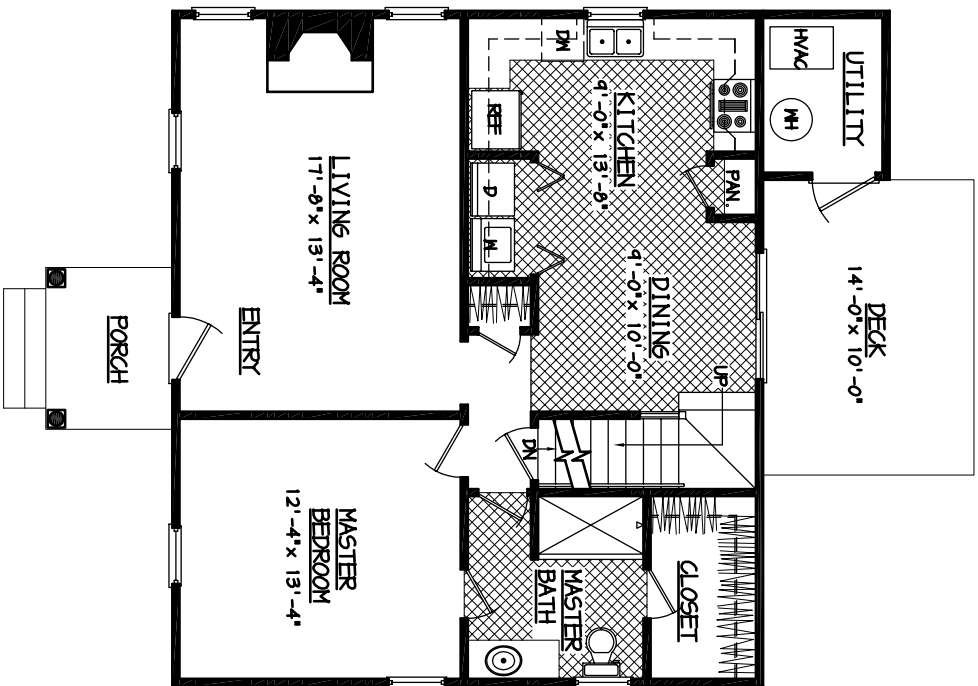
Mayberry Hills, Smith Mountain Lake's only Traditional Neighborhood Development, offers a variety of classic Single-family homes. Each home is within easy walking distance of all shopping and dining in Downtown Moneta. With Smith Mountain Lake just a few minutes away, Mayberry Hills is the perfect place to call home.

- *Main-level master suite*
- *Electric fireplace*
- *Double-closet in bedroom 2*
- *Large kitchen area*
- *Laundry on main level*
- *Bedrooms: 3*
- *Bathrooms: 2*

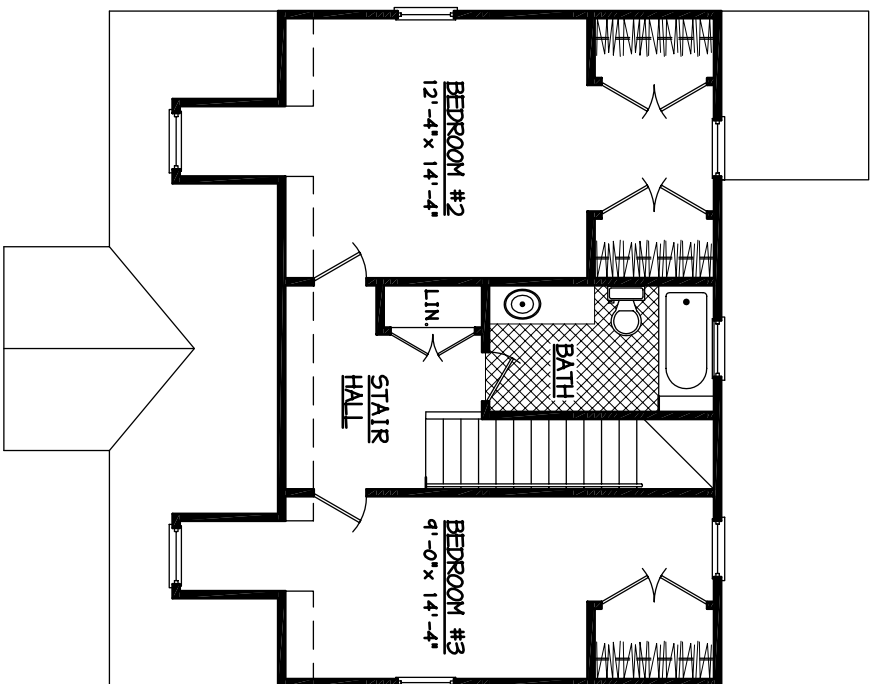


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THE CAPE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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THE WILLOW



The Willow

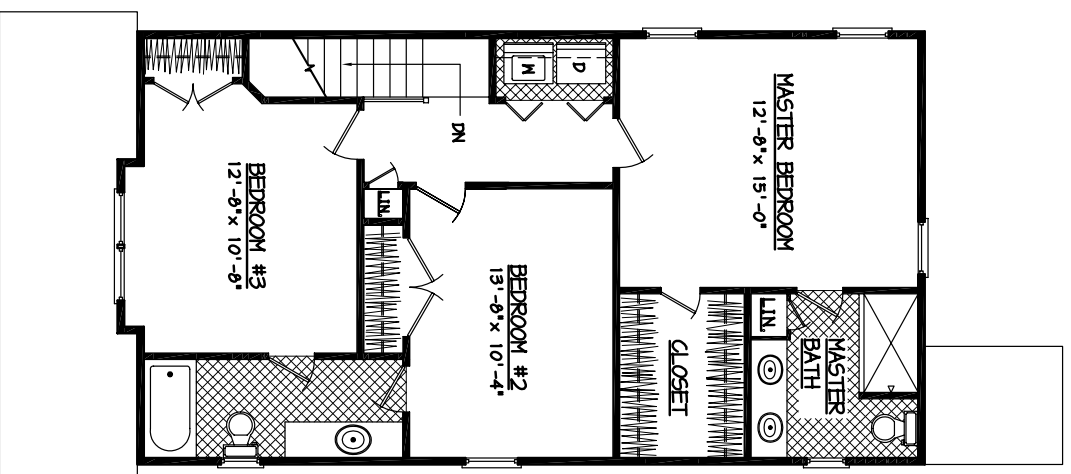
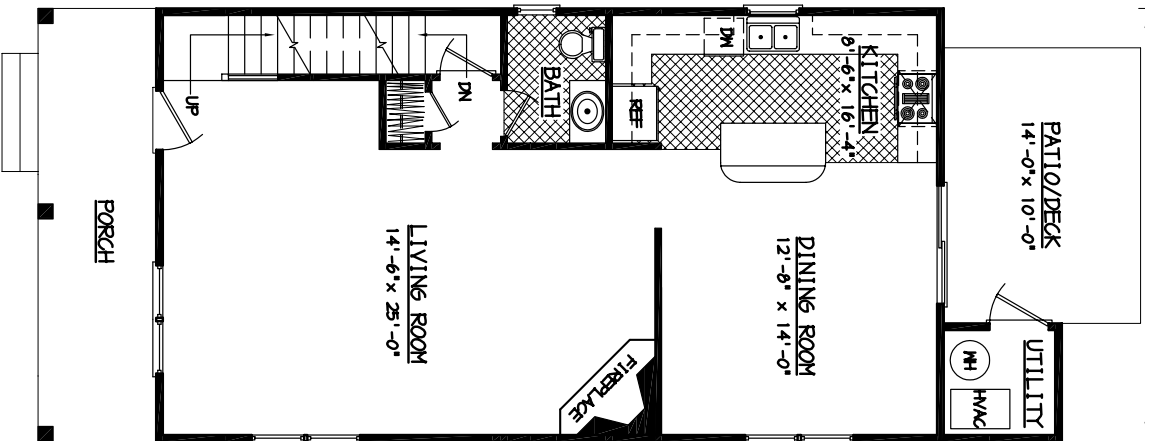
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- *Corner electric fireplace*
- *Optional elevations*
- *Large kitchen with island*
- *Laundry near sleeping quarters*
- *Jack-and-Jill shared bathroom*
- *Bedrooms: 3*
- *Bathrooms: 2.5*



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THE WILLOW



FIRST FLOOR PLAN

SECOND FLOOR PLAN

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THE GRACEMERE



The Gracemere

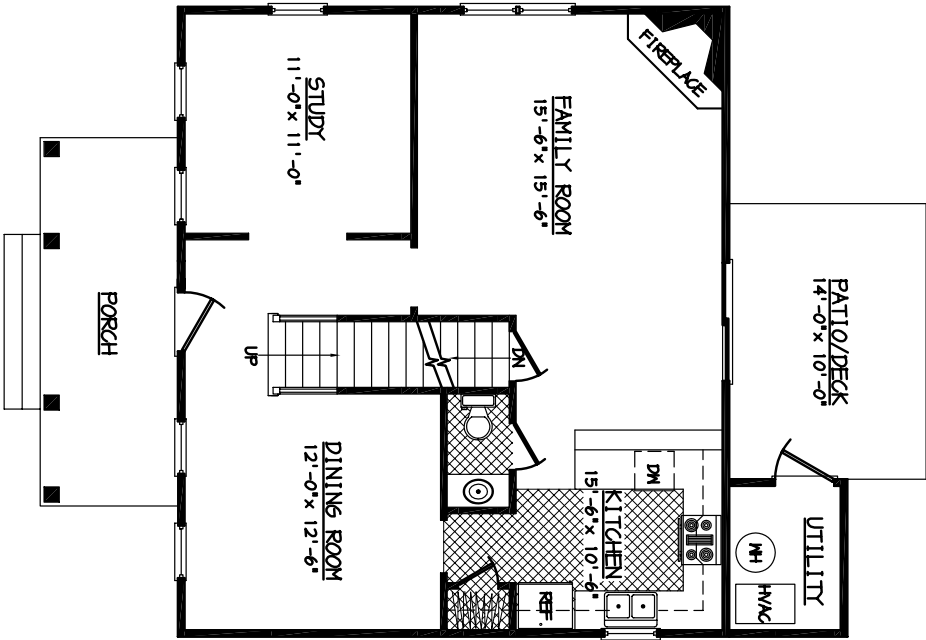
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- *Open floor plan*
- *Main-level study/office*
- *Huge master suite closet*
- *Optional second-level covered porch*
- *Optional elevations*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

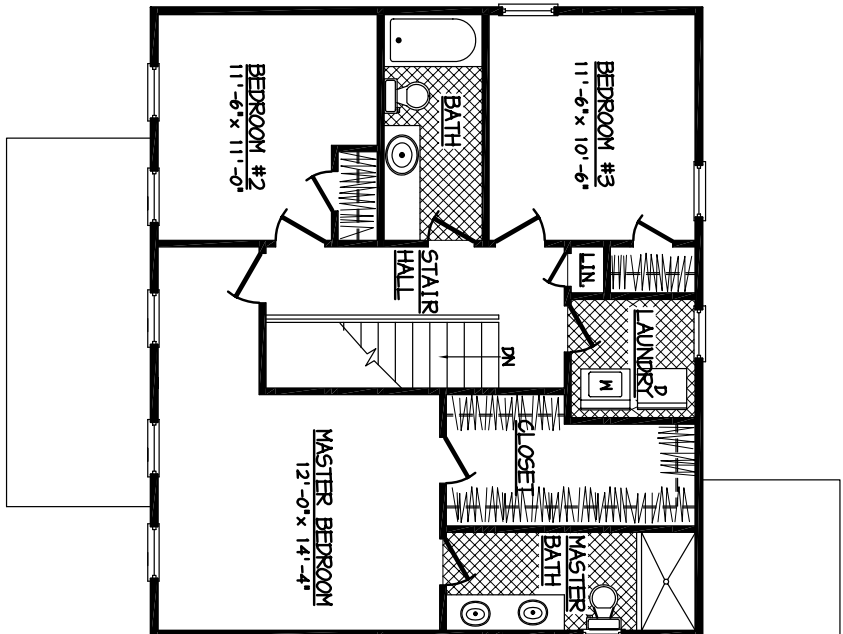


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THE GRACEMERE



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THE GLENBROOK



The Glenbrook

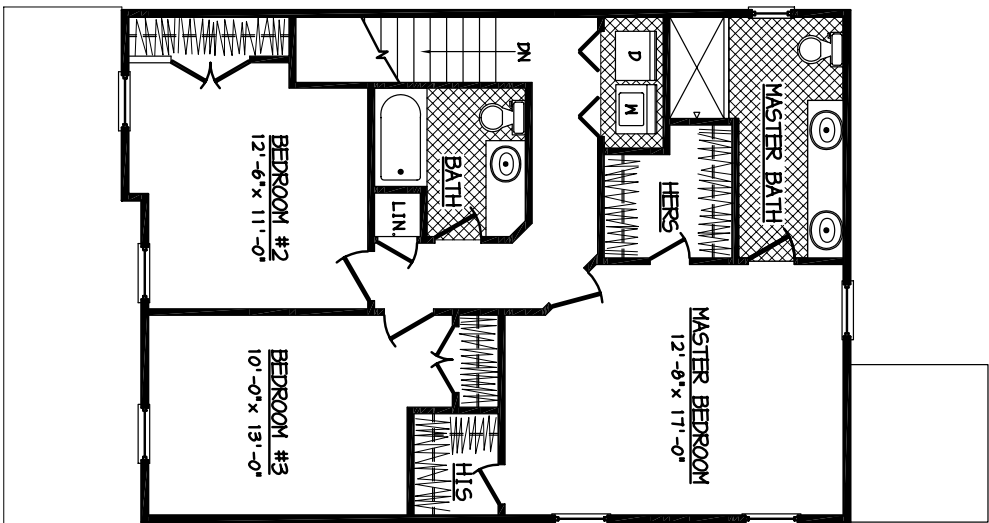
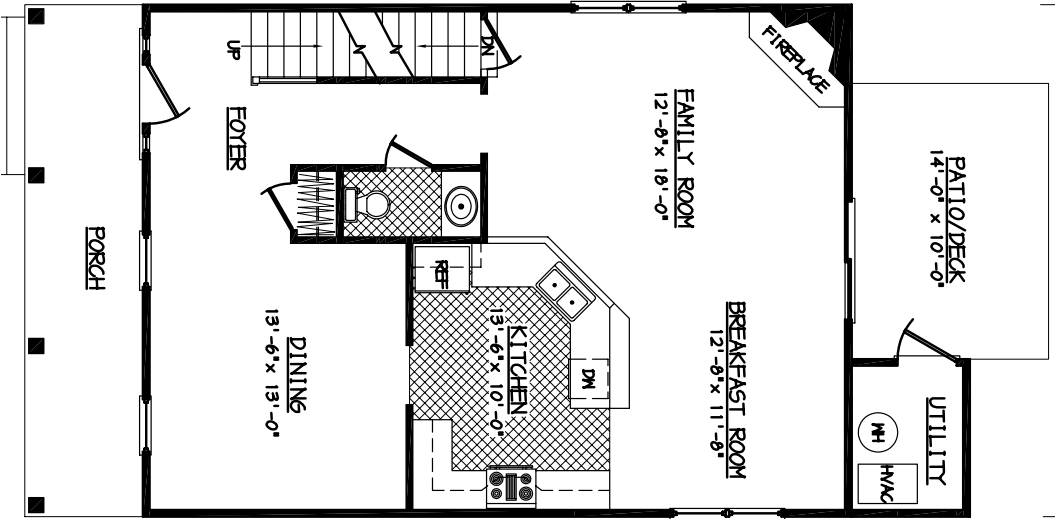
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- *Open floor plan*
- *His-and-her walk-in closets*
- *Formal dining area*
- *Large front porch*
- *Corner electric fireplace*
- *Bedrooms: 3*
- *Bathrooms: 2.5*



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MAYBERRY HILLS
Downtown Moneta



THE IVY GABLES



The Ivy Gables

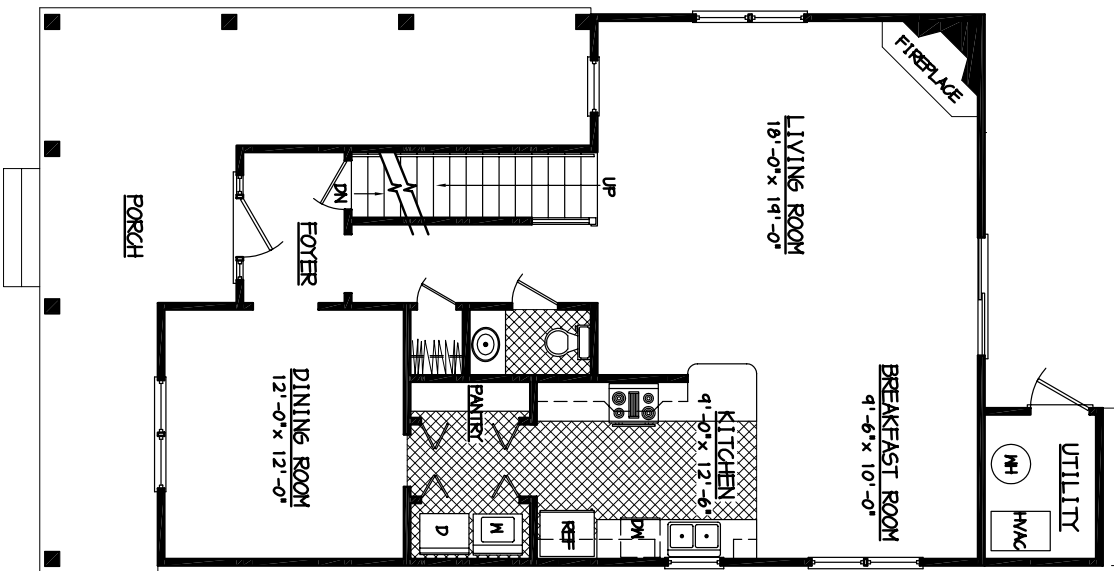
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- *Galley kitchen*
- *Corner electric fireplace*
- *Jack-and-Jill shared bathroom*
- *Elegant formal dining area*
- *Open floor plan suitable for entertaining*
- *Wrap-around front porch*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

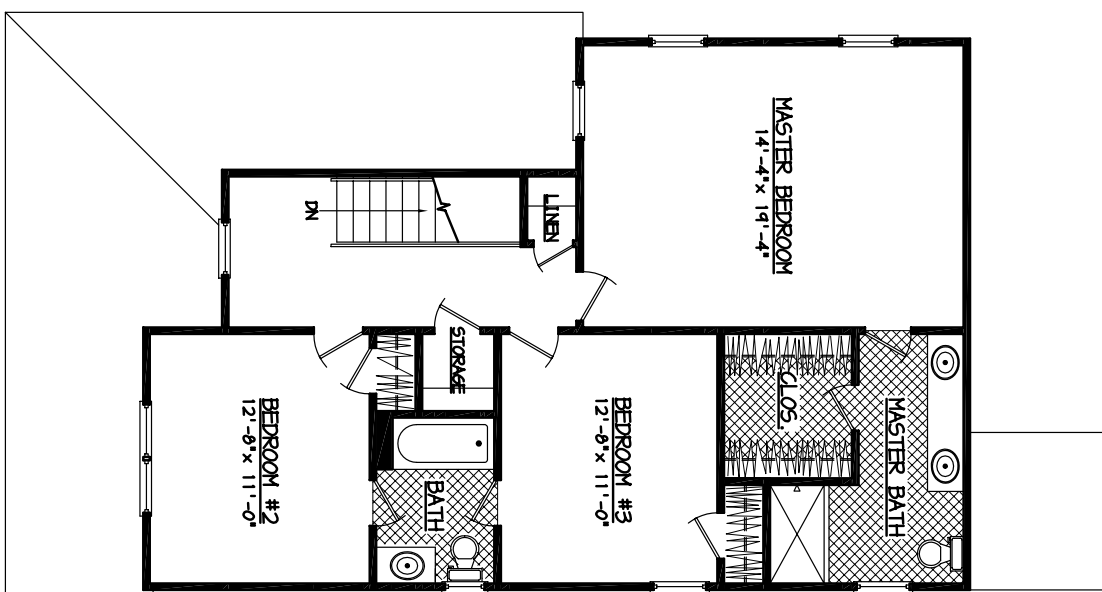


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THE IVY GABLES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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THE GABLES



The Gables

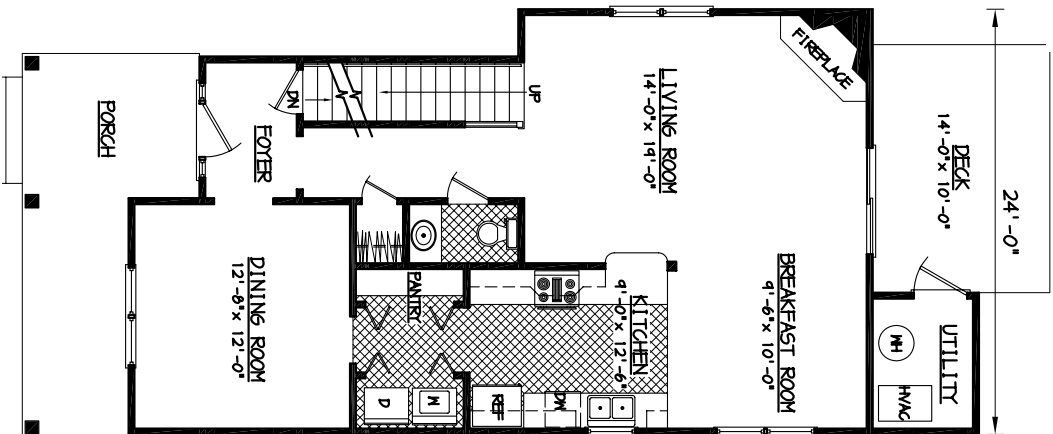
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- *Galley kitchen*
- *Corner electric fireplace*
- *Jack-and-Jill shared bathroom*
- *Elegant formal dining area*
- *Open floor plan suitable for entertaining*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

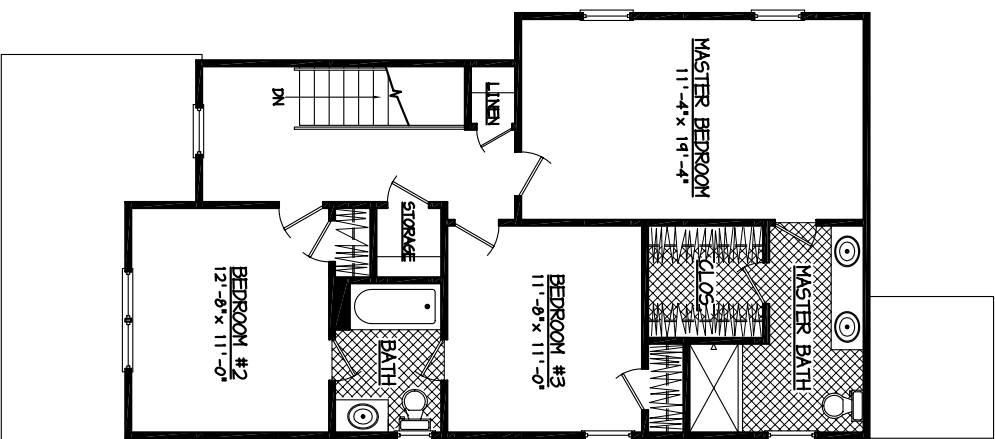


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THE GABLES



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SECOND FLOOR PLAN

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THE DOVER



The Dover

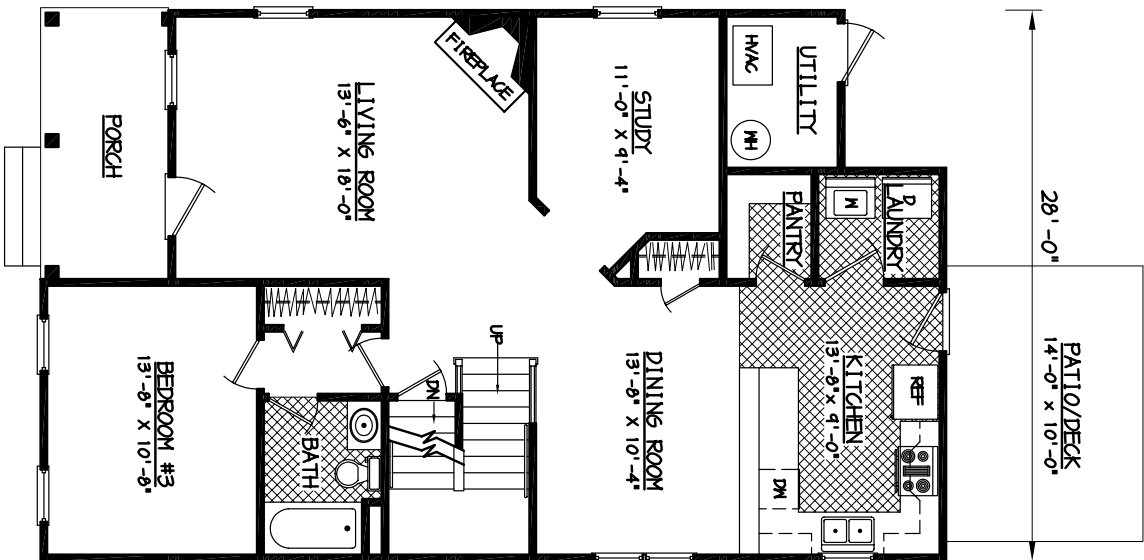
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- *Large master suite with sitting area*
- *Main-level study/office*
- *Main-level bedroom*
- *Large walk-in pantry*
- *Walk-in laundry*
- *Second-level open to main-level*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

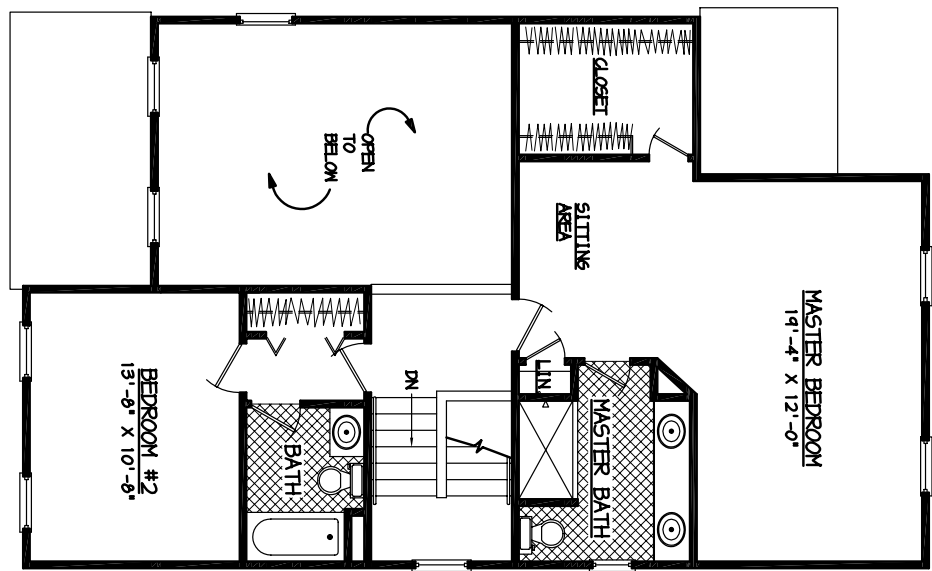


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THE DOVER



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SECOND FLOOR PLAN

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THE ROSELEIGH



The Roseleigh

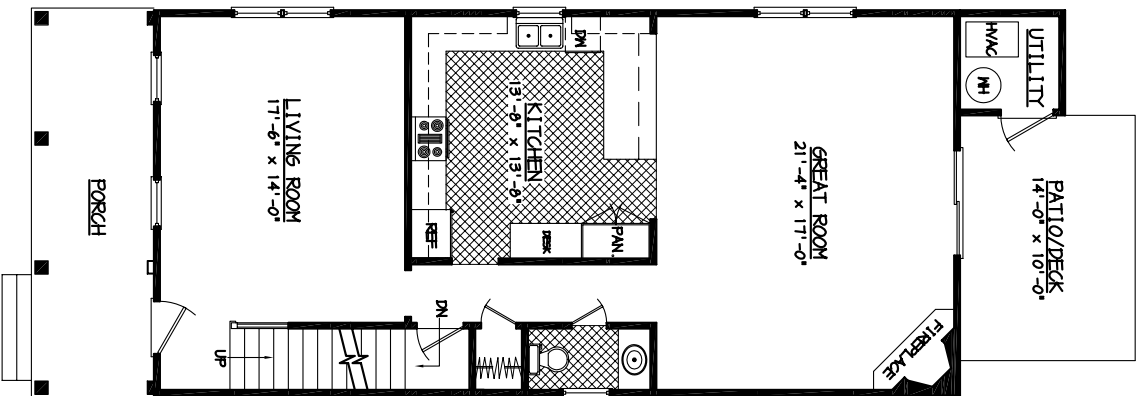
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- *Large kitchen*
- *Living area and great room on main-level*
- *Large walk-in master suite closet*
- *Corner electric fireplace*
- *Walk-in laundry*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

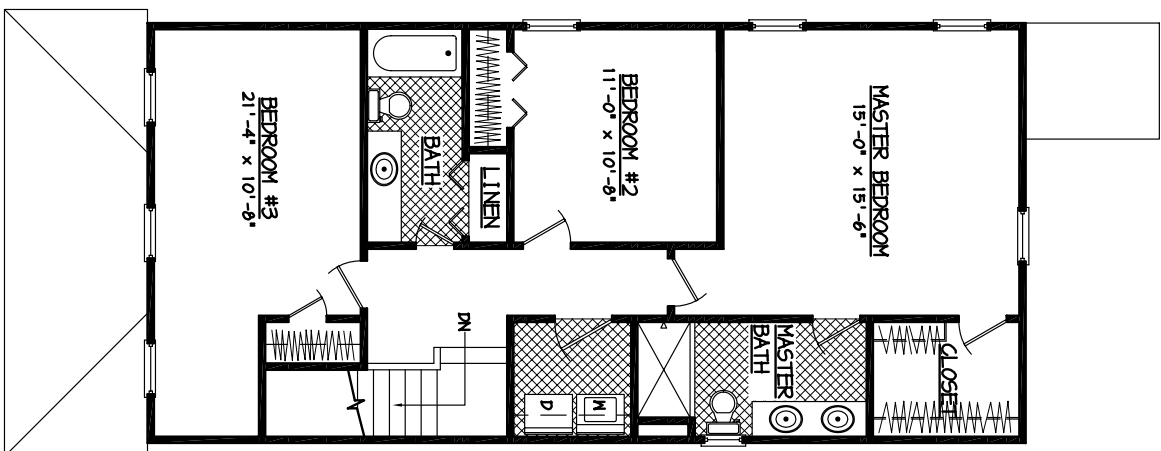


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THE ROSELEIGH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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THE CHARLESTON



The Charleston

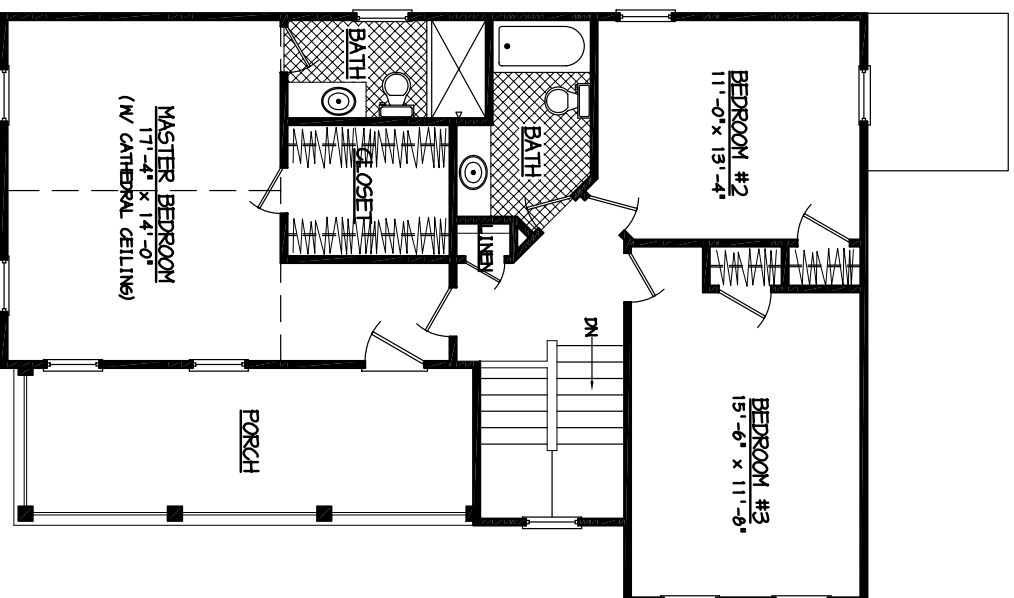
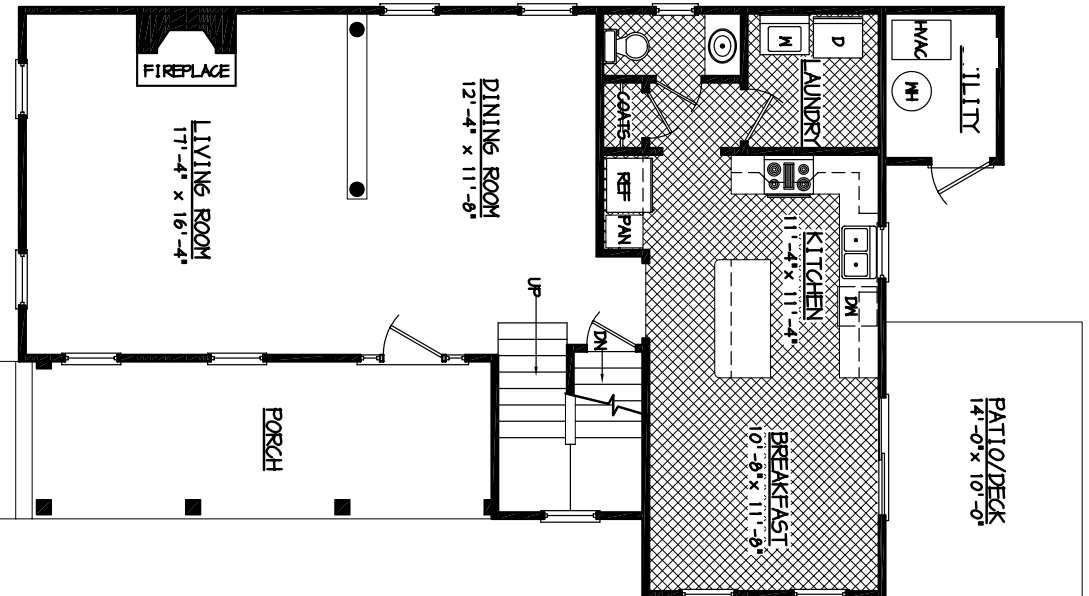
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- *Large eat-in kitchen with island*
- *Cathedral ceiling in master suite*
- *Walk-in laundry on main-level*
- *Walk-in closet in master suite*
- *Electric fireplace*
- *Covered balcony off master suite*
- *Bedrooms: 3*
- *Bathrooms: 2.5*



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THE CHARLESTON



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THE BAY



The Bay

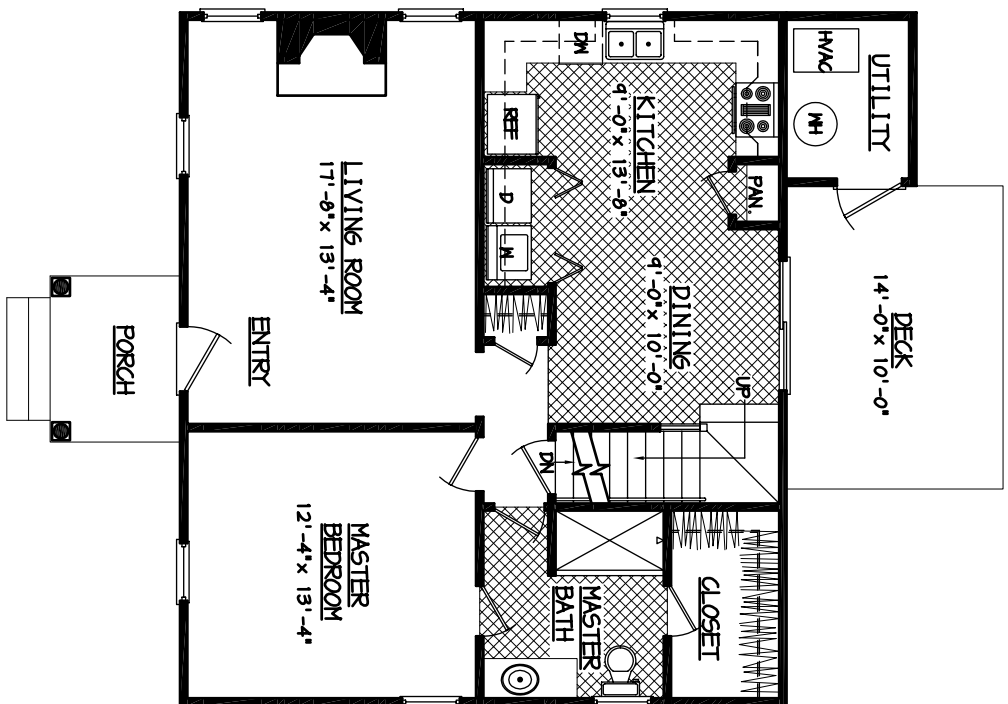
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- *Master suite on main-level*
- *Galley kitchen*
- *Five bedrooms*
- *Bay window*
- *Formal dining area*
- *Bedrooms: 5*
- *Bathrooms: 3*

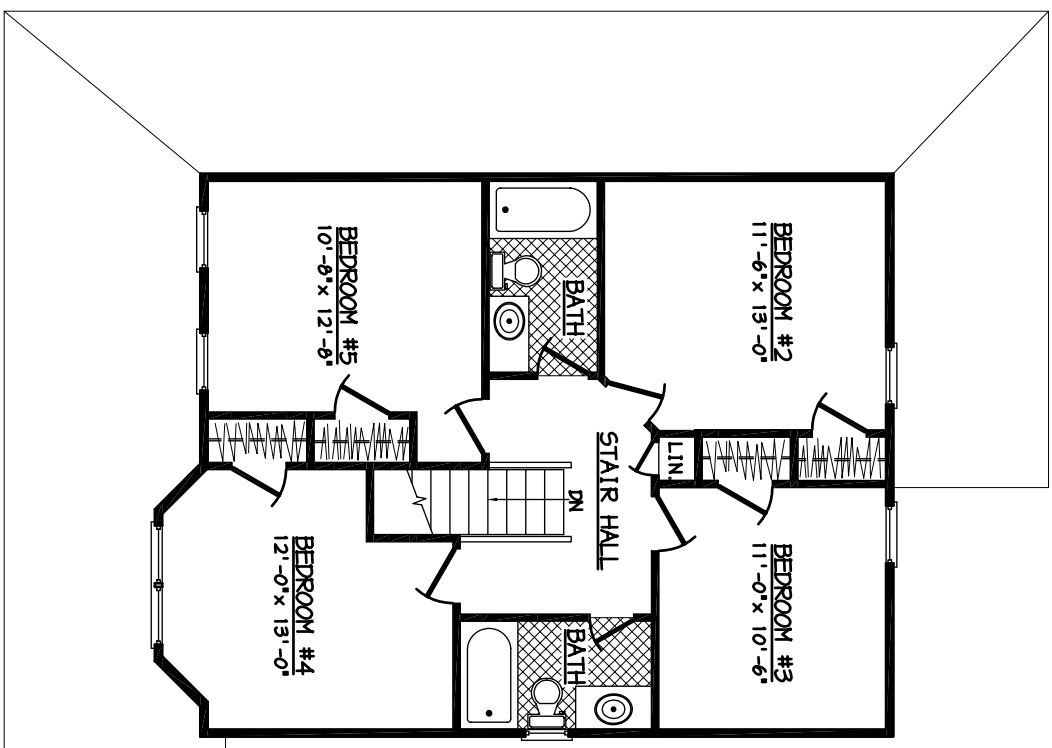


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THE BAY



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SECOND FLOOR PLAN

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THE VICTORIA



The Victoria

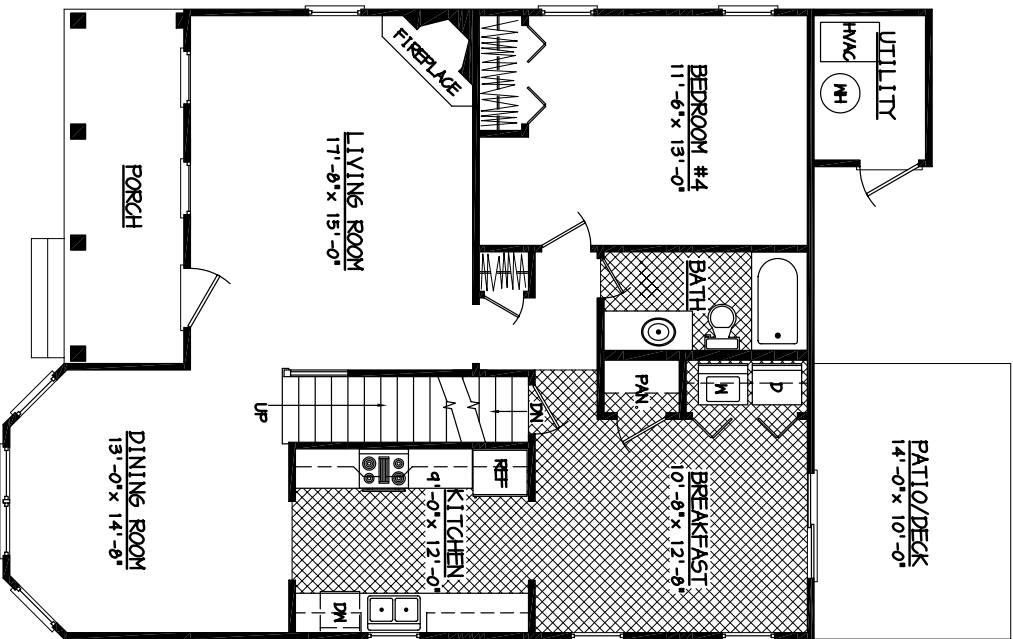
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- *Large master suite with sitting room*
- *Two closets in master suite*
- *Bedroom with bath on main-level*
- *Four bedrooms*
- *Natural light invited indoors with many windows*
- *Bedrooms: 4*
- *Bathrooms: 3*

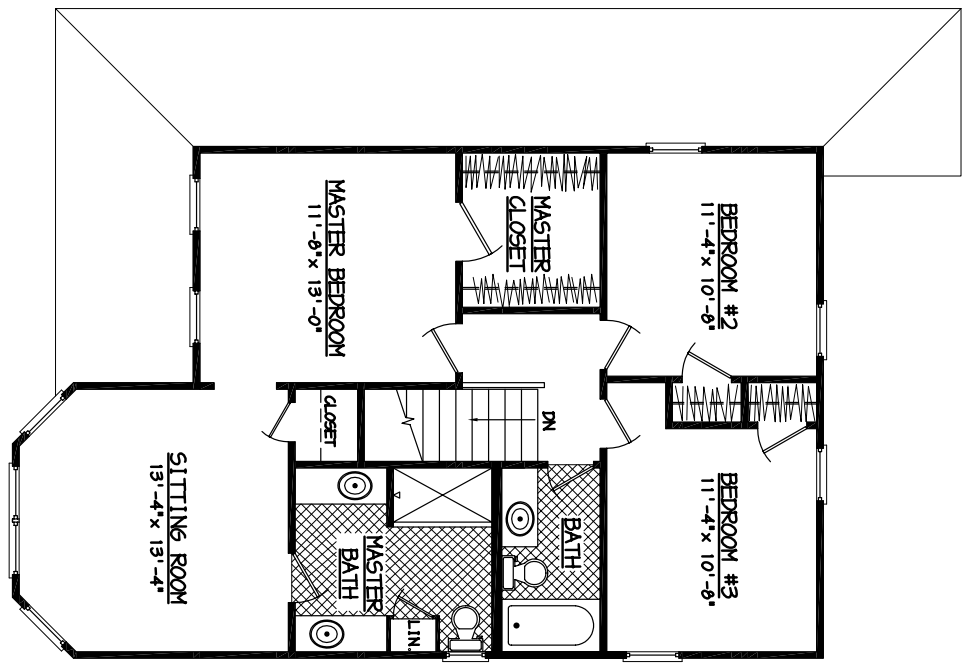


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THE VICTORIA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Mayberry Villas Features

EXTERIOR

- Sodded Yards
- Landscaped Areas
- Street lights, curb & guttering, sidewalks
- Black Dimensional Shingles
- White Vinyl Windows
- Vinyl Cornice and Rake Overhangs
- Concrete Patio and Walks
- Treated Decks (Homes with Basements) 10 x 12
- Vinyl Siding, Brick to Grade
- Front Door – 6 Panel
- Flood Light in Rear
- Wall Mount Light at each Exterior Door
- Utility Room (Homes without Basements)
- Vinyl Railings where required
- Insulated Sliding Patio Doors
- Vinyl Shutters Per Plan
- Aluminum Gutters
- Vinyl/Brick Front Elevations

- Maintenance: Landscaping, Snow removal, Trash removal, Lawn care

INTERIOR

- 8' 1ST Floor Ceilings
- 8' 2nd floor Ceilings
- 8' Basement Ceilings
- Interior Doors- Arch Top Raised Panel
- 3 1/4 " Casings
- 5 1/4 " Base
- Stippled Ceilings
- Walls: Flat Latex One Color
- Trim: White Latex Gloss
- Carpet in Bedroom, Family Areas, and Staircase
- Vinyl in Baths, Kitchens, & Foyer
- Paddle Fan Rough ins in Bedroom and Family Room
- Upgraded Plumbing Fixtures
(Double Bowl Master Sinks, Pedestal Sink, Cultured-marble countertops in Bathrooms)



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Mayberry Villas Features

INTERIOR

- Upgraded Appliances (Smooth Top Range, Dishwashers, Disposals)
- Upgraded Cabinets with Tile Splash (Oak option)
- Countertop Choices
- Rough in Baths (Homes with Basements)
- Mirrors over Bathroom Sinks
- Brass or Chrome Knobs
- Upgraded Lighting Packages
- Ventilated Vinyl Coated Closet Shelving
- On Cue Security and Monitoring
- County Water and Sewer
- AEP Electric
- Double French Doors
- Two-zone Heat Pumps
- Wired For: Cable, Telephone, Internet

OPTIONAL UPGRADES

- Appliances
- Upgraded Moldings
- Floor Coverings
- Cabinets
- Counter Tops
- Plumbing Fixtures
- Lighting
- Crown Moldings
- Electric Fireplaces
- Decks Enlarged
- Vinyl Porch Railings
- Finished Basement (Bath)
- Storm Door
- Chair Rails

MEDIA OPTIONS

- Multi- Room Music
- Surround Sound
- Intercom
- Automatic Lighting Control



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MAYBERRY VILLAS



The Cambridge

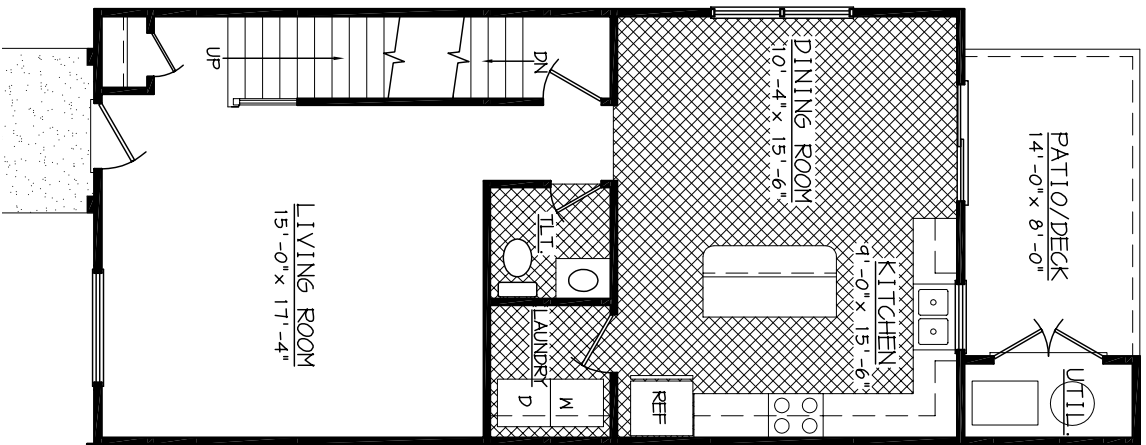
Mayberry Hills, Smith Mountain Lake's only Traditional Neighborhood Development, offers a variety of classic and spacious, two-floor townhouses. Each home is within easy walking distance of all shopping and dining in Downtown Moneta. With Smith Mountain Lake just a few minutes away, Mayberry Hills is the perfect place to call home.

- *Large master suite with closet*
- *Laundry on main level*
- *Large kitchen area*
- *Natural light invited indoors with many windows*
- *Bedrooms: 2*
- *Bathrooms: 2.5*

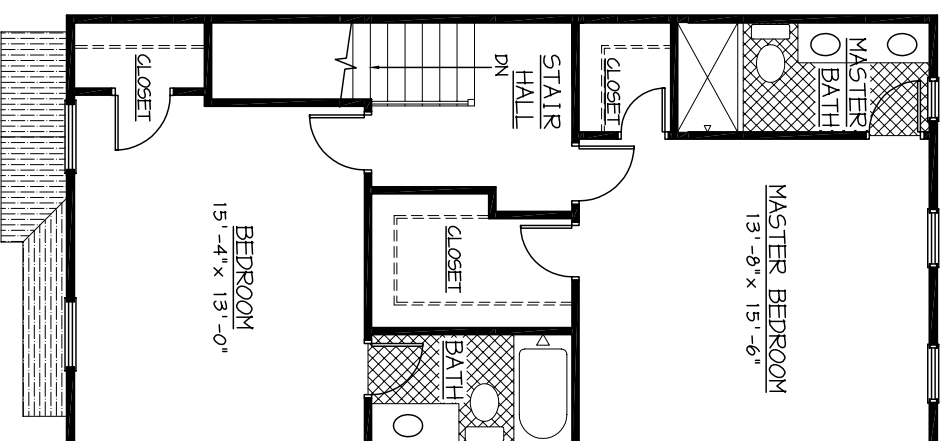


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THE CAMBRIDGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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MAYBERRY VILLAS



The Keswick

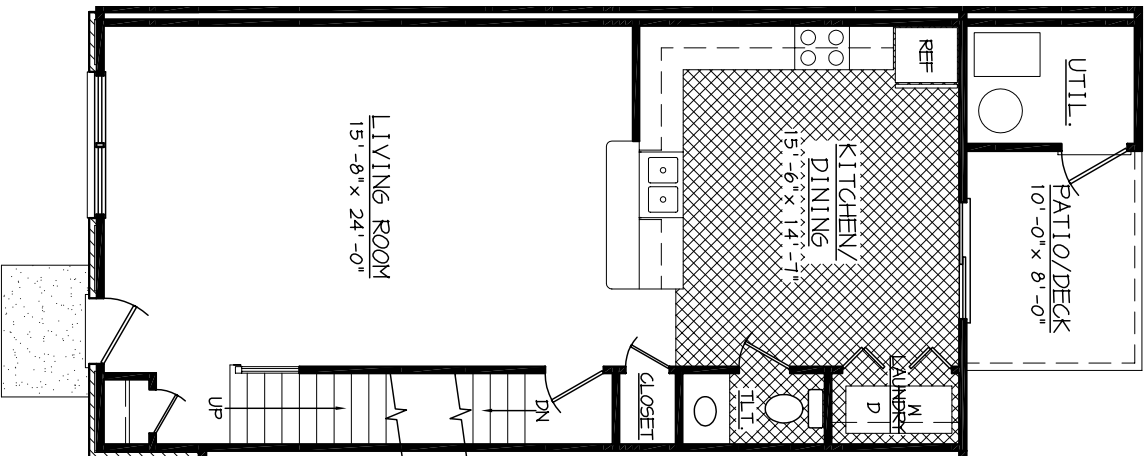
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- *Large master suite with closet*
- *Laundry on main level*
- *Large kitchen area*
- *Natural light invited indoors with many windows*
- *Bedrooms: 3*
- *Bathrooms: 2.5*

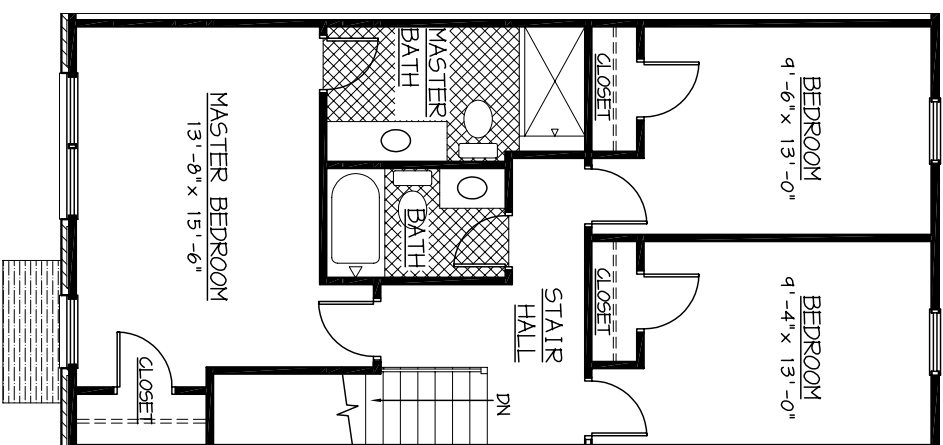


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THE KESWICK



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SECOND FLOOR PLAN

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MAYBERRY VILLAS



The Sterling

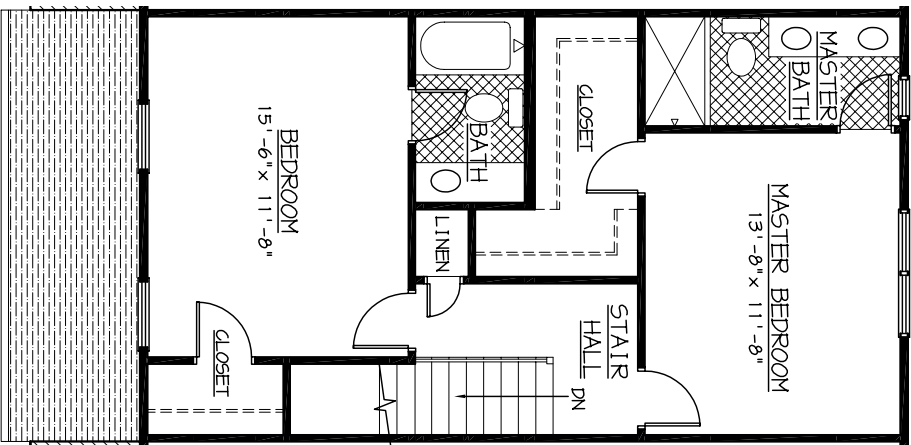
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- *Large master suite with closet*
- *Laundry on main level*
- *Large kitchen area*
- *Natural light invited indoors with many windows*
- *Bedrooms: 2*
- *Bathrooms: 2.5*

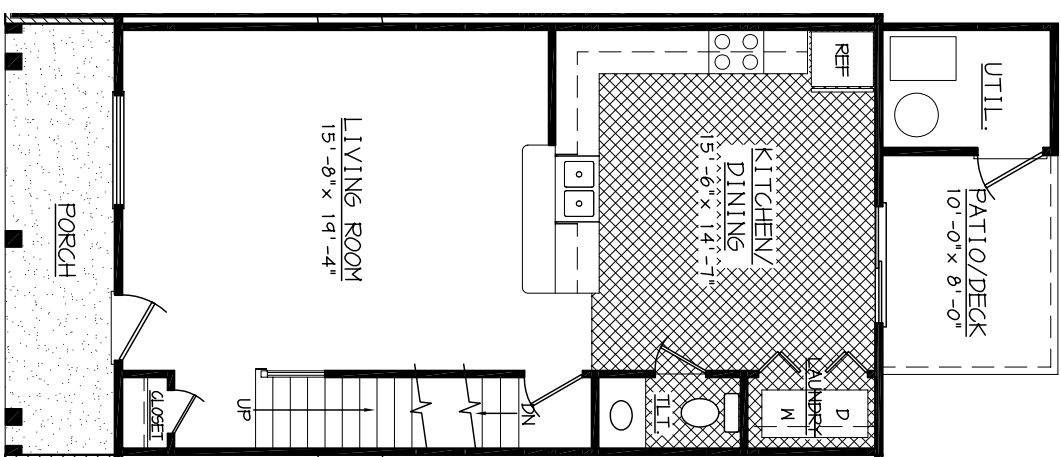


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THE STERLING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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