

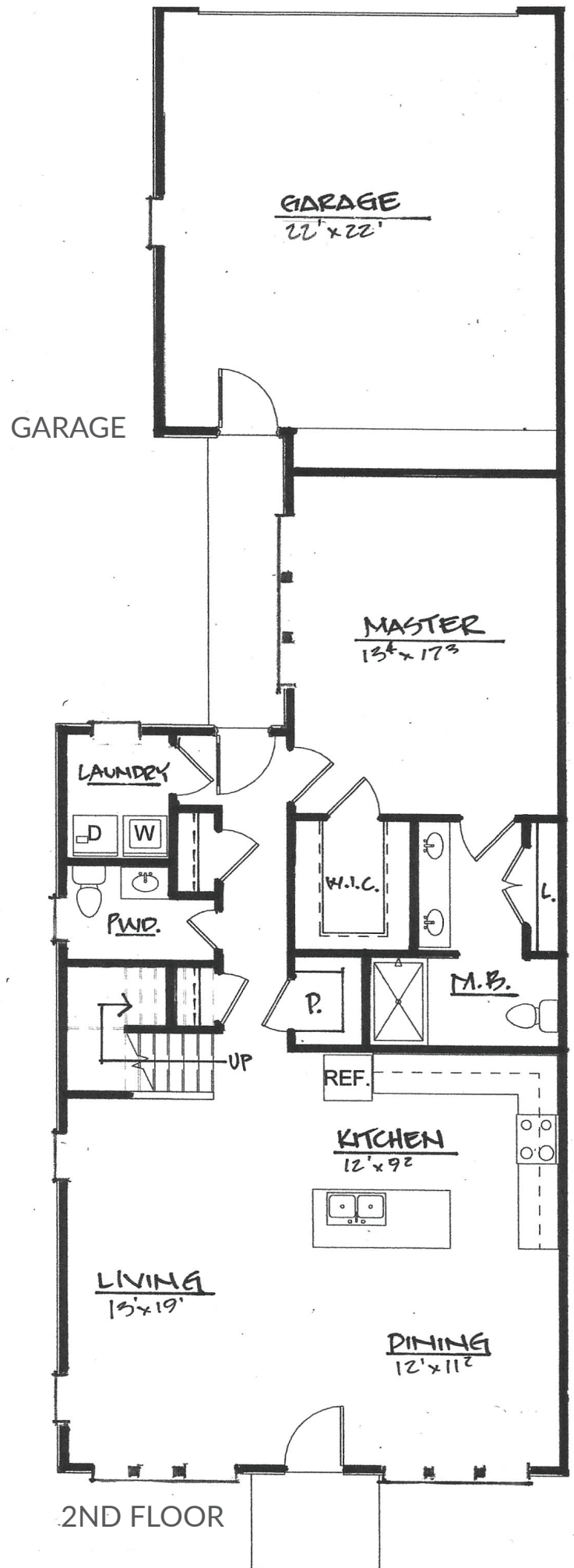
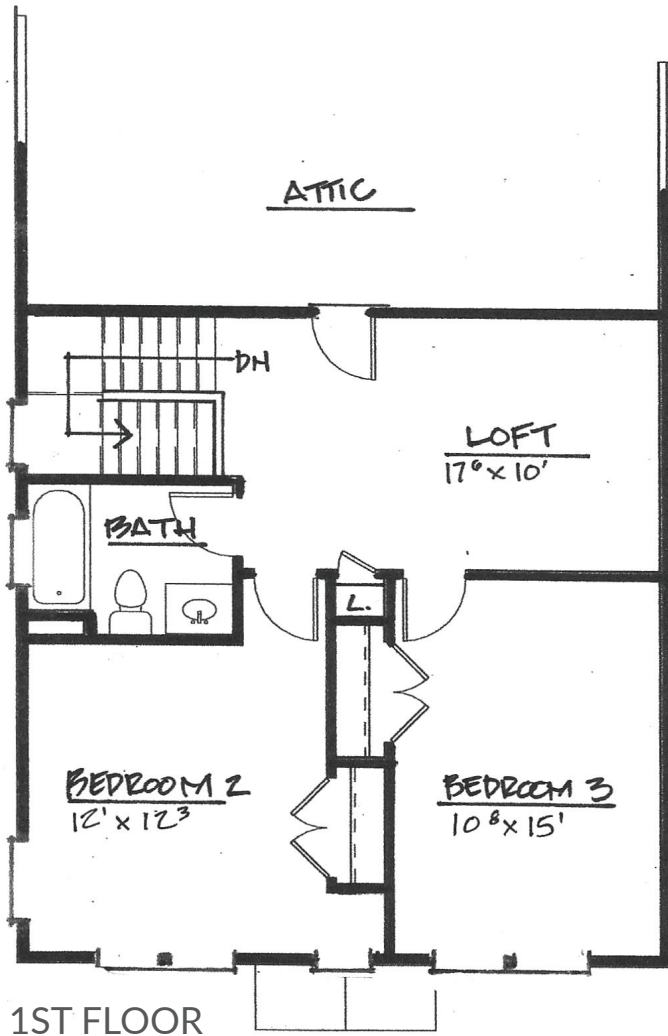
SHIRLEY PARK

Pogonia Towns



STAFFORD

Stafford FLOOR PLAN



*All renderings are for illustrative purposes only

Standard FEATURES

COMFORT & SAFETY FEATURES

- High Efficiency Gas Heating & Central Air
- Gas Water Heater
- R-15 Sidewall, R-38 Attic & R-10 Slab Insulation
- Water Saver Shower Heads
- Smoke Detectors
- Carbon Monoxide Detector
- Exhaust Fans in Baths
- Ceiling Fan in Living Room & Master Bedroom
- Ceiling Fan Pre-Wire in Secondary Bedrooms
- Switched Receptacles in Bedrooms

BATH FEATURES

- Ceramic Tile Floor in Baths
- Vanities w/ Cultured Marble Tops & Sinks
- Seamless White Fiberglass Tubs & Showers
- Elongated Toilets
- No Wax Vinyl Flooring at laundry

KITCHEN FEATURES

- 42" High Flat Panel Cabinets
- Granite Counter Tops
- Under-Mounted Sink
- Double Bowl Stainless Steel Sink w/ Sprayer
- High Quality Whirlpool Appliances
- Freestanding Range and Oven
- Built-In Microwave Oven
- Energy Efficient Dishwasher
- 1/3 Horsepower Garbage Disposal
- Ice-maker connection at Refrigerator

QUALITY ASSURANCE

- 2-10 New Home Warranty
- Pre-Construction Conference
- Framing Conference
- Pre-closing Walk Through
- Post-closing Inspections at 1 & 11 Months

EXTERIOR FEATURES

- Fiber-Cement Siding
- 40 Year Architectural Shingles
- Insulated Fiberglass Entry Door
- Low E, Double-Hung Insulated Vinyl
- Windows with Screens
- Tilt-In Windows for Cleaning
- Two Exterior Electrical Outlets
- Two Exterior Water Faucets
- Professionally Landscaped & Sodded Yards
- Aluminum Seamless Gutters & Downspouts
- Slab Foundation w/ Brick Skirt

INTERIOR FEATURES

- 9' Main Floor Ceilings
- Engineered Oak Floors-Main Level Living Areas
- Upgrade Wall-to-Wall Carpeting
- Two-Car (per plan) Rear Garages w/ Opener
- Finished Garage Walls
- 3¼ Colonial Casing w/ 4¼ Colonial Baseboard
- 2 Piece Crown Molding in Foyer, Living & Dining Rooms (per plan)
- Raised Panel Doors
- Brushed Nickel Hardware
- Ventilated Closet Shelving
- Pre-Wired for 6 Cable/Phone Connections

The story of NEW TOWN

For more than a century the Casey family owned and farmed a large tract of land adjacent to the city of Williamsburg. During the 1990s changes in the land surrounding the Casey tracts became apparent. The City of Williamsburg and James City County experienced a surge in growth that previewed the future. This was symbolized by the relocation of a new and much larger Courthouse which serves the two entities and was built on a section of the Casey land.

It was then that Robert, Carlton and Lewis, the third generation of the Casey family, decided they wanted the remaining land to be developed in a manner appropriate to the tradition of the area. In cooperation with James City County, the Casey's

launched a national campaign for creative designs that would enhance the property's potential as well as complement the new courthouse. From almost 100 submissions, the firm Coopers and Robinson of New York City was selected. Their plan was for New Town.

Early on, this vision captured the imagination of a new partner, the Endowment Association of the College of William and Mary, a private foundation which manages gifts from alumni and friends of the college. Because New Town's mission would greatly benefit the college and the community, the Endowment Association considered it a sound investment that would diversify the area's economy, traditionally based on tourism, with a more stable foundation of residences and businesses. It is a partnership destined for success.

From the very beginning, the Casey family insisted on a Good Neighbor Policy that has made New Town unique among, "New Urbanism" communities. The collaboration of these two major forces, New Town and the College of William and Mary, represent the true spirit of community.

