



DISTINCTIVE HOMES WITH A RENOWNED REPUTATION

Hastings Estates

10 Luxury Home Sites



Exclusive Sales by

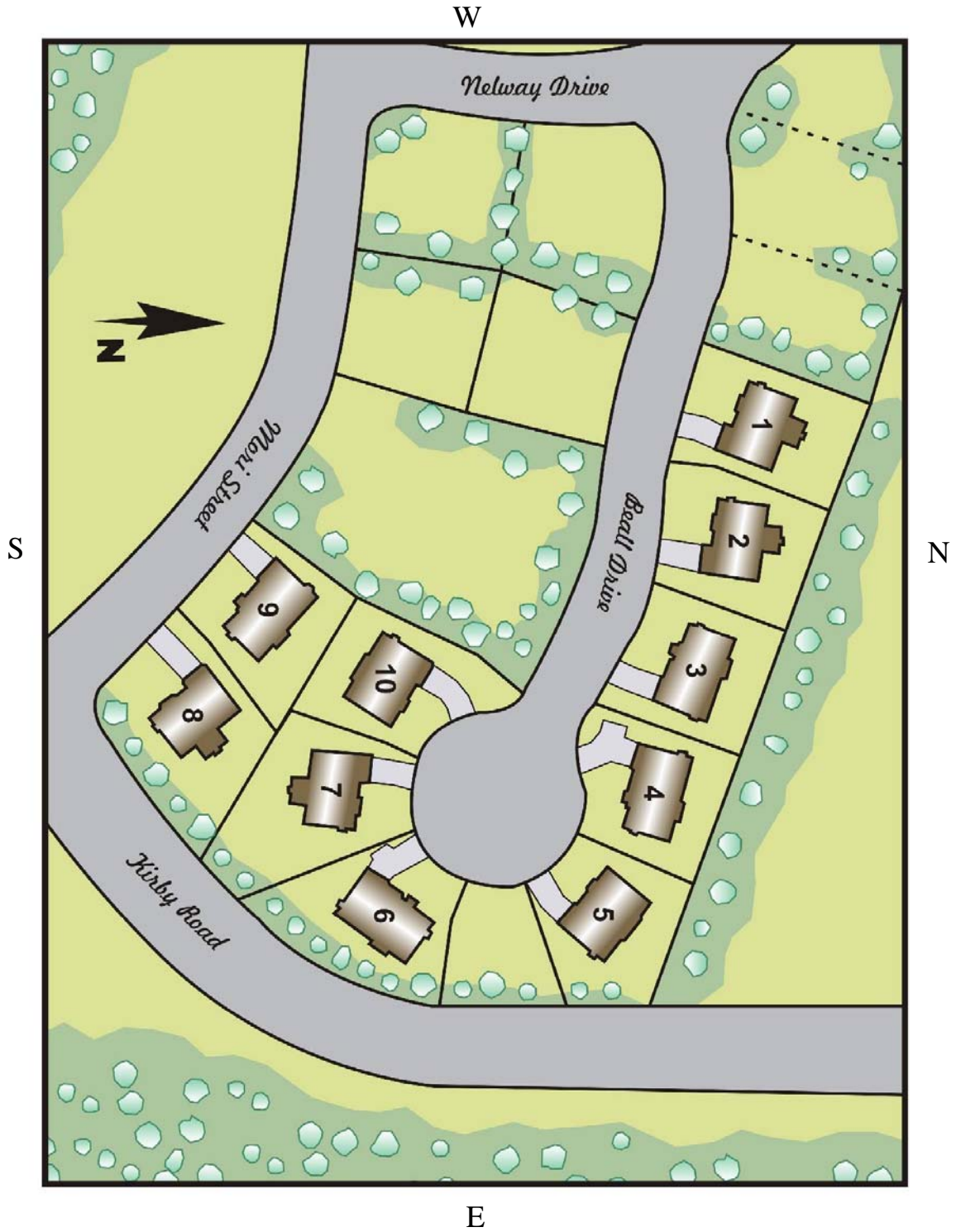


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Floor Plans at www.SekasHomes.com

Site Plan



Available Models

Model / Elevations	Finished Sq. Ft.	Price
Newbury <i>1 & 2</i>	5055	\$1,539,900
Covington <i>1&2 (#3 not available)</i>	5600	\$1,569,900
Nottingham <i>1 & 2</i>	5630	\$1,599,900
Thornbury <i>1 & 2</i>	5060	\$1,619,900
Daventry <i>1 & 2</i>	5950	\$1,619,900

Prices may change without prior notice.

Available Lots

Lot	Premium	Model	Garage Option	Basement	Status
1	\$25K	Daventry Thornbury	2.5	Walkout	Available
2	\$25K	Covington Daventry	2.5	Walkout	Available
3	\$25K	Newbury Nottingham	2	Walkout	Available
4	\$25K	Nottingham	2.5	Walkout	Available
5		Newbury	2	Walkup	Available
6		Newbury	2	Walkout	Available
7		Covington Daventry Thornbury	2.5	Walkup	Available
8		Covington	2.5	Walkup	<i>Model Home</i> Available
9		Newbury	2	Walkup	Available
10		Newbury	2.5	Walkup	Available

Newbury 5, 6, 9, 10
Covington 2, 7, 8
Nottingham 3, 4
Daventry 1, 2, 7
Thornbury 1, 7

Hastings Estates Standard Features

Exterior

- Stone and Brick Elevations as shown
- James Hardie siding
- Anderson High Performance Low E Windows
- Stone or Brick Front Stoop & Steps
- 48" wide Brick or Slate Front walkway
- Asphalt Driveway
- Six Panel Insulated Fiberglass Entry Door with Glass Sidelights and Transom
- Two Car Garages with side access door
- Wayne Dalton Garage Doors with openers
- Schlage Hardware on all Exterior Doors
- 30 Year Architectural Roof Shingles
- Upgraded Lighting Fixtures
- Sodded Lawns
- Professional Landscaping Package
- BBQ gas line to deck or patio area
- Halogen spot light on rear

Main Level

- Grand Two Story Foyer
- Spectacular 8' decorator 4 panel doors
- Dramatic Solid Oak Staircase & Rails with
- Upgraded Pickets and Carpet Runner
- Nine Foot Ceilings
- 3 1/4" Pre-Finished Oak Floors on whole 1st floor
- Elegant Wainscoting & Chair Rail in Dining Room
- Striking Gas Fireplace with Stone profile in Family Room
- French Glass Doors with Transom in Study
- Pre-Wire for Ceiling Fan in Family Room
- 2 piece Crown Moulding in Living Room, Study, 1st Floor hall Dining Room, Powder Room, & Family Room
- Ceiling Medallions at 2nd Flr Foyer & Dining Room
- Decorator Architectural Columns as Noted
- Abundant Recessed Lighting

Bathrooms

- Luxurious Oversized Master Bathroom with
- Soaking Tub and Large Separate Shower
- Dual showerhead & hand shower in Master Bath
- Wide Selection of Designer Ceramic Tiles
- High Quality Maple Vanities
- 2 CM Granite tops with undermount sinks in all baths
- Moen Faucets and fixtures throughout
- Satin Nickel Hardware in all Bathrooms

Kitchen

- Beautiful Full overlay Kraftmaid Kitchen Cabinets
- Granite Counter Tops
- Gourmet Breakfast Island & Butler's pantry
- Stainless Steel Undermount Double Bowl Sink
- Pull Out Faucet and Garbage Disposal
- Stainless Steel GE MONOGRAM Appliances: 5 burner Hi-output Gas cooktop 36" Professional Range Hood 36" Built-in Refrigerator 30" Convection Double Wall oven Built-in Microwave Fully Integrated Quiet Dishwasher
- Under-cabinet lighting, switches and plugs

Second Floor

- Nine Foot Ceilings
- Large Walk-in Closets with Wood Shelves
- Elegant Custom Colonial Trim Package
- Crown Moulding in Two Story Foyer, 2nd Floor Hall, Master Suite & secondary bedrooms
- Cabinet Based Laundry Tub
- Gas Dryer hookup

Basement

- Finished with Rec room, Full bath and legal bedroom & Media/Exercise room
- Nine Foot Basement Foundation Walls
- Abundant Recessed lighting
- Walkout or Walkup with 15 Lite Glass Doors
- Active Radon vent and fan

Throughout

- State of the Art Structured Wiring Package including extensive Phone, data, video & Security
- Upgraded Trim Package Including Oversized 5 1/4" O.G. Base and Adams Case Molding
- Two-tone paint

Energy Saver Package

- ENERGY STAR CERTIFIED
- Two Zone 90% High Efficiency Gas Heat
- High Efficiency 13 SEER Central Air Conditioning
- Air Guard Infiltration Package
- Humidifier on Main furnace
- Foam insulated bandboards and overhangs
- Mastic sealed duct system
- Energy Efficient House Wrap
- Techshield Roofing plywood

Optional Features Included in Homes

Exterior

- Techshield Roofing plywood
- Stone or Brick on 4 sides to foundation
- BBQ gas line
- Halogen spot on rear

Main Level

- 2 piece Crown Moulding in Family Room
- Garage Door openers
- Hardwired Security System

Bathrooms

- Dual showerhead & hand shower in Master Bath
- 2 CM Granite tops with undermount sinks in all baths
- Satin Nickel Plumbing and Hardware in all Bathrooms

Kitchen

- Stainless Steel GE MONOGRAM Appliances:
5 burner Hi-output Gas cooktop
36" Professional Range Hood
36" Built-in Refrigerator
30" Convection Double Wall oven
Built-in Microwave
Fully Integrated Quiet Dishwasher
- Under-cabinet lighting, switches and plugs

Second Floor

- 1 pc 4 5/8" Crown Moulding Master Suite & secondary bedrooms
- Gas Dryer hookup
- Floor Hall, Master Suite & secondary bedrooms
- Cabinet Based Laundry Tub
- Gas Dryer hookup

Basement

- Finished with Rec room, Full bath and legal bedroom & Media/Exercise room
- Active Radon vent and fan
- Humidifier on main furnace

The Builder

History

Sekas Homes, Ltd. began building its first home in 1987 on an individual home site. Since that time, we have become a full-service, residential builder specializing in high-end quality and construction. Our forte is not only in homebuilding but also in land development. We have the experience and reputation to undertake major projects as well as build entire neighborhoods of distinctive homes in prime Washington, D.C. metropolitan locations.

Throughout the past twenty years, we have established strong working relationships with some of the finest architects, engineers and subcontractors in the business. We are able to work with them closely and provide our homeowner with the highest level of cost effective real estate. Our commitment has always been to take pride in providing top-quality construction, and attention to detail with a strong emphasis on customer satisfaction and environmental consideration. We encourage a collaborative environment where our clients participate in the construction process and have an enjoyable construction experience.

There are four main factors to take into consideration during the home buying process: location, quality, energy efficiency and security. Sekas Homes, Ltd. has incorporated these components into our land acquisition process by purchasing properties in well-established, safe-environments. Our uncompromising quality is evident in every home, all of which is Energy Star certified by the U.S. Environmental Protection Agency, and undergoes numerous structural, mechanical and efficiency inspections.

What Makes Us Different

With our innovative designs and unique floor plans, we are intricately involved in the entire construction process. From the early stages of land development, to infrastructure design, to the final finishing touches, we are committed to make your dream home your reality. We have highly skilled professional employees working with us, to ensure all jobs are done to our client's full satisfaction. Our knowledgeable in-house team is dedicated to help alleviate the stress of building your home and walk you through each step of the process. We are happy to get you the answers you need to feel comfortable with every aspect of your new custom home. Client satisfaction is the foundation on which Sekas Homes, Ltd. has gained its outstanding reputation. Establishing and maintaining good communication with our homeowners and subcontractors throughout the construction process is a crucial link to the success of our projects.

Our portfolio of projects confirms our commitment to the highest standards of craftsmanship and exceptional service. We value the level of communication in working closely with our homeowners and focus attention to each detail of your home. Sekas Homes, Ltd. will only commit to build a certain number of homes each year. This ensures our exceptional level of service and details that are incorporated into your home. This limitation also allows us the opportunity to work closely with our homebuyers and to satisfy their needs and concerns. This philosophy is well recognized by local residents and is an integral part of our continued success.

We also pride ourselves on the fact that past homeowners are continually referring new clients to our firm. We regularly receive letters of recommendation from our clients, home inspectors and other local industry professionals. A huge part of our clientele is a result of referrals from many of our previous home buyers, some of which are repeat customers. Client satisfaction is the most important aspect to everyone as Sekas Homes, Ltd. and the main ingredient to our tremendous success.

The distinctive design and building techniques incorporated into our homes is unparalleled. We have earned our reputation by continually producing outstanding results and paying close attention to each detail. We are committed to excellence and to our performance, which always ensures our homes are delivered on time. Our homes are built to reflect and satisfy the needs, wants and budget of our homeowners. Unique characteristics and exquisite details are incorporated into each home to elegantly define the home and further enhance its reflection of the homeowner.

An energy efficient home is a result of a well conceived floor plan and proper installation of technically advanced products. We strongly believe this and attention to detail throughout the architectural and design process continue during the entire home's construction phase. Quality, costs and schedules are closely managed on each home to ensure maximum value to our homeowners. The delivery of our homes is consistently met. As a result we have a guarantee of delivery to take the pressure and stress out of building a new home. Our commitment to extraordinary quality and efficient construction are non-negotiable. Sekas Homes, Ltd. exceeds the standard in custom built homes and is proud of the hundreds of prestigious homes built in our exclusive communities and private home sites.

Awards

<p>WINNER <i>2002 Monument Award Customized Single-Family Homes "The Covington"</i></p>	<p>RUNNER UP <i>2003 Single Family Custom Home "The Nottingham"</i></p>	<p>WINNER <i>2005 Monument Award One of a Kind Custom Home "The Yorkshire"</i></p>
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Visit www.SekasHomes to learn more about the builder and their reputation for quality homes and outstanding customer service.

Preferred Lender Information

Special Jumbo Rates for Sekas Homes

Aaron Leicher – Loan Officer
Apple Federal Credit Union
703-679-1284 - office
703-592-0688 - fax
www.applefcu.org

Current Rates

Program	Discount Points	Rates 20% Down	Rates 30% Down
30 year Fixed	0	4.875%	4.750%
	1	4.625%	4.500%
15 year Fixed	0	4.375%	4.250%
	1	4.125%	4.000%
7/1 Arm	0	5.625%	4.750%
	1	5.125%	4.250%

Rates may change without prior notice.