



# Warm up to the idea of living in Summer's Crossing

With the chilly temperatures outside, it may not seem like the ideal time to be home hunting. But if you're in the market for a new home that is full of quality features and you want to take advantage of the Federal Stimulus Package that provides an \$8,000 Federal Tax Credit for first-time buyers (for those who have not owned a home in the past three years), as well as a tax credit up to \$6,500 for homeowners who have lived in their current home for five of the last eight years, you better act quickly. The tax credit ends April 1, 2010, but buyers can still take advantage of it if they are under contract and close by July 1, 2010.

For those who are looking to get into a new home immediately, there is a Roanoke model available right now (priced at \$298,000). There is also a Holston model (priced at \$258,000) and a Staunton model (priced at \$268,000) that will both be available within 30 days. In addition, VEI has started construction on a second Roanoke model that will be available in 90 days and a Rivanna model, as well as a

Pearl II model, that will both be ready in about 120 days.

Summer's Crossing, offered by Virginia Enterprises, Inc. (VEI), is a neighborhood that has a total of only 13 lots (plus two additional lots that are outside of the neighborhood) without through streets, so you can really get to know your neighbors and build strong friendships, and the kids will have a safe haven where they can play. In addition, Summer's Crossing is flanked on one side by Colonial National Historical Park (which includes Yorktown Battlefield) and Charles E. Brown Park—a Wetlands Interpretive Sanctuary for Education—on the other side, so buyers can rest assured that the areas around them will remain protected. Homeowners in York County also enjoy some of the lowest property taxes in the area as well as some of the best schools.

"This is a really nice and quiet neighborhood located in Northern York County," says Site Agent Gene Efird of Keller Williams Realty (757-833-2324). "Homeowners here will be

close to Williamsburg, Northern Newport News and everything that York County has to offer. They'll be literally just minutes from Yorktown which includes the historic battlefield area as well as Yorktown beaches, Yorktown shopping and Yorktown restaurants. It's really a wonderful opportunity to take advantage of large lot sizes and homes that are very competitively priced."

In addition to lot sizes that range from one-third of an acre to nearly one-half an acre, Summer's Crossing homes come with a number of exciting standard features, including HardiPlank siding, upgraded flooring and lighting, steel overhead garage doors with openers, thirty year architectural shingles, capped gas lines to the fireplace, marble fireplace surrounds, custom raised-panel cabinet and vanities, self-cleaning smooth-top ranges, upgraded dishwashers, jetted tubs in the master bath (in select models), and first-floor master bedrooms (on select models), just to name a few. In addition, the three models mentioned earlier (the Roanoke model that is available now and the other two models that will be ready in 30 days), will also come with an in-ground irrigation system and finished sod in the front, back and side yards.

Combining the best of VEI's Precious Gem Collection with models from the Virginia Waterways Collection and some of their even newer models, Summer's Crossing has exceptional floor plans that fit any family's needs with square footage options ranging from 1,598 to 2,762 and prices starting in the \$250s. ■

— **By Barrett Baker,**  
a Hampton-based freelance writer.

## Models include:

**The Rivanna** — Two stories, three bedrooms, two-and-a-half baths, 1,765 square feet, \$255,000.

**The Holston** — One story, three bedrooms, two baths, 1,598 square feet, \$258,000.

**The Staunton** — One story, three bedrooms, two-and-a-half baths, 1,776 square feet, \$268,000.

**The Roanoke** — Two stories, four bedrooms, two-and-a-half baths, 2,305 square feet, \$298,000.

**The Pearl II** — Two stories, four bedrooms, bonus room over garage, two-and-a-half baths, 2,762 square feet, \$336,000.

The site office is open from 12 to 5 p.m., Friday through Monday, and by appointment. To get there from I-64 West, take exit 247 toward Yorktown/Yorktown Naval Weapons Station (Rout 238/ Yorktown Road). Travel approximately 2.7 miles, then turn right onto Baptist Road to the site. From I-64 East, take exit 247 toward Yorktown/Lee Hall. Turn left onto Jefferson Avenue (Route 143). Travel approximately 1.2 miles, then turn left onto Yorktown Road/Old Williamsburg Road (Route 238). Continue 2.4 miles, then turn right onto Baptist Road to the site.

To help make your decision to come out for a visit even easier, Virginia Enterprises is offering up to \$8,000 in closing costs when buyers use the builder's approved attorney and lender. So make your appointment to see this fantastic community for yourself—give Gene Efird a call at 757-833-2324 today!