



CRESWELL MANOR

Ash Plan	3278 sf	\$825,000
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Birch Plan	2540 sf	\$735,000
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Magnolia Plan	2616 sf	\$735,000
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Elm Plan	2211 sf	\$675,000
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Prices for Plans - DOES NOT INCLUDE LOT COST
Single Lot Plans - add \$25,000



CRESWELL MANOR

Grandover Community Association and Creswell Manor Annual Operating Budget

\$435.00 GGV/Monthly

- **Maintenance of Common Areas**

Grandover Master Association \$2,203.00/Annually

MEMBERSHIP

- **Resident Amenity Center**
 - **Workout**
 - **Tennis**
 - **Swim**
 - **Playground**
 - **Activities Director**

*Fiscal year January 1 through December 31.

**For lifestyle cards and/or access to Grandover Swim & Racquet
please contact Kara Dawson (336) 708-4487

***All long-term maintenance expenses shall be deemed specific assessments to the owner
as such under Section 10.7 of the Declarations.

Betty Smith
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Email: betty.smith@howardhannatate.com

Lot sizes and dimensions are approximate.
Lot prices are subject to change without prior notice.
Updated 11/6/25

CRESWELL MANOR LOT PRICES

Lot	Address	Acreage	Remarks	Lot Price
1	22 Creswell Manor Drive		non-Golf	\$ 82,000.00
2	20 Creswell Manor Drive		non-Golf	\$ 82,000.00
3	18 Creswell Manor Drive		non-Golf	\$ 97,000.00
4	7 Creswell Manor Drive		Golf	\$ 112,000.00
5	9 Creswell Manor Drive		Golf	\$ 112,000.00
6	11 Creswell Manor Drive		Golf	\$ 122,000.00
7	15 Creswell Manor Drive		Golf	\$ 132,000.00
8	17 Creswell Manor Drive		Golf	\$ 132,000.00
9	19 Creswell Manor Drive		Golf	\$ 142,000.00
10	21 Creswell Manor Drive		Golf	\$ 132,000.00
11	23 Creswell Manor Drive		Golf	\$ 132,000.00
12	25 Creswell Manor Drive		Golf	\$ 132,000.00
13	27 Creswell Manor Drive		Golf	\$ 132,000.00
14	29 Creswell Manor Drive		Golf	\$ 132,000.00
15	31 Creswell Manor Drive		Golf	\$ 132,000.00
16	33 Creswell Manor Drive		Golf	\$ 132,000.00
17	35 Creswell Manor Drive		Golf	\$ 122,000.00
18	37 Creswell Manor Drive		Golf	\$ 132,000.00
19	32 Creswell Manor Drive		non-Golf	\$ 87,000.00
20	30 Creswell Manor Drive		non-Golf	\$ 87,000.00
21	28 Creswell Manor Drive		non-Golf	\$ 87,000.00
22	26 Creswell Manor Drive		non-Golf	\$ 87,000.00
23	24 Creswell Manor Drive		non-Golf	\$ 102,000.00

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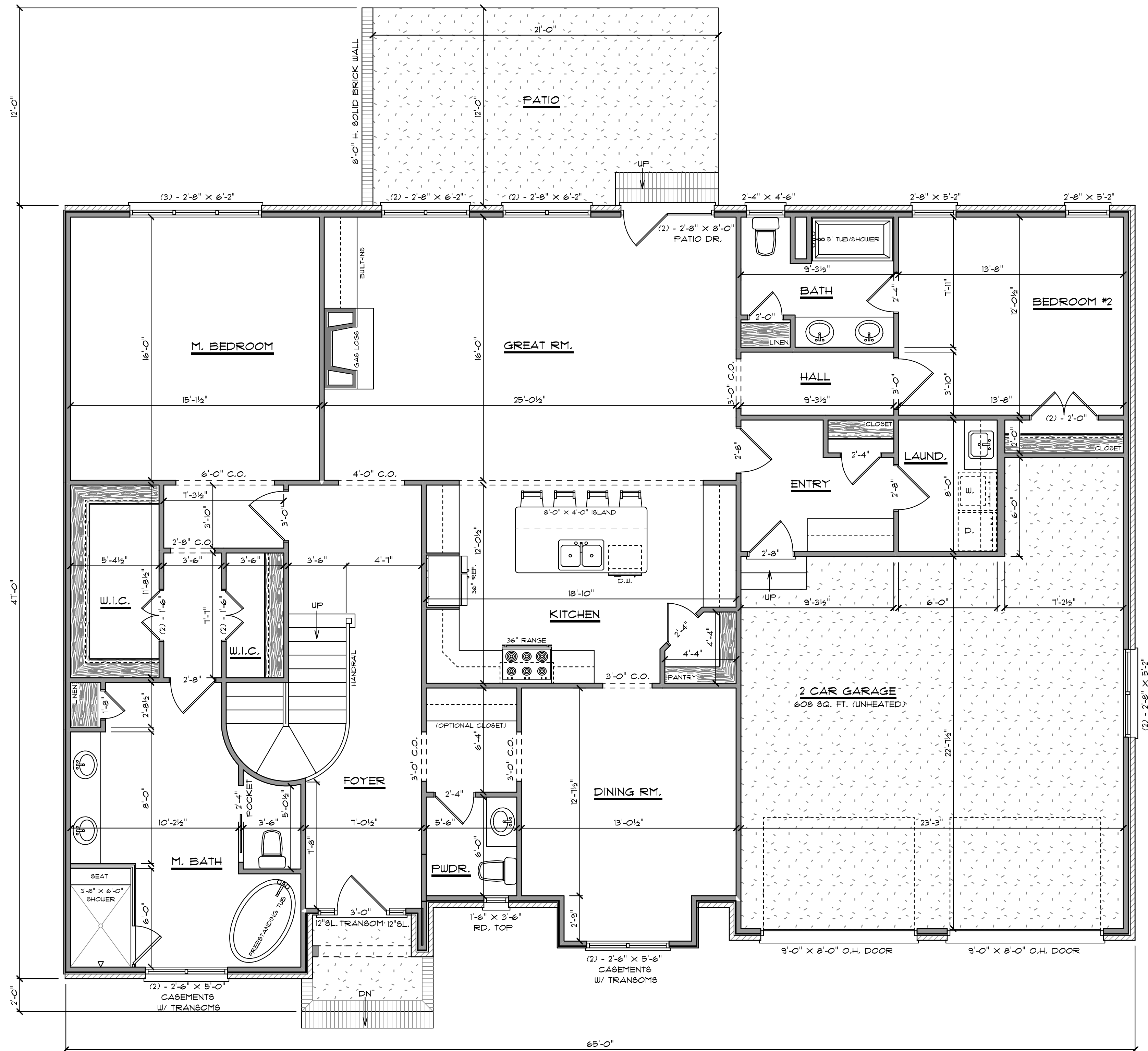
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Creswell Manor



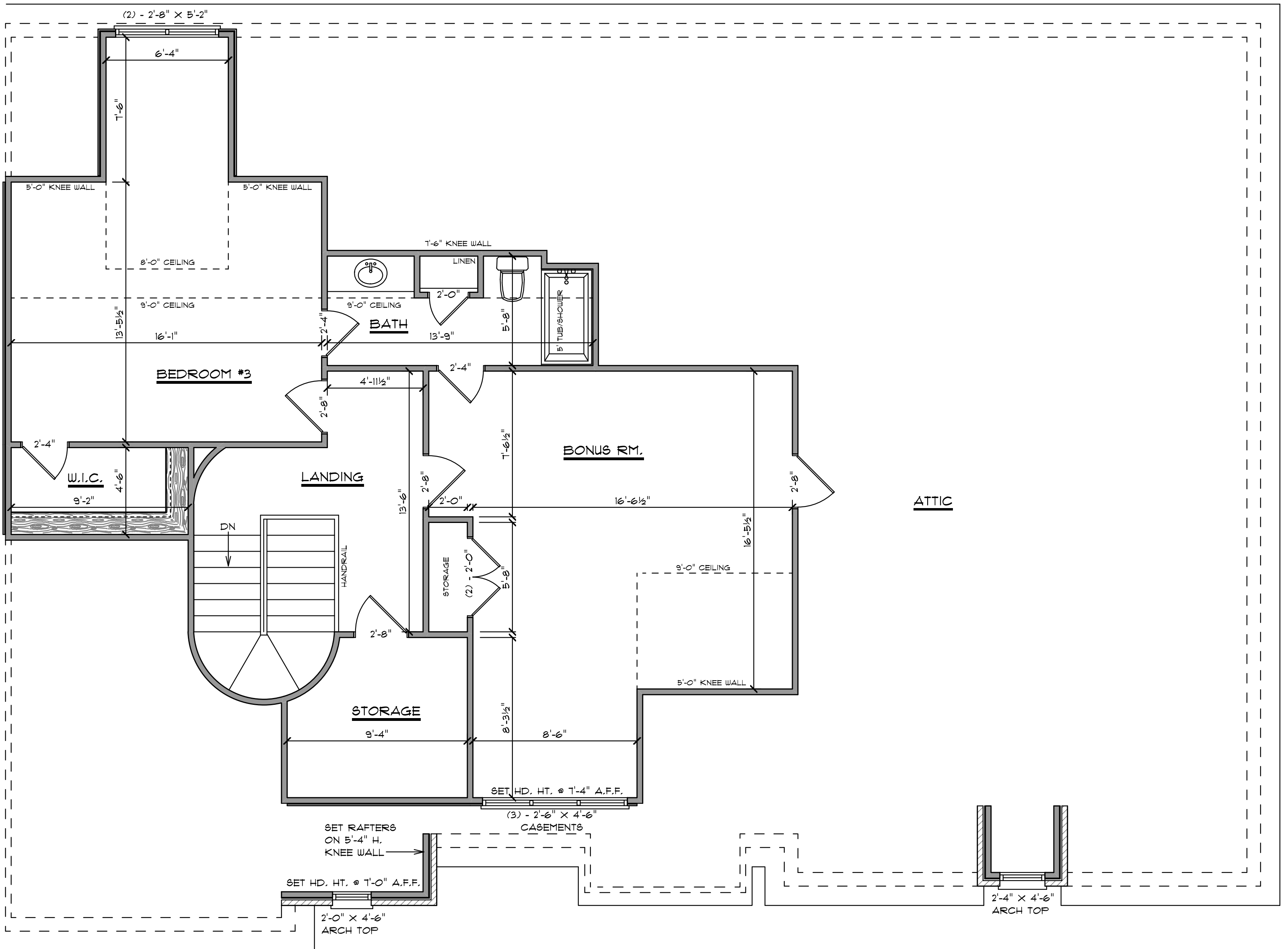
Creswell Manor
The Artist



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2,307 FIRST FLOOR
971 SECOND FLOOR
3,278 TOTAL HEATED SQ. FT.



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2,307 FIRST FLOOR
971 SECOND FLOOR
3,278 TOTAL HEATED SQ. FT.



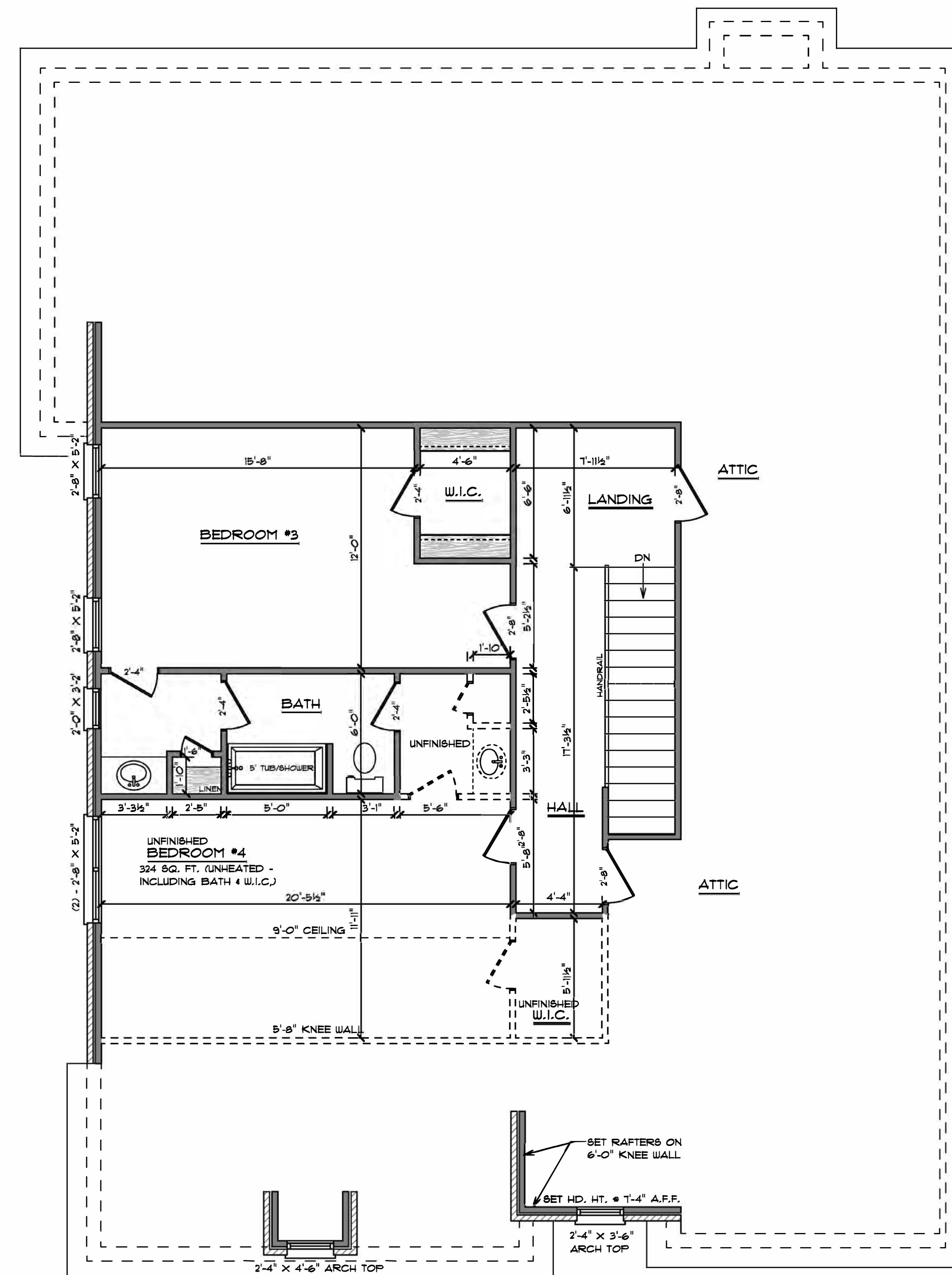
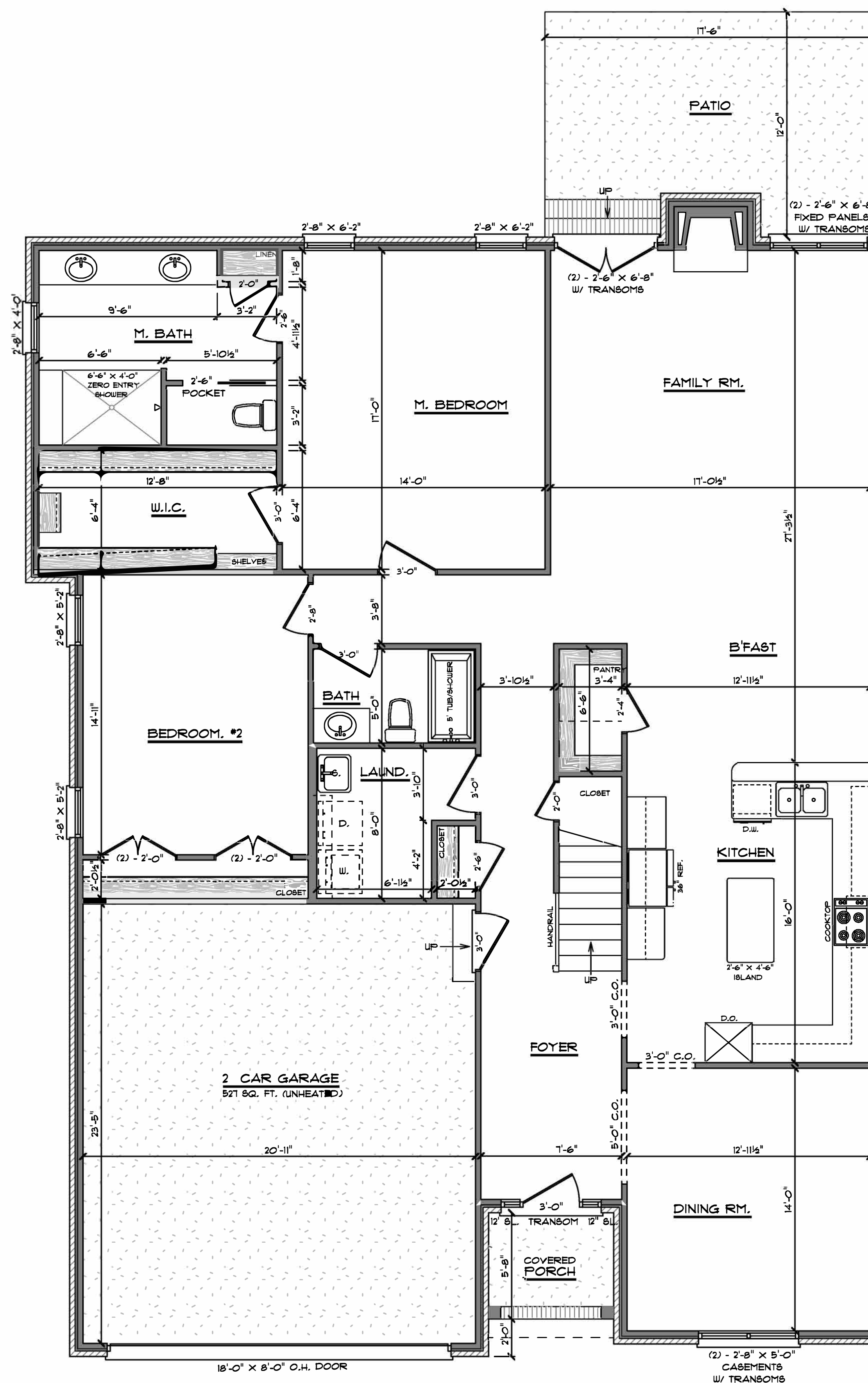
Creswell Manor
The Birch

Represents kitchen for Birch plan



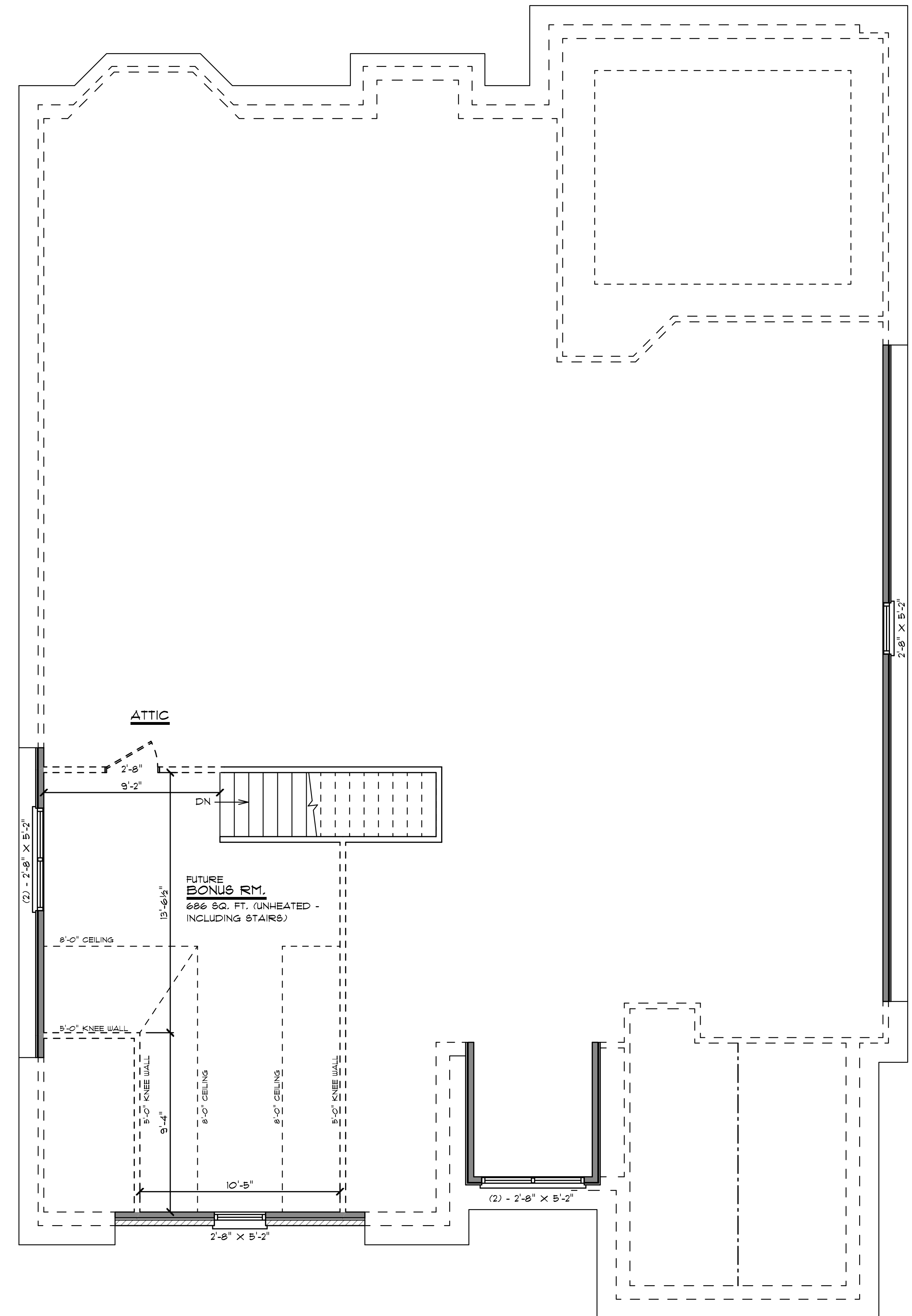
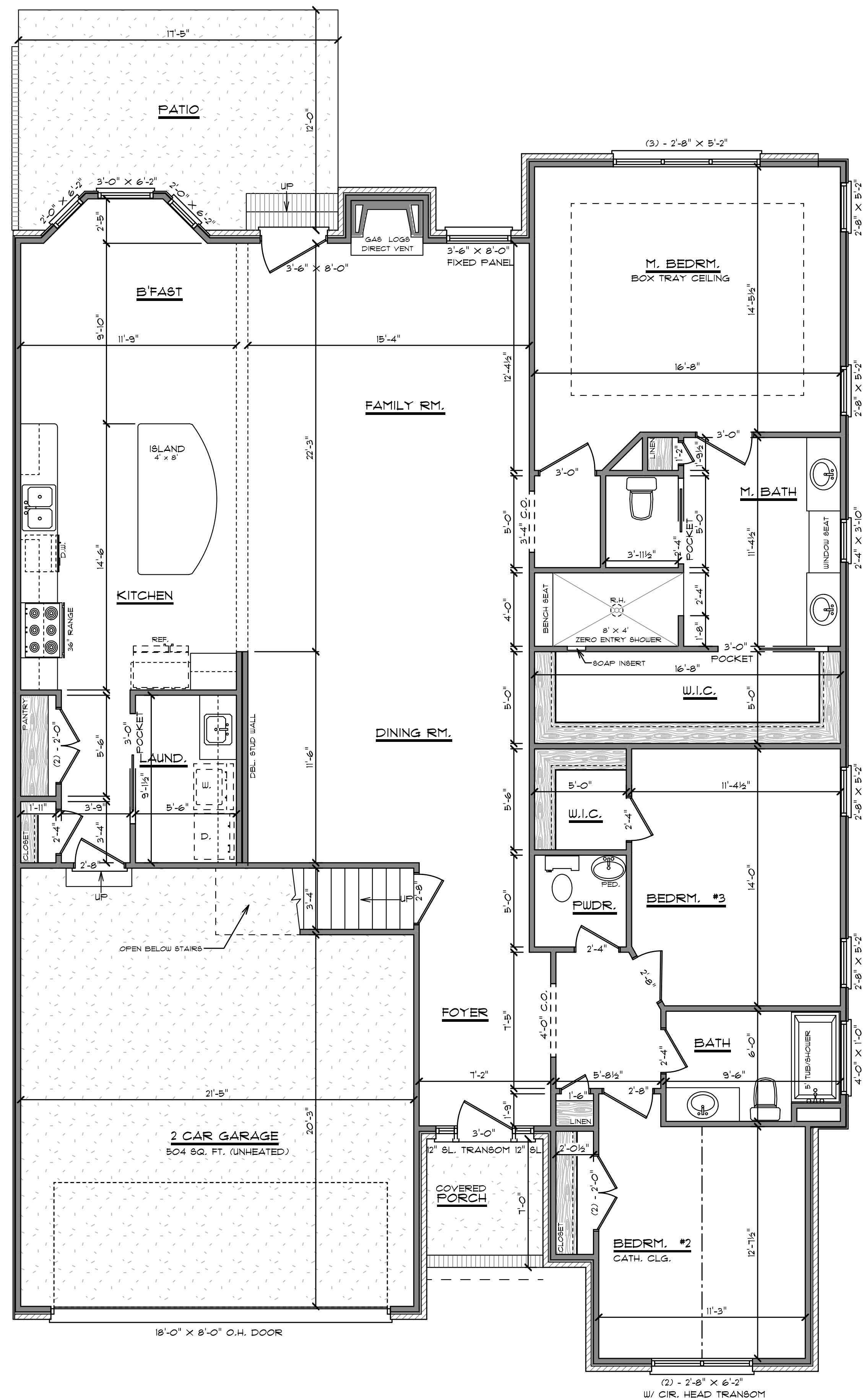
Represents kitchen for Birch plan







Creswell Manor
The Elm





Creswell Manor
The Magnolia

Creswell Manor Specs

Exterior	Exterior Finish	Brick w/vinyl boxing and siding
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Pella Lifestyle White
	Walk	Stamped and colored concrete
	Driveway	Apron is per subdivision specs. Driveway is broom finished concrete
	Garage Door	18' door with opener
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Landmark Pro. 40 year. Architectural shingles
	Front Door	Per neighborhood specs.
	Sidelights & Transoms	Per Plan
	Covered Porch	Stamped and colored concrete
	Gutters	Aluminum
	Outside WP Outlets	Two
	Hose Connections	Three
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Pine Bead Board Stained or Painted
Interior	Casing	470 MDF
	Base	9" MDF
	Doors	Two panel 8'down and 6'8" up
	Walls	Sheetrock
	Ceilings	10' down 9' up
	Floor	See Room Detail
	Sub-Flooring	¾" T&G
	Paint	3 Coats of Flat Latex / 2 color walls, 1 color trim throughout
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate
	Ceiling Fan Outlets	All Bedrooms, Bonus, Covered Porch
	Stairs	Open Tread—Oak stain
		N/A
		Post to post
		Spindles—Metal
Foyer	Floor	Engineered Hardwood
	Ceiling	10'
	Baseboard	9" MDF
	Casing	470 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Engineered Hardwood
	Ceiling	10'
	Baseboard	9" MDF
	Casing	470 MDF
	Crown	One piece w/ drop cap
Guest Bedroom Down	Floor	Engineered Hardwood
	Ceiling	10'
	Baseboard	9"
	Casing	470 MDF
	Crown	One piece w/drop cap

Family / Great Room	Floor	Engineered Hardwood
	Ceiling	10'
	Baseboard	9"
	Casing	470 MDF
	Crown	One piece w/drop cap
	Other	Super Fire 36" w/ gas logs
Kitchen / Breakfast	Floor	Engineered Hardwood
	Ceiling	10'
	Countertops	Granite \$ 60.00/sf allowance
	Baseboard	9"
	Casing	470 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Ceramic Tile (per allowance)
	Appliances	Per Allowance
	Faucet	Per portfolio
	Sink	Per Allowance
Hallway Down	Floor	Engineered Hardwood
	Ceiling	10'
	Baseboard	9"
	Crown	One piece w/ drop cap
Hallway Up	Floor	Engineered Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9'
	Baseboard	6 ¼" MDF
	Casing	470 MDF
	Crown	One piece w/ drop cap
Secondary Baths	Floor	Ceramic Tile (per allowance)
	Ceiling	10' down 9' up
	Baseboard	9" down 6 1/4" up
	Casing	470 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite 55/ft
	Plumbing Fixtures	Per Allowance
	Shower	Per plan
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Secondary Bedrooms	Floor	Carpet
	Ceiling	10' on 1st floor 9' on 2nd floor
	Casing	470 MDF
	Baseboard	9" on 1st floor 6 1/4" on 2nd floor
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Engineered Hardwood
	Ceiling	10'
	Casing	470 MDF
	Baseboard	9" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	10' Smooth Sheetrock
	Baseboard	6 ¼" MDF
	Casing	470 MDF
	Crown	One piece w/ drop cap

Master Bath	Cabinets	Per Allowance
	Countertop	\$60.00/sf allowance
	Plumbing Fixtures	Polished chrome
	Shower	Ceramic frameless
	Tub	Per plans
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	10'
	Casing	470 MDF
	Cabinets	Per Allowance
	Baseboard	9" MDF
Closets	Floor	Hardwood in Master. Carpet in others
	Walls	Sheetrock, Painted White
	Ceiling	Sheetrock, Per Plan
	Casing	470 MDF
	Baseboard	9" down 6 1/4" up
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas Two level two zone single level one zone. Trane
	Air Conditioning	
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	<i>switched receptacles</i>	4
	<i>recess lights</i>	20
	<i>under-counter lights</i>	6
	<i>step lights in stairway</i>	2 if applicable
	<i>service</i>	200 AMP
	<i>switches and receptacles</i>	White
	Water Heater	Rinnai Tankless
	Landscaping	\$12,000 allowance
	Irrigation	\$ 8,000 allowance
	Hardwood	Engineered Hardwood \$ 12.00/ft allowance
	Fireplace	Super Fire w/ gas logs marble surround and mantle
Allowances	Appliances	\$10,000 allowance
	Cabinets	\$ 25,000 allowance
	Carpet	\$30/yd allowance
	Ceramic Tile	\$ 5.50/ft allowance for materials
	Kitchen Backsplash	\$350.00
	Granite	Per room
	Light Fixtures	\$ 4,000 allowance includes fixtures, under cabinet lighting, bulbs fans floodlights
	Mirrors	Plate Glass 48" high
Plumbing	Everything	Standard polished chrome