



The Roanoke Valley's Premier Community

From the moment you drive through the entrance, you know it's different !



Boone Homes
of Roanoke

For Information Contact
Alexander Boone
(540)278-1365
ABoone@BooneHomes.net
www.BooneHomesRoanoke.com





Great Location

Minutes to Schools,
Shopping,
Hospitals and Clinics,
Route 419 and I-81
SW Roanoke County

Great Schools

Oak Grove Elementary
Hidden Valley
Middle & High Schools

Outstanding Architecture

Custom Designed Floor Plans
By Boone Homes

Country Club Lifestyle

Minutes to Hidden Valley
Country Club
Panoramic Views



Every Home has Unique Character and Architectural Detail



The Ridge at Fairway Forest is a community designed and developed by the Roanoke Valley's premier real estate developer and one of Virginia's leading luxury homebuilders, **Boone Homes**.



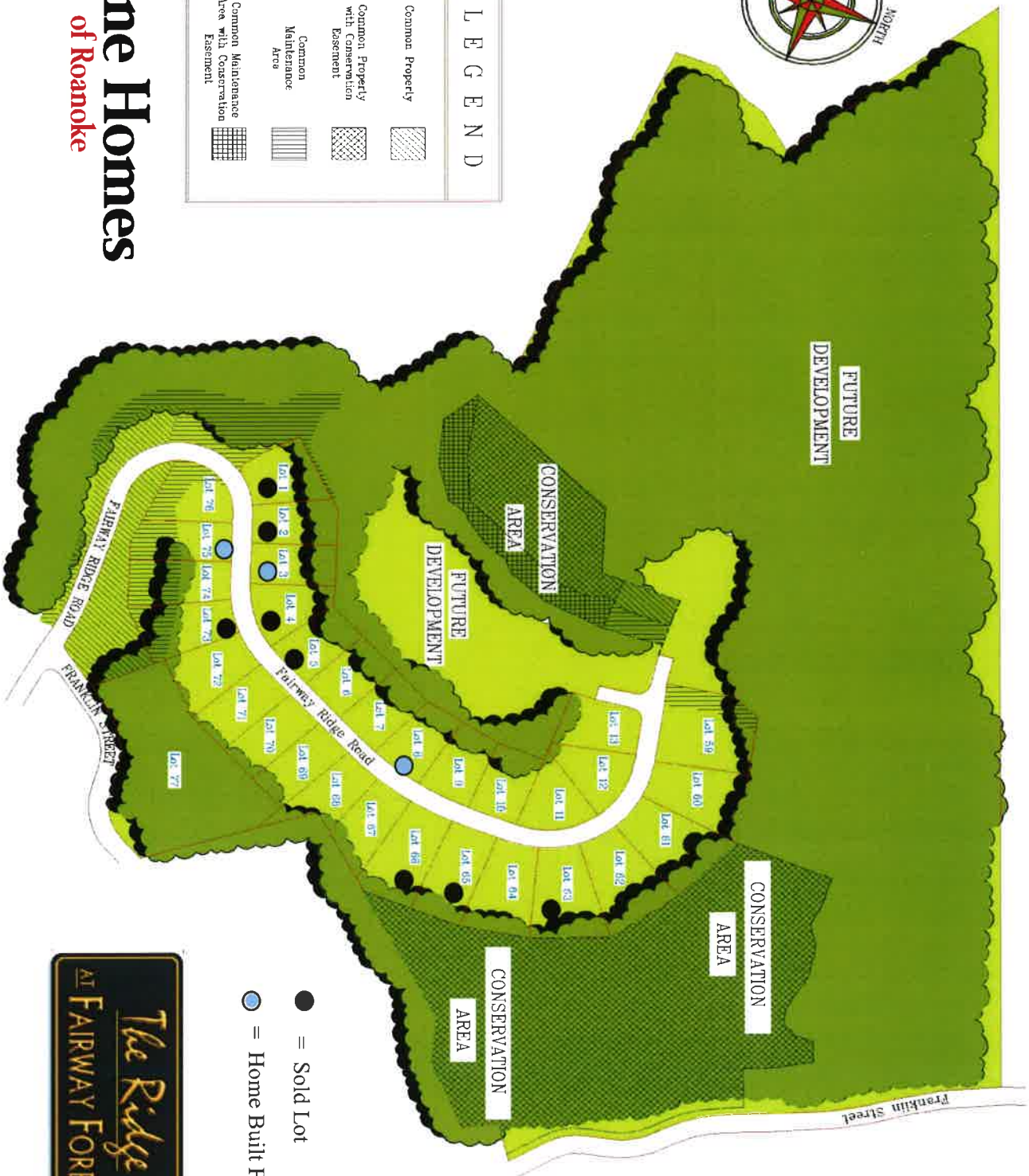
Fairway Forest is widely known as a premier residential community with magnificent, architecturally-designed homes. The Ridge at Fairway Forest is the Pinnacle of this beautiful community.



Buy Your Lot Today...Build Later!



L E G E N D	
Common Property	
Common Property with Conservation Easement	
Common Maintenance Area	
Common Maintenance Area with Conservation Easement	



- = Sold Lot
- = Home Built For Sale (Spec)

Boone Homes of Roanoke





<u>Lot #</u>	<u>Price</u>	<u>Incentive Pricing</u>	<u>Address</u>	<u>Size of Lot</u>
1	\$189,950.00	SOLD	6850 Fairway Ridge Road	.67 Acre
2	\$189,950.00	SOLD	6858 Fairway Ridge Road	.6 Acre
3	\$189,950.00	BH SPEC	6874 Fairway Ridge Road	0.58 Acre
4	189,950.00	SOLD	6888 Fairway Ridge Road	0.58 Acre
5	\$189,950.00	SOLD	6900 Fairway Ridge Road	0.58 Acre
6	\$209,950.00	\$167,950.00	6910 Fairway Ridge Road	.58 Acre
7	\$204,950.00	\$164,950.00	6920 Fairway Ridge Road	.58 Acre
8	\$199,950.00	BH SPEC	6928 Fairway Ridge Road	.58 Acre
9	\$216,950.00	\$173,500.00	6940 Fairway Ridge Road	.59 Acre
10	\$214,950.00	\$171,950.00	6950 Fairway Ridge Road	.59 Acre
11	\$209,950.00	\$167,950.00	6964 Fairway Ridge Road	.58 Acre
12	\$194,950.00	\$155,950.00	6982 Fairway Ridge Road	.58 Acre
13	NFS	NFS	6996 Fairway Ridge Road	.63 Acre
59	\$184,950.00	\$147,950.00	6997 Fairway Ridge Road	1.15 Acre
60	\$214,950.00	\$171,950.00	6989 Fairway Ridge Road	.85 Acre
61	\$224,950.00	\$179,950.00	6981 Fairway Ridge Road	.93 Acre
62	\$224,950.00	\$179,950.00	6973 Fairway Ridge Road	.92 Acre
63	\$224,950.00	Reserved	6965 Fairway Ridge Road	.92 Acre
64	\$224,950.00	\$179,950.00	6957 Fairway Ridge Road	.86 Acre
65	\$224,950.00	SOLD	6949 Fairway Ridge Road	.78 Acre
66	\$224,950.00	Reserved	6941 Fairway Ridge Road	.88 Acre
67	NFS	NFS	6933 Fairway Ridge Road	.63 Acre
68	NFS	NFS	6925 Fairway Ridge Road	.6 Acre
69	NFS	NFS	6917 Fairway Ridge Road	.58 Acre
70	NFS	NFS	6909 Fairway Ridge Road	.58 Acre
71	NFS	NFS	6901 Fairway Ridge Road	.63 Acre
72	\$214,950.00	\$171,950.00	6895 Fairway Ridge Road	.68 Acre
73	\$219,950.00	SOLD	6885 Fairway Ridge Road	.75 Acre
74	\$219,950.00	\$174,950.00	6875 Fairway Ridge Road	.73 Acre
75	214,950.00	BH SPEC	6865 Fairway Ridge Road	.64 Acre
76	NFS	NFS	6855 Fairway Ridge Road	.66 Acre



General Information

<u>DEVELOPER</u>	Westcott, LLC, an affiliate of Boone Homes of Roanoke.
<u>DIRECTIONS</u>	From Route 419 to Kaegy Road across from Lewis Gale, past Hidden Valley Country Club, Right onto Fairway Forest Drive, Left on Hidden Valley Drive, Right on Fairway Estates Drive, Right on Hidden Woods Drive, Second Right on Fairway Ridge Road to The Ridge at Fairway Forest Entrance across Franklin Street.
<u>LOTS</u>	26 Lots in section 1; 76 lots total
<u>BUILDER</u>	Boone Homes and Jeff Sowder, Inc.
<u>ARCHITECTURE</u>	Architectural Review Committee to review and approve all plans and specifications, subject to Declaration of Covenants and Restrictions. All homes shall be constructed a minimum of 35 feet behind the curb, except as otherwise deemed necessary by Architectural Review Committee.
<u>FLOOR PLANS</u>	Award winning home plans available to those building with Boone Homes. Each owner may design plans with lot owner's architect/builder subject to approval of Architectural Review Committee.
<u>CONTRACTS</u>	Please call Alexander Boone, Broker/Owner, prior to writing a contract. Use RVAR Standard Lot/Land Purchase Agreement with Seller's Addendum. Alexander Boone shall provide Addendum.
<u>DEPOSIT</u>	\$5,000.00 deposit due at time of contract payable to Boone Homes for lot. Purchaser shall close on lot prior to commencement of construction. Purchasers building homes with Boone Homes may close on lot upon completion of home.
<u>TAXES</u>	\$1.09 for each \$1,000 of value (evaluation at 100%).
<u>Property Owners' Association</u>	The Ridge at Fairway Forest Homeowners' Association, Inc. All deeds to be conveyed subject to the Declaration of Covenants and Restrictions and includes an Initial Contribution of \$500.00 at closing and an Annual Contribution of \$350.00. Fees cover maintenance of entrance landscaping, common areas, street lighting and walls. Receipt of Package must accompany the Purchase Agreement in order for the Purchase Agreement to be presented.
<u>CONVENIENT LOCATION</u>	
<i>Schools:</i>	Roanoke County Schools - highest overall academic rating in the entire Roanoke Valley Oak Grove Elementary School.....2.6 miles Hidden Valley Middle School.....3.3 miles Hidden Valley High School.....5.8 miles
<i>Hospitals:</i>	Lewis Gale Hospital.....2.4 miles Carilion Roanoke Memorial Hospital.....8.8 miles
<i>Grocery Store:</i>	Fresh Market Grocery7.5 miles Kroger Supermarket, open 24 hrs./day.....3.7 miles
<i>Shopping Center:</i>	Farmer's Market -Salem3.8 miles Tanglewood Mall.....6.6 miles Valley View Mall9.8 miles Towers Mall7.5 miles
<i>Recreation:</i>	Hidden Valley Country Club1.9 miles Roanoke Athletic Club.....6.0 miles
<i>Downtown Roanoke</i>10.8 miles
<i>Roanoke Regional Airport</i>9.9 miles
<i>Virginia Tech</i>33.3 miles
<u>UTILITIES</u>	Public Water and Sewer; No Well or Septic Underground Gas and Electric Internet: DSL and Satellite Television: Satellite
<u>MAILBOXES</u>	One standard design and color selected by Developer to be purchased by Owner.
<u>ROADS</u>	State Maintained; No Fee For Roads.
<u>CURB AND GUTTER</u>	Throughout The Ridge at Fairway Forest.
<u>STREET LIGHTS</u>	Entire community is accented with street lights maintained by Property Owners' Association.
<u>CLOSING</u>	Purchaser to select settlement agent.
<u>COMMISSION</u>	Seller pays 3% of net Purchase Price to Buyer's Agent at closing.
<u>LISTING AGENT</u>	Please call Alexander Boone, Broker/Owner, for additional information, 540-278-1365 or ABoone@BooneHomes.net



Beautiful Lots Now For Sale
Build Now or Build Later
Choose Your Builder

Southwest County's Premier
Community with
Large Lots & Backyards

Public Water and Sewer
Curb and Guttering Throughout

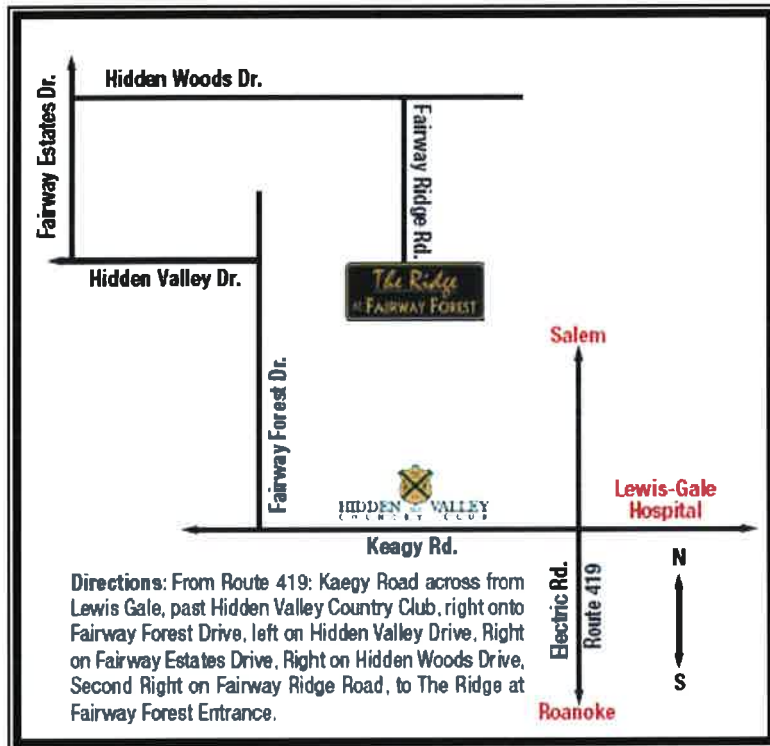
No Wells. No Septic Systems.
No Additional \$30,000 +
Cost for Private Well and Septic.

Architectural Covenants and
Restrictions to Protect Your
Investment

Flat Backyards in Southwest
County

Design Your Own Home with
Boone Homes' Architect or
Customize Boone Homes Plans

Special Financing Available
with **MyValley
MyBank.**



The Ridge
AT FAIRWAY FOREST
Boone Homes, Inc.

*Custom Built Estate Homes and Home Sites
Nestled on a Ridge in SW Roanoke County*



**Alexander Boone and Jeff Sowder
form THE RIDGE TEAM**

Alexander Boone, President of Boone Homes of Roanoke, continues the Boone Homes legacy of building quality homes in Roanoke for over forty years. Alexander brings his knowledge of floor plan design to offer our Buyers the best floor plans for everyday living and entertaining.

Jeff Sowder, President of Jeff Sowder Incorporated, brings his many years of experience building custom homes to the TEAM. Boone Homes has contracted with Jeff Sowder Incorporated to build the homes in The Ridge.

The Best New Community in SW County

The Ridge Offers:

- 1/2 acre + Home Sites
- 4 and 5 bedrooms
- First Floor Owners Suite
- Side entry 2 and 3 car garages
- Public Water and Sewer
- State Maintained Roads w/ concrete curbs

Great Location:

- 3.2 Miles to Lewis Gale Medical Center
- 4.1 Miles to VA Medical Center
- 8.2 Miles to Carilion Medical Center
- 9.2 Miles to I-81
- 11.0 Miles to Downtown
- Hidden Valley School System

***Homes starting at \$600,000 and
Home Sites starting at \$147,950***

Directions from Route 419: Keagy Road across from Lewis Gale or at Allstate to Fairway Forest Drive, Left onto Hidden Valley Drive, Right onto Fairway Estates Drive, Right on Hidden Woods Drive second Right onto Fairway Road to The Ridge entrance at Fairway Forest Road.

Boone Homes

of Roanoke



Kingham Plan

English Country Architecture

6874 Fairway Ridge Road — Lot # 03

- Five Bedrooms
- Spacious Owner's Suite
- 4.5 Bathrooms
- 4372 Square Feet
- Three Car —Side Entry Garage
- Bonus Recreation Room and Bedroom in Basement

Custom Built Estate Homes Nestled on a Ridge in SW Roanoke County

The Best New Community in the Roanoke Valley

Great Location

- 3.2 Miles to Lewis Gale
- 4.1 Miles to VA Medical Center
- 8.2 Miles to Carilion Medical Center
- 9.2 Miles to I-81
- 11.0 Miles to Downtown

The Ridge Offers:

- 1/2 acre + Home Sites
- 4, 5, and 6 bedrooms
- First Floor Owners Suite
- Side Entry 2 & 3 Car Garages
- Public Water & Sewer
- State Maintained Roads w/ Concrete Curbs

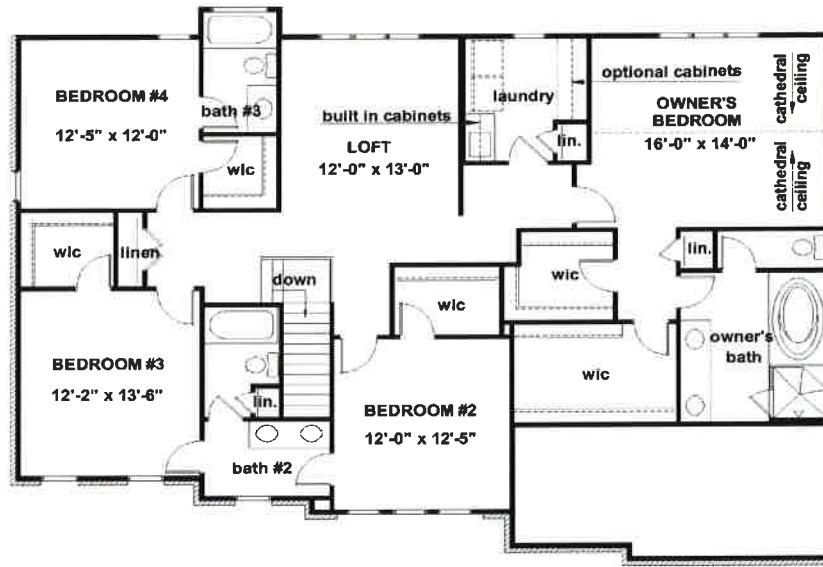


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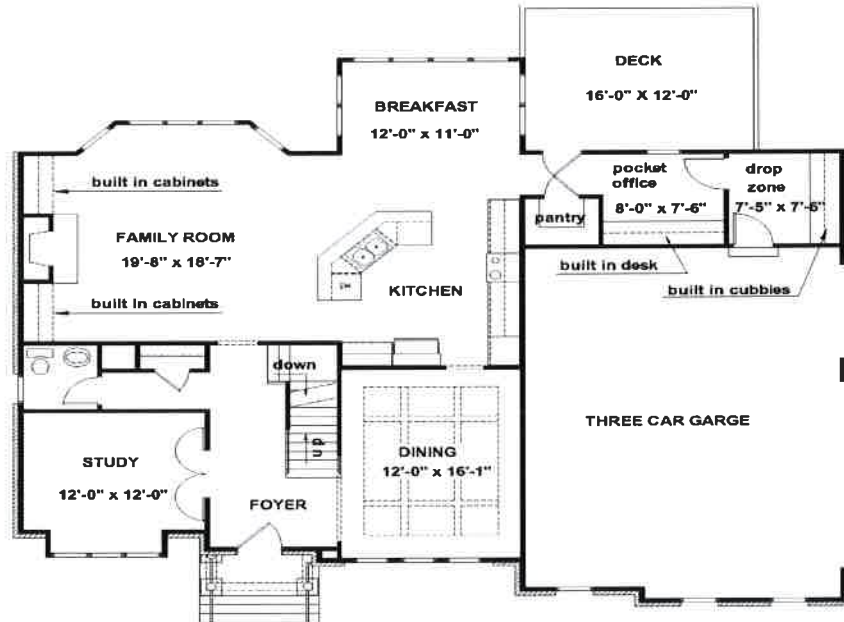
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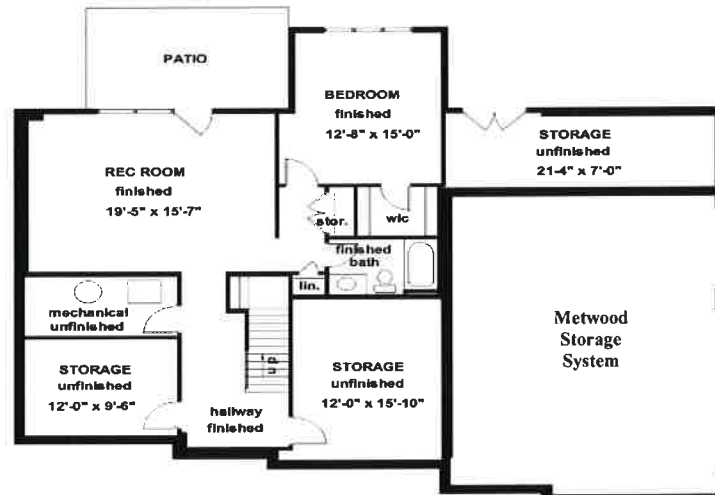
**2nd
Floor**



**1st/Main
Floor**



**Finished
Basement**



Boone Homes

of Roanoke



Wellington III

6885 Fairway Ridge Road — Lot # 73

- Gourmet Kitchen with Oven Tower
- W/ Butler's Pantry and Walk In Pantry
- Private Study or Living Room
- 4556 Square Feet
- Upstairs Loft
- Raised Windows to Capture View
- Owner's Suite with Spacious Baths and Dressing Areas

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- 11.0 Miles to Downtown

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- First Floor Owners Suite
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- Public Water & Sewer
- State Maintained Roads w/ Concrete Curbs



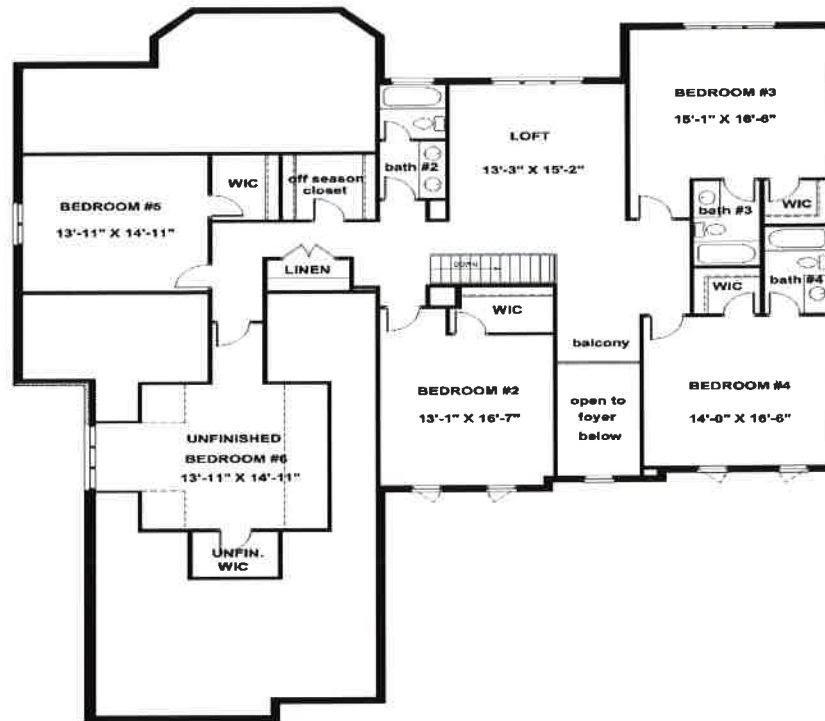
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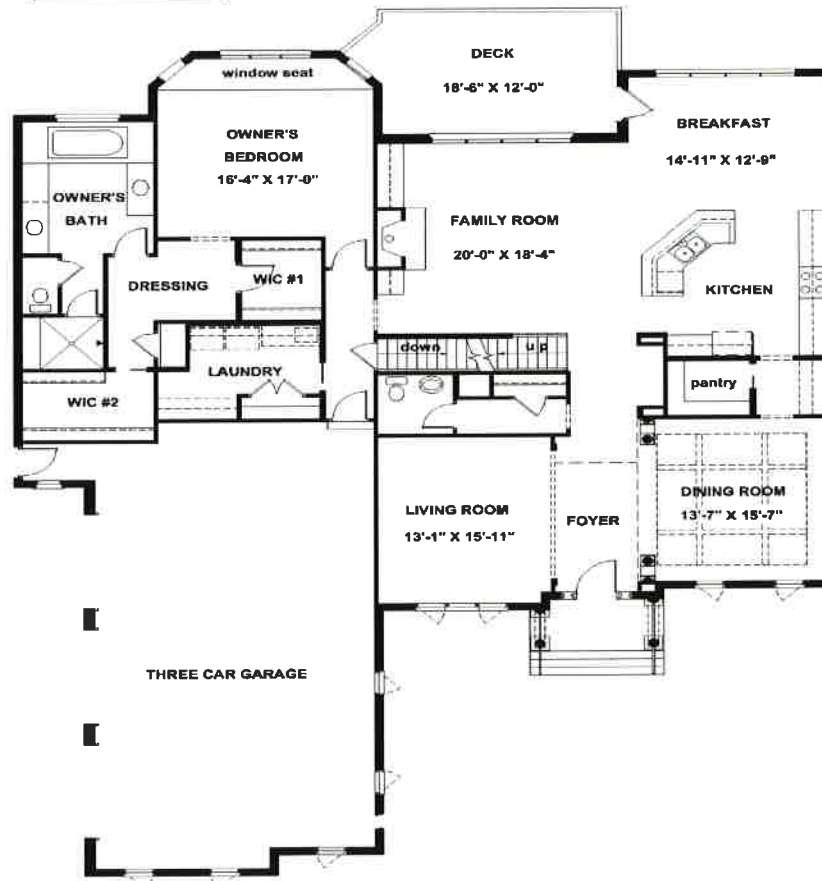
Boone Homes

of Roanoke

2nd
Floor



1st/Main
Floor



Boone Homes

of Roanoke



Cottshire Plan

English Cottage Architecture

6865 Fairway Ridge Road — Lot # 75

- Four Bedrooms
- 3621 Square Feet
- First Floor Owner's Suite
- Two Car —Side Entry Garage
- 3.5 Bathrooms
- Upstairs Loft

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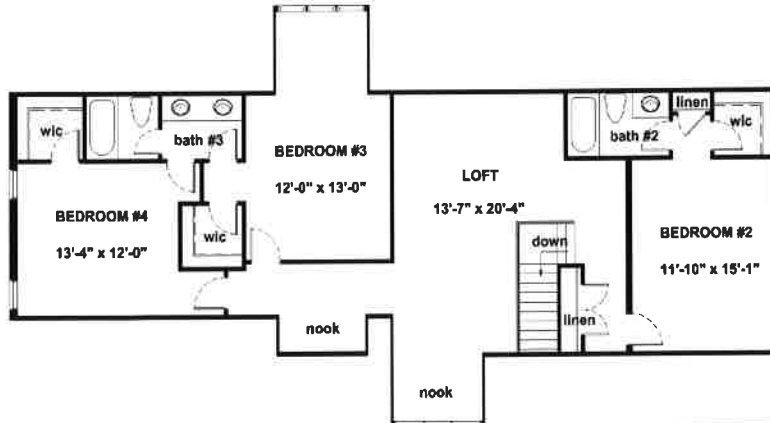
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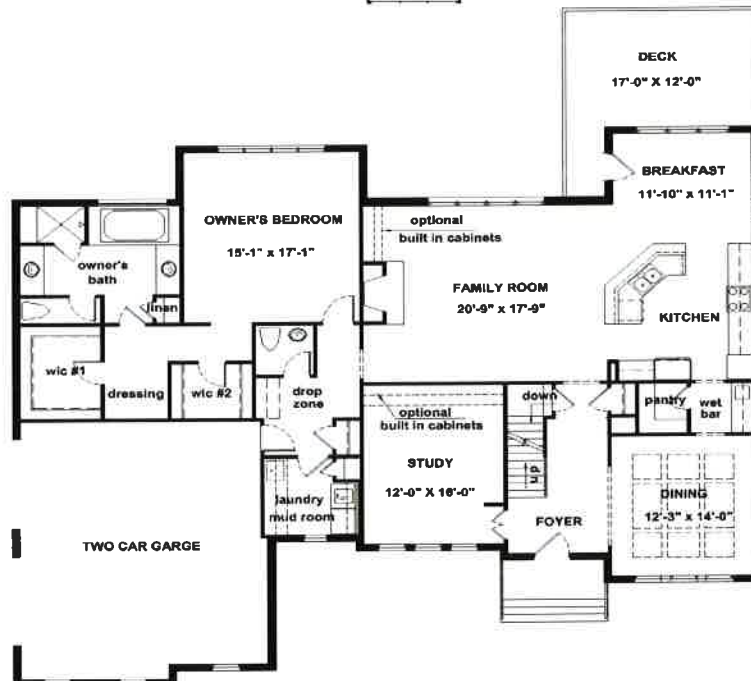
Boone Homes

of Roanoke

**2nd
Floor**



**1st/Main
Floor**



Basement

