



ARBORIDGE

SHURM  HOMES

Community Information



EDUCATION

- 1 Rural Point Elementary School**
804-723-3580
Approx. 12 minutes
- 2 Oak Knoll Middle School**
804-723-3700
Approx. 14 minutes
- 3 Hanover High School**
804-723-3700
Approx. 12 minutes

MEDICAL

- 1 Memorial Regional Medical Center**
804-764-6000
Approx. 19 minutes
- 2 BetterMed Urgent Care-Ashland**
804-537-2905
Approx. 21 minutes

PUBLIC SERVICE

- 1 Hanover County Public Schools**
804-365-4500
- 2 Hanover Department of Public Utilities**
804-365-6017
- 3 Pamunky Regional Library**
804-365-6211
- 4 U.S. Post Office**
804-537-5385

- 5 Fire**
- 6 Police**

SHOPPING

- 1 Rutland Commons**
Approx. 17 minutes
- 2 Virginia Center Commons**
Approx. 20 minutes
- 3 Hanover Square Shopping Center**
Approx. 23 minutes

DINING

- Rutland Commons*
- 1 Tropical Smoothie Cafe**
804-730-1764
 - 2 Marty's Grill**
804-559-1323
 - 3 Great Harvest Bread Co.**
413-896-0046
 - 4 Zheng Restaurant**
804-559-0628
- Surrounding Areas*
- 5 Giovanni's**
804-746-2666
 - 6 Brunetti's Express**
804-730-2339
 - 7 Hanover Tavern**
804-537-5050

ENTERTAINMENT

- 1 Regal Virginia Center Stadium 20**
Approx. 21 minutes
- 2 Short Pump Town Center**
Approx. 34 minutes

RECREATION

- 1 Parks + Recreation Department**
804-365-7150
- 2 Hanover Dog Park**
(Located in the Taylor Complex off Route 54)

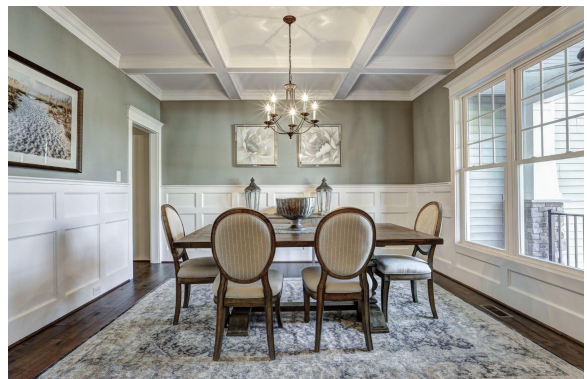
MAJOR HIGHWAYS

- I-95** Approx. 18 minutes
- Rt. 295** Approx. 11 minutes

What Makes Arboridge Special



Conveniently located near Hwy 301 in Mechanicsville, Arboridge boasts 8 spacious homesites to form an upscale community in the Hanover High School district. With luxurious standard features including HardiePlank siding, side load garages, and a gorgeous interior package, Arboridge provides the perfect mixture of privacy and community. With homesites starting at 1.47 acres and sophisticated floorplans with plenty of options to create the perfect home for you.

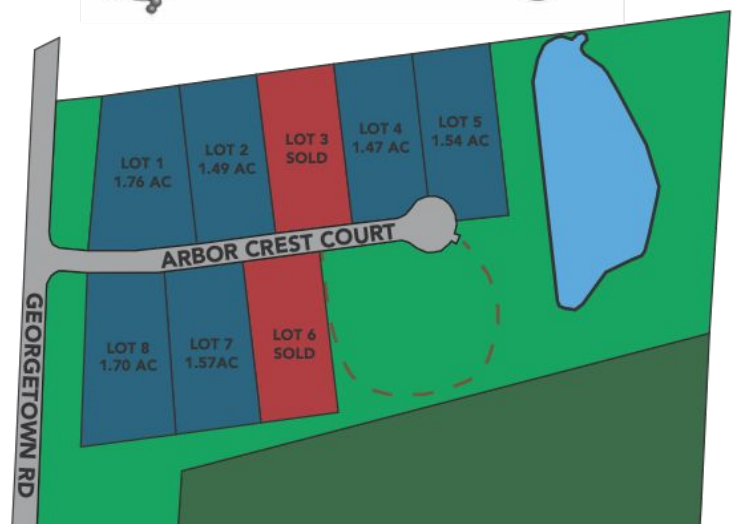


UNIQUE FEATURES

- ***Eight Spacious 1.47-1.76 -acre Homesites***
- ***Sophisticated Floorplans with Plenty of Options***
- ***Side Load Garage***
- ***HardiePlank Siding***
- ***Gorgeous Interior Package***



Arboridge



Standard Features



EXTERIOR ITEMS

- HardiePlank, Shake, Board & Batten Shutters, and Brick
- Limited Lifetime Roof Shingles
- Side Load Garage
- Full Front Porch (plan specific); Brick Steps with Concrete Inlay
- 12x12 Brushed Concrete Patio
- Brushed Concrete Sidewalk
- Aluminum Railings on Front Porch (Black or White)
- 6 Panel Exterior Door
- White Vinyl/ Aluminum Exterior Trim
- White Vinyl Double Hung Windows
- Garage Door w/ Electric Opener and Two (2) Remotes
- Standard Black Lightning Package
- Standard Lamp Post
- Deadbolt at Front Door
- Landscape Package

INTERIOR ITEMS

- 9' Ceilings on 1st Floor, 8' Ceilings on Second Floor
- Colonial Trim Package (3/4" Base & 2 1/4" Casing) or Craftsman Trim Package (1x4 Base & 1x6 Casing)
- Crown Moulding in Foyer & Primary Bedroom
- Vinyl Coated Metal Shelving
- Choice of 6 Paints Colors for Interior Walls
- Ceilings Painted White
- All Trim Painted Semi-Gloss Bright White
- LaSalle Levers in Brushed Nickel
- Choice of 5 Interior Door Styles
- Pull-Down Attic Stairs
- Gas Fireplace with Slate Surround and Wescott Mantel
- Ceiling Lights in All Bedrooms
- Standard Brushed Nickel or Bronze Lighting Package

KITCHEN

- Level 1 Granite Countertops
- 42" Upper Wall Cabinets; Flat Panel Birch with Choice of 3 Stain Finishes
- Stainless Steel Electric Appliance Package with Range, Microwave and Dishwasher
- Stainless Steel Sink, Choice of Style
- Arbor Stainless Steel Kitchen Faucet
- Ice Maker Hook-Up
- Pull-Out Trash Can
- Double Roll-Out Tray in Cabinet Beside Range
- Recessed Lighting (Per plan)

BATHS

- Eva Brushed Nickel Plumbing Fixtures
- Raised Vanity at Primary Bath
- 4' x 3' Fiberglass Pan with Base Level Tile Walls in Primary Bath
- Framed Brushed Nickel Glass Shower Door in Primary Bath
- Raised, Elongated Commode in Primary Bath
- Elongated Commode in All Other Baths
- 1 LED Light Over Tub/Shower Per Full Bath (Some plans may vary)
- Waterfront-Style Bath Accessories in Brushed Nickel
- Pedestal Sink in Powder Room (Per plan)

Standard Features CONTINUED



FLOORING

- Oak Stained Wood Stairs
- Level 1 Carpet in Bedrooms, Closets, Family, and Hallways
- 8lb Carpet Pad
- Base Engineered Hardwood in Foyer, Flex, Powder Room, Mudroom, Kitchen, and Mudroom
- Base Level Tile in Full Baths and Laundry

MECHANICAL FEATURES

- 14 Seer HVAC
- 14 Seer HVAC Second Floor (Per plan)
- Smart Box in Garage
- Smoke Detectors (Per code)
- Tankless Gas Hot Water Heater
- 200 amp Electrical Service
- Hook-ups for Washer, Dryer & Icemaker
- Block, Wire and Installation of Two (2) Base Level Ceiling Fans
- Two (2) Base Level Pendants in Kitchen
- Two (2) Sets of Flood Lights on Rear
- Smart Home Integrated Package: ClareOne Smart Touch Screen, Dimmer Module, Video Doorbell, Three (3) Cable and/or Phone Jacks

All Information deemed reliable but not guaranteed. Prices are subject to change without notice. Builder reserve the right to substitute materials and change standards and pricing without notice.



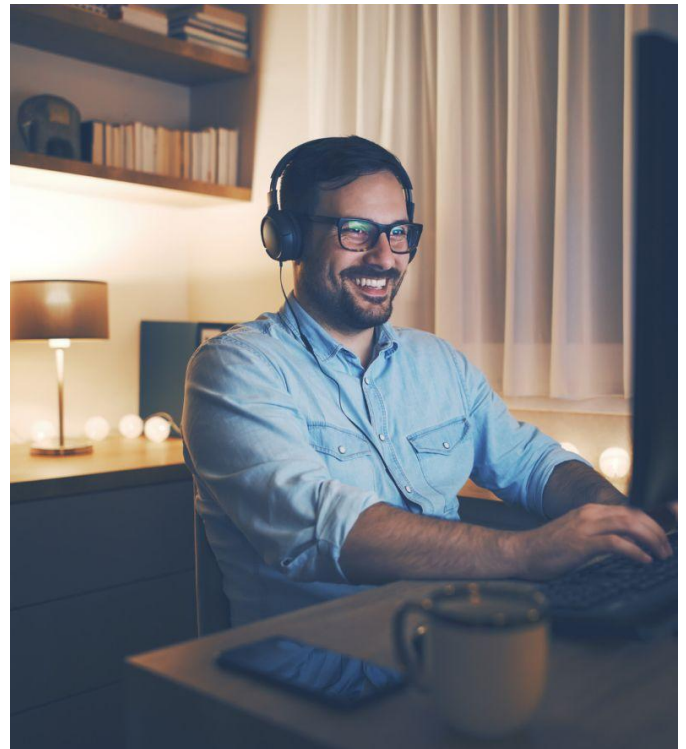
Smart Home Features



The ClareOne Smart Home panel is the world's first professionally installed controller that unifies full-featured home automation and security monitoring in a single touch screen panel. ClareOne helps you simplify all aspects of your smart home!

Stay connected with our included smart home technology!

- ***ClareOne Smart Touch Screen***
- ***Dimmer module***
- ***Video doorbell***
- ***Three (3) cable jacks or phone lines***



Behind The Walls

QBW's Premier Protection Plan - Covers Your Home For 10 Years!



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First Year

- 1 Lot grading and drainage
- 2 Roofing
- 3 Siding and caulking
- 4 Masonry and concrete
- 5 Chimneys and fireplaces
- 6 Windows and doors
- 7 Interior walls and trim
- 8 Flooring and covering
- 9 Carpentry
- 10 Cabinets and countertops
- 11 Cooling and heating
- 12 Plumbing
- 13 Electrical
- W Water infiltration

Second Year

- 14 Lack of water supply
- 15 Septic system fails
- 16 Pipe leaks
- 17 Clogged drains and sewers
- 18 Ductwork separates
- 19 Wiring fails to carry specified electrical load

Years 1-10

- 20 Columns
- 21 Bearing walls and partitions
- 22 Floor systems (structural slabs, joists and trusses only)
- 23 Roof framing members and systems (rafters and trusses only)
- 24 Foundation systems and footings (which are an integral part of the home and structurally attached)
- 25 Load bearing beams
- 26 Girders
- 27 Lintels (other than lintels supporting veneers)

Specific warranty terms and coverages are set forth in the QBW Limited Warranty Agreement. The artwork is provided as a visual reference only and does not modify or change coverages in the QBW Limited Warranty Agreement.



Quality Builders Warranty

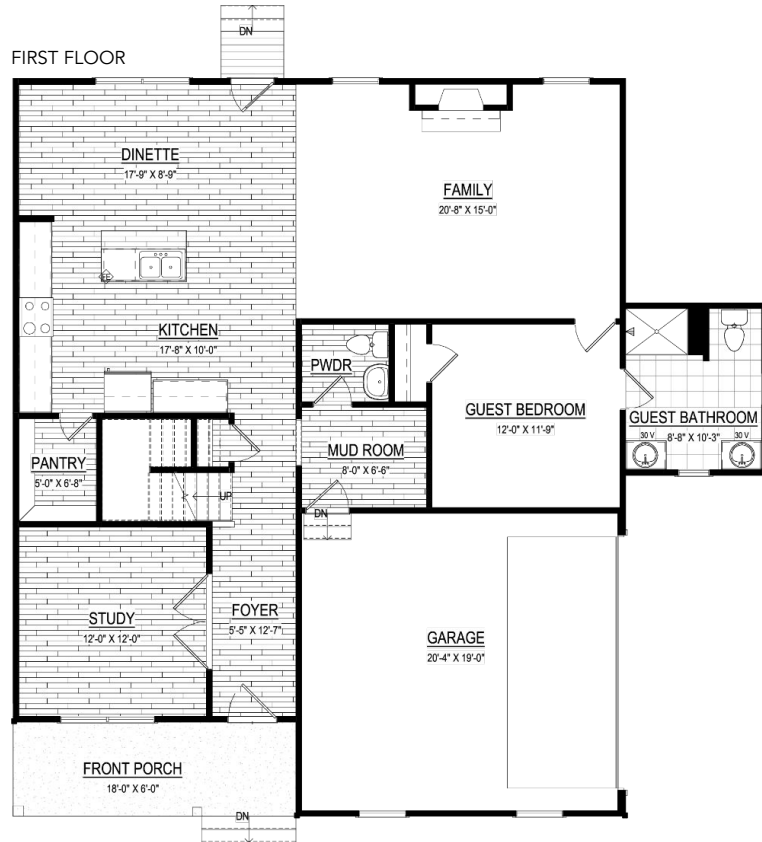


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Use group code: 4160

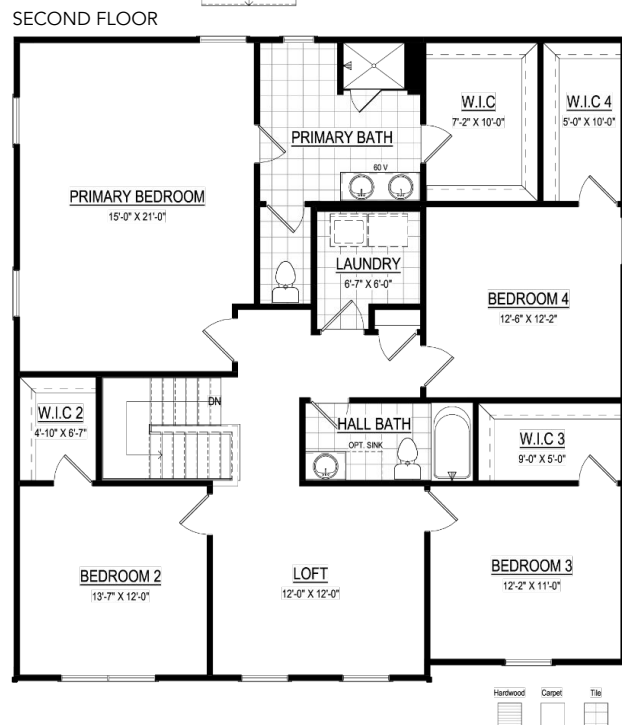
To check your warranty coverage, visit QBWC.com and select "My Coverage"

The Albany

5-6 Bedrooms • 3.5-4.5 Bathrooms • 2-Car Garage
3,011 – 3,085 Sq. Ft.



One of our new floorplans, the Albany starts out around 3,000 square feet, so you have plenty of space to create the home of your dreams! The main floor is large and open, with multiple kitchen island configurations, a walk-in pantry, a mudroom, and a powder room. There is also a guest suite with its own private bath. Upstairs, you'll find the primary suite plus three large bedrooms with walk-in closets, and a loft. The Albany also has flex and office space. You'll love this home!

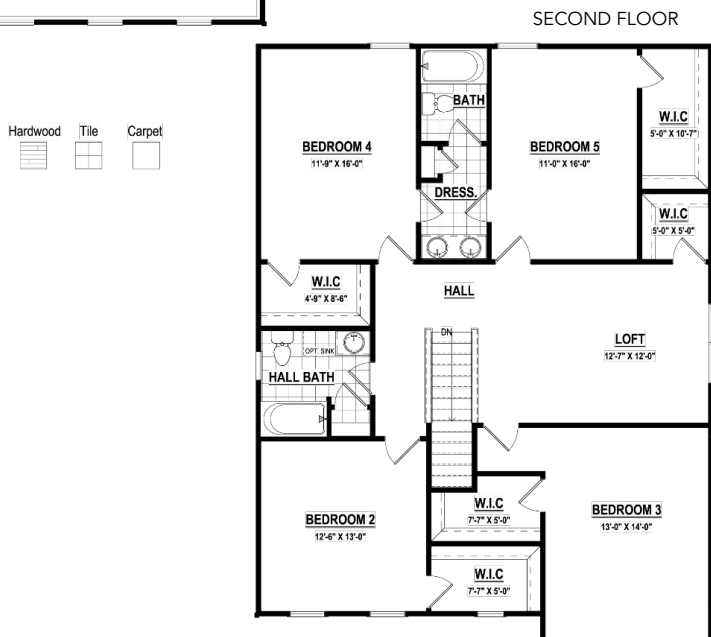


The Bellevue

5-7 Bedrooms • 3.5-4.5 Bathrooms • 2-Car Garage
4,032 – 4,084 Sq. Ft.

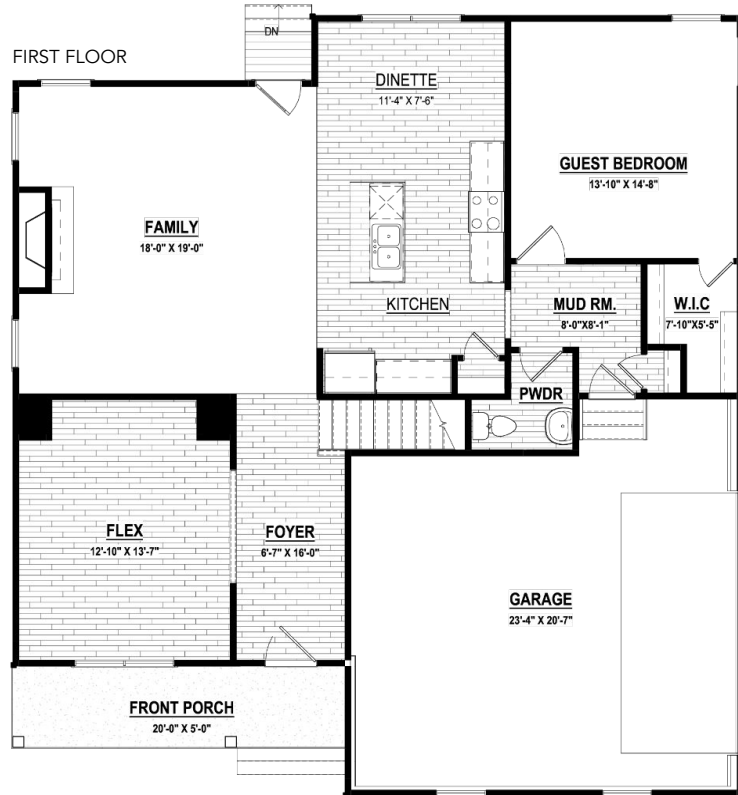


All of the space you've desired with a variety of new, gorgeous elevations. The Bellevue is a sophisticated floorplan where the 1st floor primary is truly its own wing of the home. When you walk into the home you are greeted with two spaces that can be formal or informal, whichever you please. Have an office, a formal living room, or an additional bedroom to one side of the foyer, and a dining space, office, or whatever you like on the other. The spacious family room opens to the kitchen, with walk in pantry and additional pantry spaces available. Upstairs you'll find 4 additional bedrooms plus a loft space, with ample walk in closets in each room. Personalize the way you live in this gorgeous home!



The Cordova

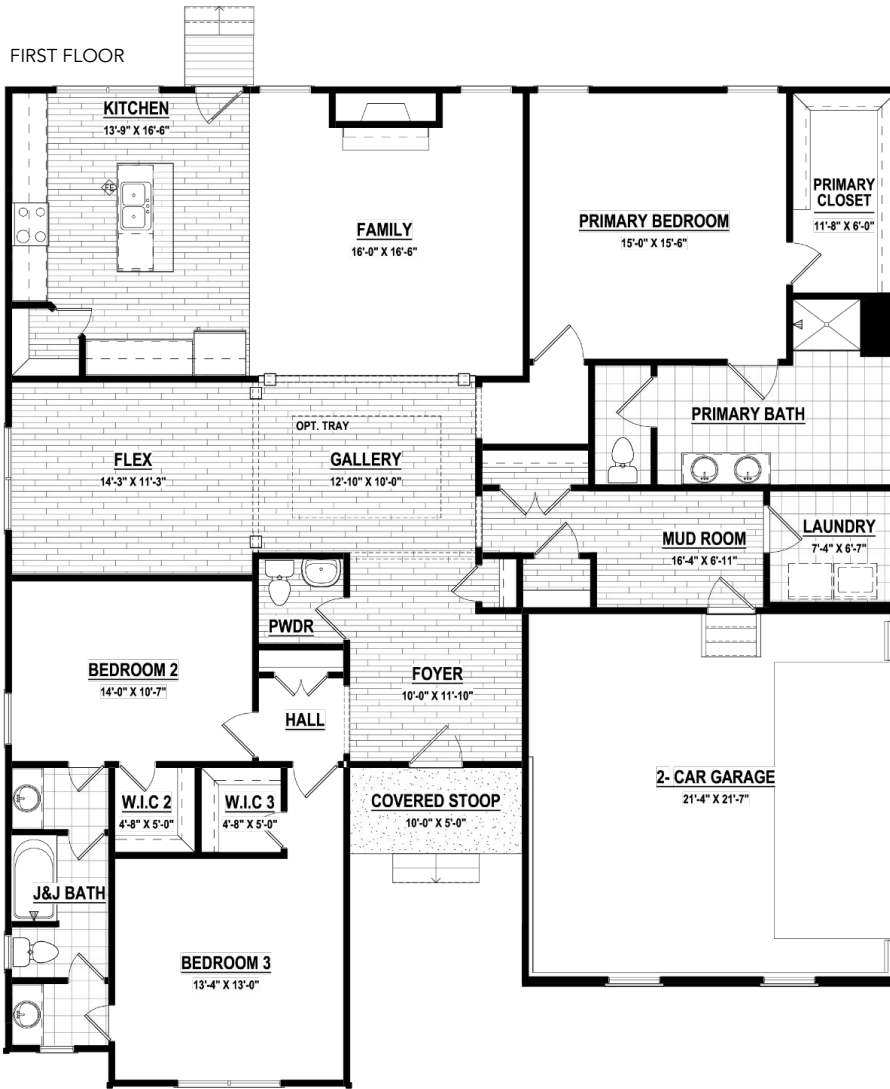
5 Bedrooms + Loft • 2.5-4 Bathrooms • 2- Car Garage
3,027 Sq. Ft.



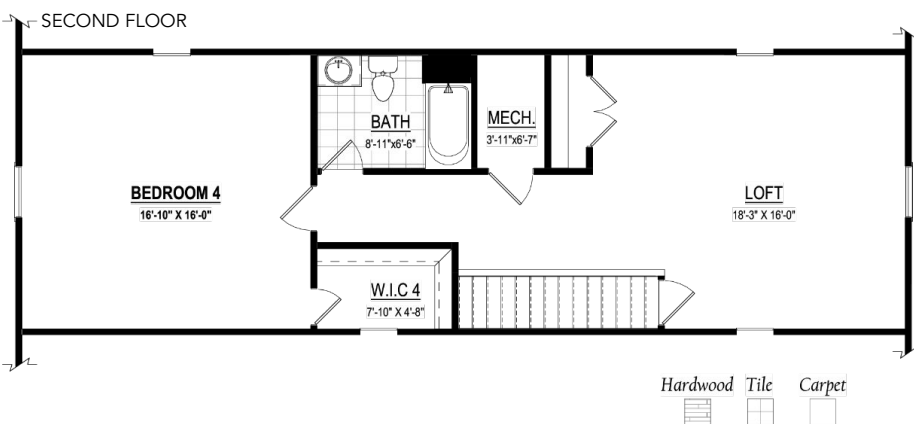
Meet The Cordova, the spacious family home you have been looking for. The flex room off the entry foyer can be whatever you need it to be: a formal dining room or a sitting room, an office or a playroom. The large open family room and kitchen are ideal for family time. Tucked away in the rear of the home is a guest room with optional full bath. Upstairs are four bedrooms including the primary suite, plus a fifth bedroom or loft space for a secondary living area.

The Grove

4 Bedrooms • 3.5 Bathrooms • 2- Car Garage
3,068 Sq. Ft.

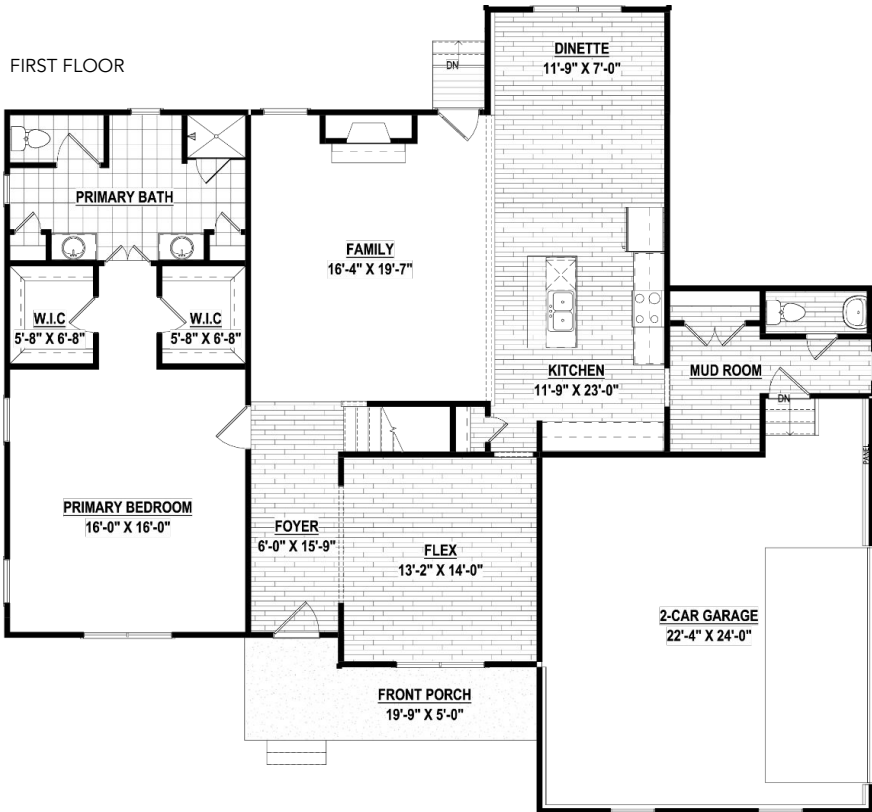


The Grove is the home you have designed over and over in your imagination. Starting at 3,068 square feet, this spacious plan includes a first-floor primary suite you'll love, with a large bathroom, oversized closet space and a private entry! The unique grand entryway and gallery space lead into the formal dining room, kitchen and open family room. Two additional first-floor bedrooms offer a new take on the classic Jack-and-Jill style layout for maximum privacy. The upstairs features a fourth bedroom, and a large open loft for an additional living space.



The Hanover

4 Bedrooms + Loft • 3.5 Bathrooms • 2- Car Garage
3,001 Sq. Ft.



The Hanover is one of our most loved floor plans... and it's no secret why. This thoughtfully-designed home offers ample living space along with a private first-floor primary suite with a spa-like bathroom. The large flex room off the entryway can be a formal dining, a sitting room or an office. The family room and kitchen span the rear of the home, with easy access to a large mudroom and the 2-car garage. Upstairs you will find three additional bedrooms, an open loft space, and an unfinished storage area that can accommodate two additional bedrooms, if desired. The Hanover may be personalized with optional Colonial, Craftsman or Farmhouse exterior elevations.

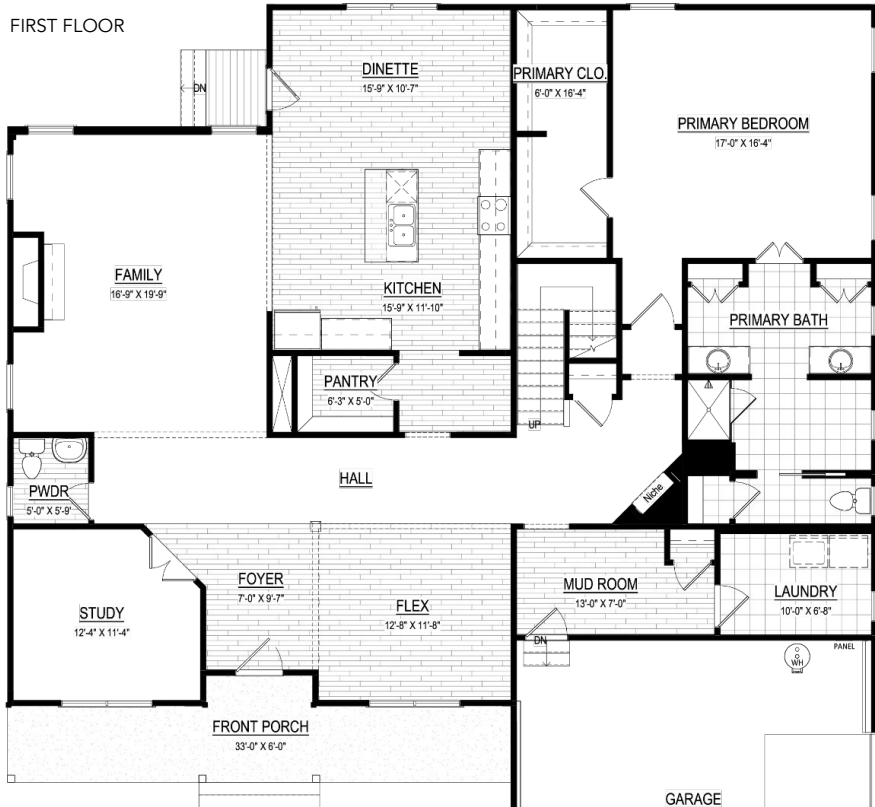
The Manchester

4 Bedrooms + Loft • 3.5 Bathrooms • 2- Car Garage
3,587 Sq. Ft.

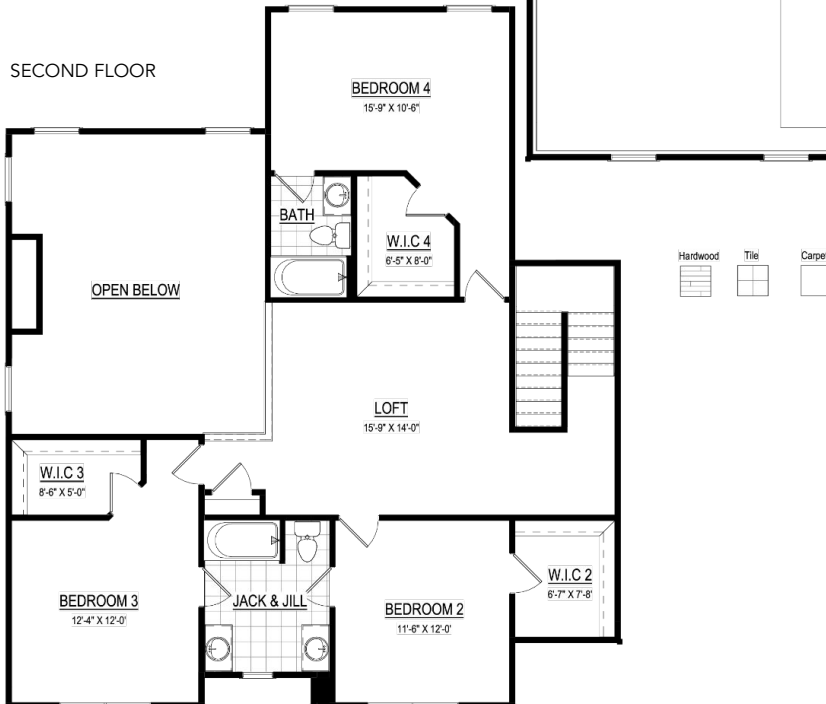


This is a grand floorplan with a farmhouse feel! The Manchester features a spacious first-floor primary suite, a study, a flex room, and a 2-story family room. The primary suite has a bath that wows, with separate dual sinks, a linen closet, and a spacious walk-in closet. Upstairs you will find three additional bedrooms with walk-in closets, and a huge open loft space. The details set this home apart, like corner niches, an optional hidden pantry, a mudroom with an optional dog wash, and so much more!

FIRST FLOOR



SECOND FLOOR



About Shurm Homes



Since 2001, Shurm Homes has always put customer satisfaction first. Each piece of land we build on is where you call “home” — and we build your home as if it were our own.

We fill your home with details and you fill it with life!

As we’ve grown from a family owned business to one of the top homebuilders in the Richmond, VA-area, we’ve never forgotten what matters: Uncompromisingly excellent standards, complete transparency, unprecedented quality, value, and location.

