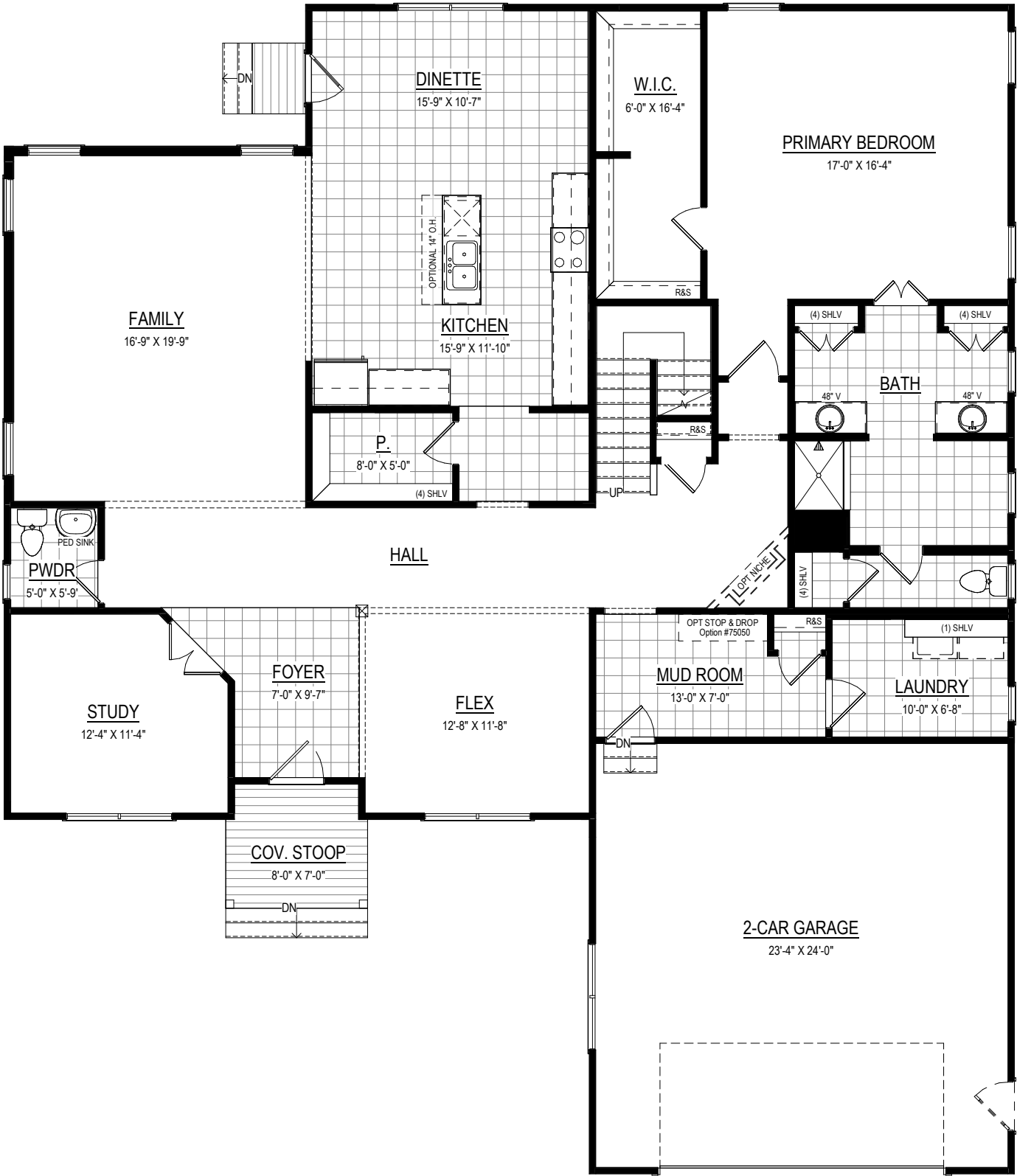


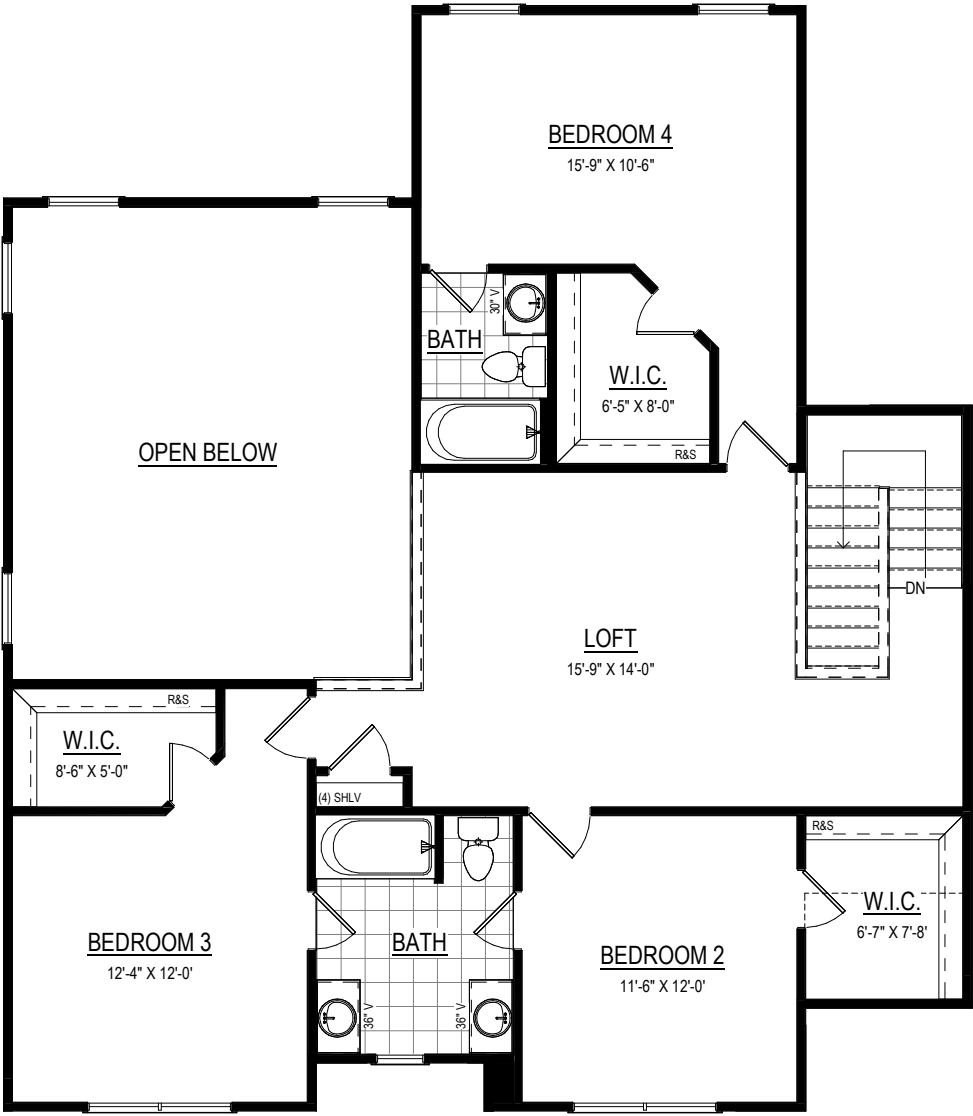
THE MANCHESTER

BASE, DETAIL 1

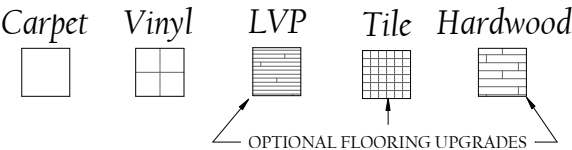
04.13.2026



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Specifications
4- Bedrooms
3 & 1/2 Baths

First Floor: 2,371 s.f. ±
Second Floor: 1,155 s.f. ±
Total: 3,526 s.f. ±

SHURM  HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

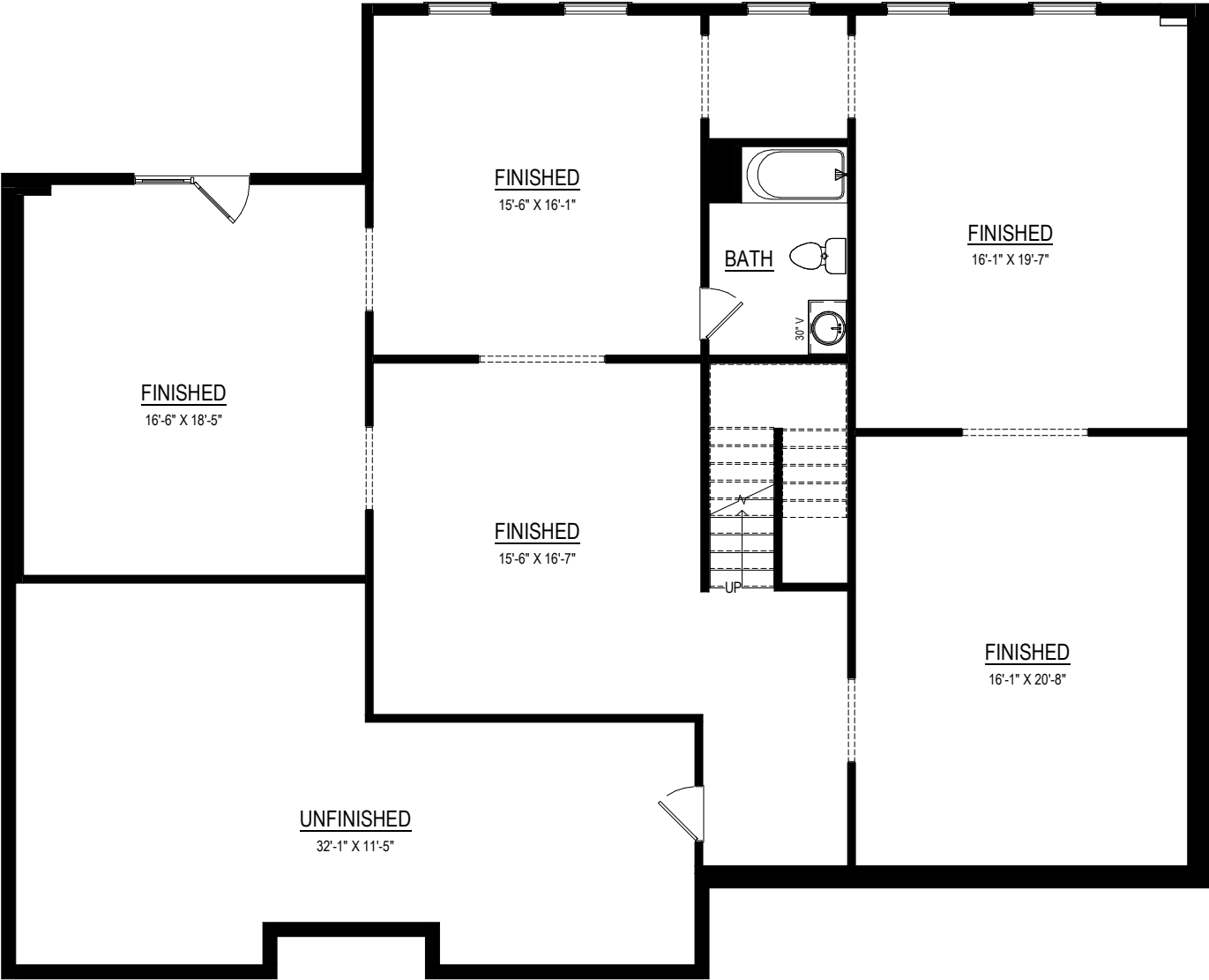
THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

MASTER PLAN

04.14.2026



SHURM HOMES

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

MASTER PLAN

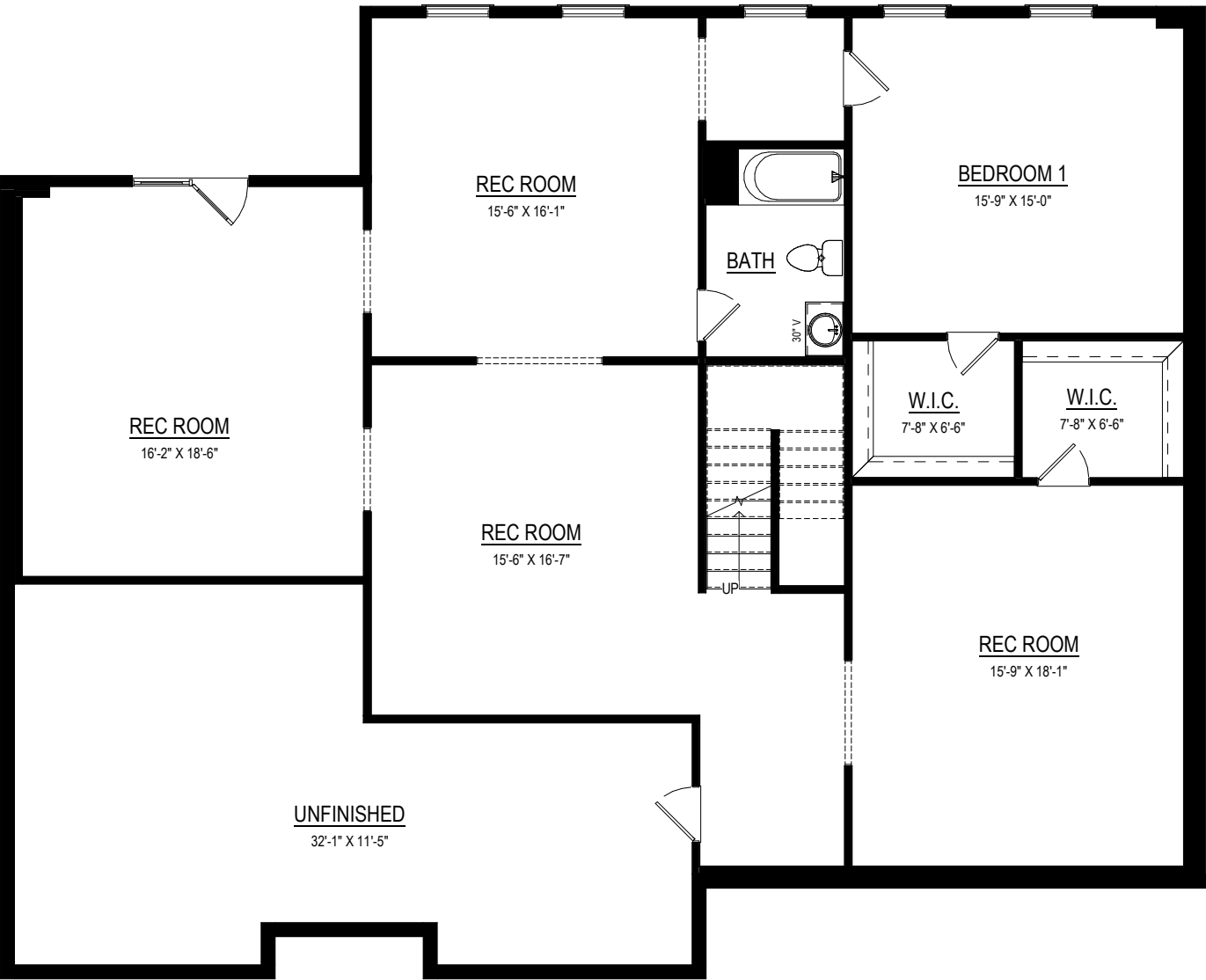
04.14.2026



FINISHED BASEMENT - REC ROOM , FULL BATH, & 2 BEDROOMS

Option # 15909

SQ FT
UNFINISHED: 349
FINISHED: 1913



FINISHED BASEMENT - REC ROOM, FULL BATH, & 1 BEDROOM

Option # 15907

SQ FT
UNFINISHED: 459
FINISHED: 1794

SHURM HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

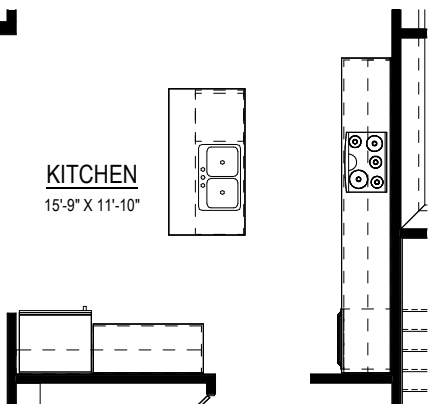
THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

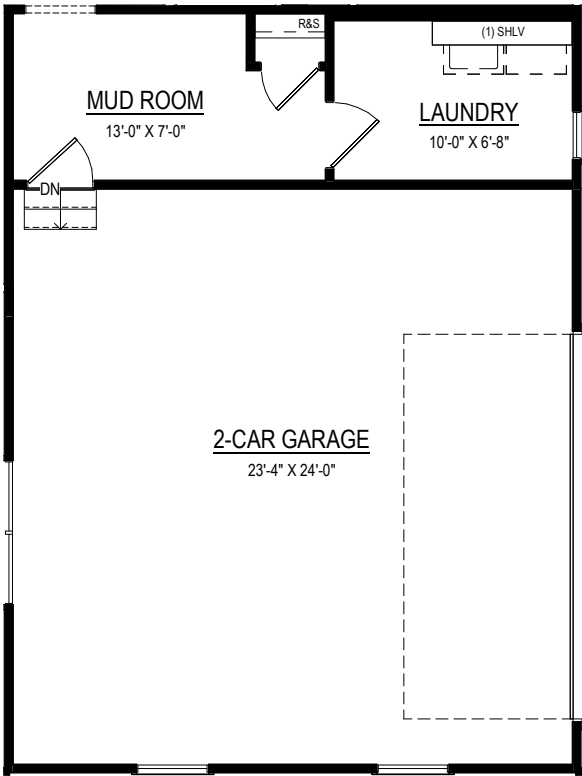
THE MANCHESTER

BASE, DETAIL 1

04.14.2026



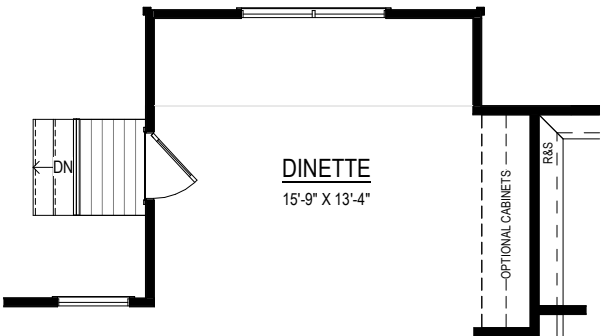
GOURMET KITCHEN
Option #62051-62062



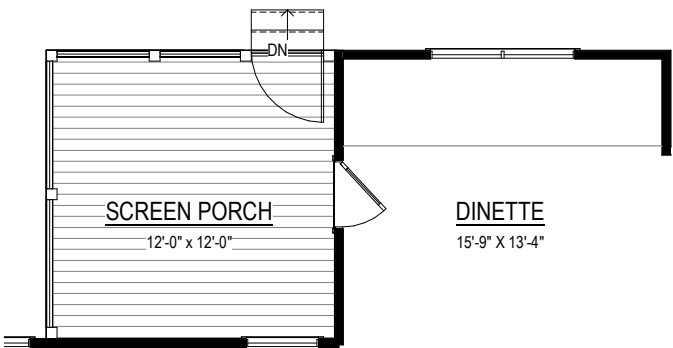
2-CAR SIDE-LOAD GARAGE
(484 SF ±)

8'-0" Option #15238
9'-0" Option #15260

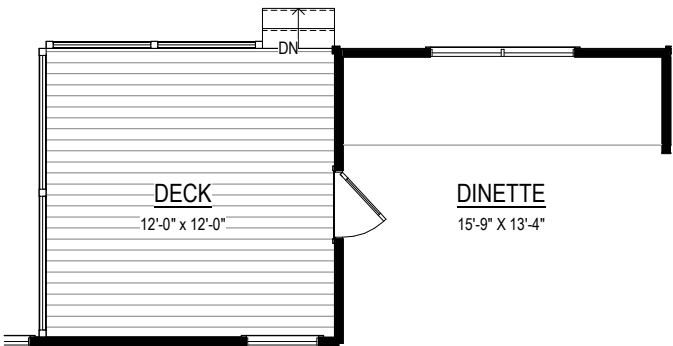
FIRST FLOOR OPTIONS



4' DINETTE EXTENSION
(56 SF ±)
8'-0" Option #15125
9'-0" Option #15126

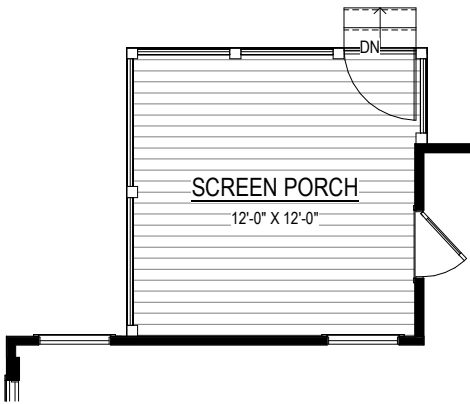


SCREEN PORCH W/ DINETTE
(144 SF ± 84 SF ±)
*Must Select Both Dinette and Deck/
Screen Porch Options*

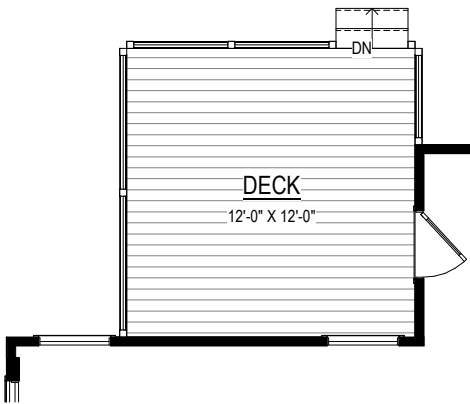


WOOD DECK W/ DINETTE
(144 SF ± 84 SF ±)

*Must Select Both Dinette and Deck/
Screen Porch Options*

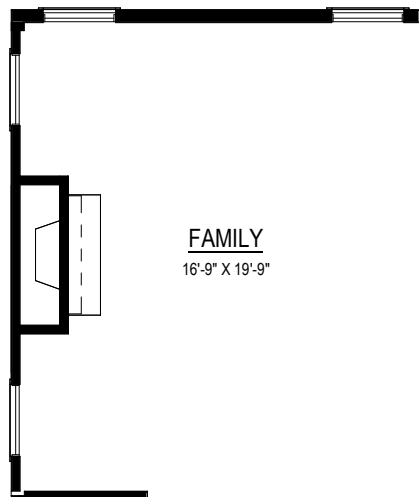


SCREEN PORCH
(144 SF ±)
Wood Option #15501
Trex Option # 15511

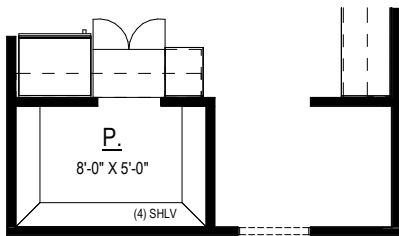


WOOD DECK
(144 SF ±)

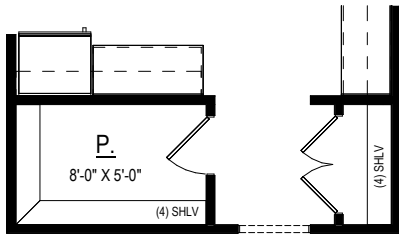
Wood Option #15001
Trex Option # 15011



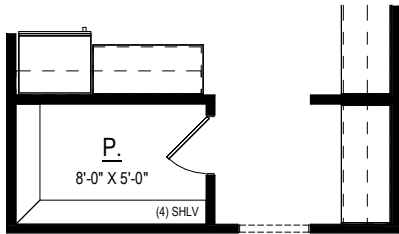
GAS FIREPLACE
AT FAMILY ROOM
Option #35005



HIDDEN PANTRY
Option # 62161 -62172



ADDITIONAL PANTRY
8'-0" Option #15086
9'-0" Option #15087



BUTLER'S PANTRY
Option # 62101-62112

SHURM HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

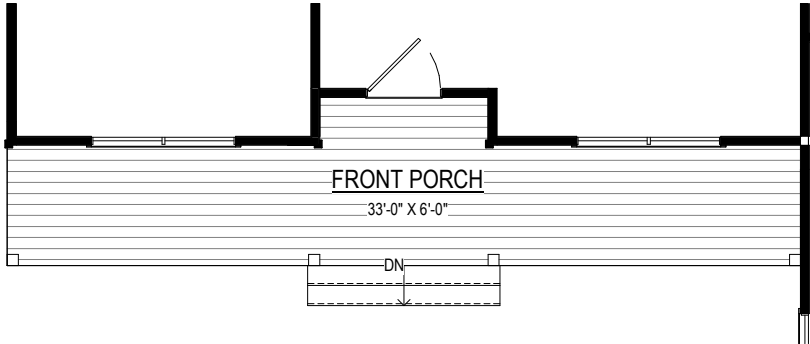
THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

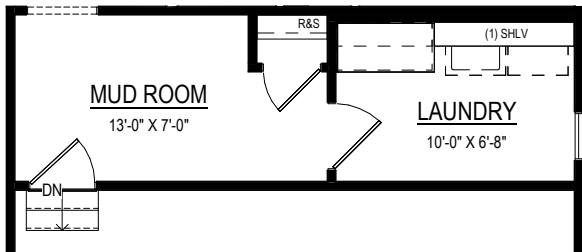
BASE, DETAIL 1

04.14.2026

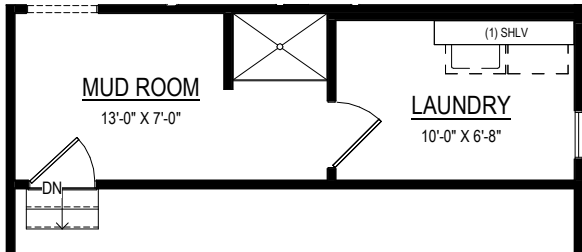
FIRST FLOOR OPTIONS



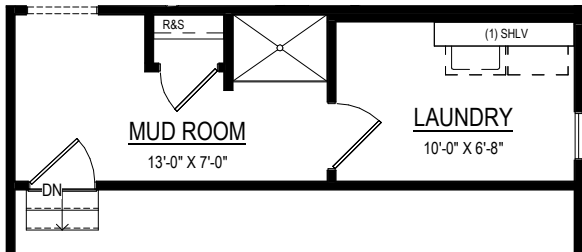
FULL FRONT PORCH
(198 SF ±)
8' Option # 15245
9' Option # 15240



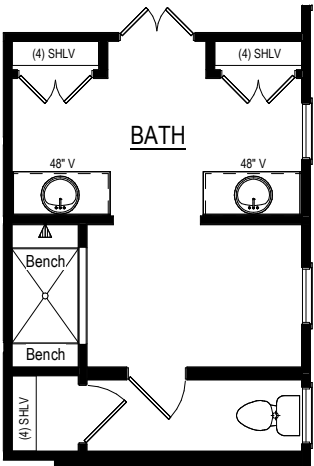
MUDROM W/ BASE & UPPER
CABINETS
Option # 63001-63012



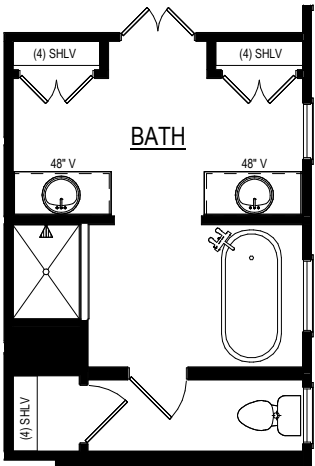
MUDROOM W/ DOG WASH
Option # 15038



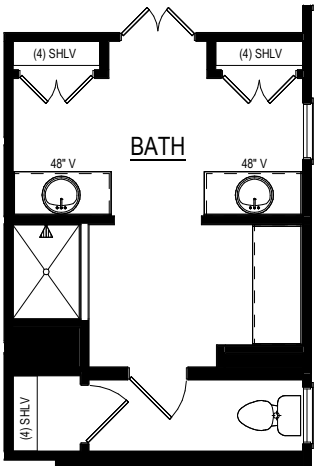
MUDROOM W/ DOG WASH & COAT
CLOSET
Option # 15057 & 15038



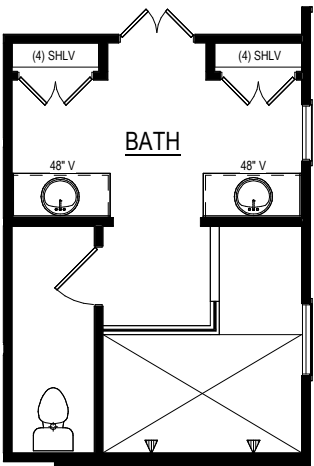
PRIMARY BATH W/ DUAL
SHOWER BENCHES
Option # 15094



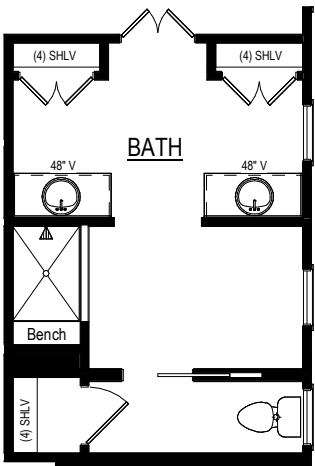
PRIMARY BATH W/
FREESTANDING SOAKING TUB
Option # 41445



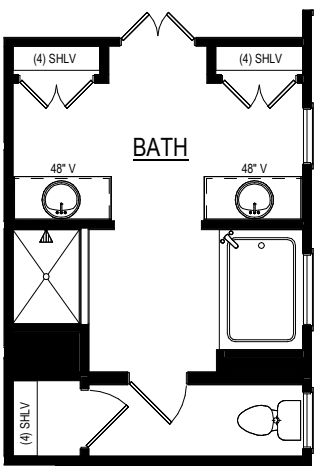
PRIMARY BATH W/
MAKEUP VANITY
Option # 62911-62914



PRIMARY BATH W/
SPA SHOWER
Option # 15237



PRIMARY BATH W/
SHOWER BENCH
Option # 65025



PRIMARY BATH W/
SOAKING TUB
Option # 41150

SHURM HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

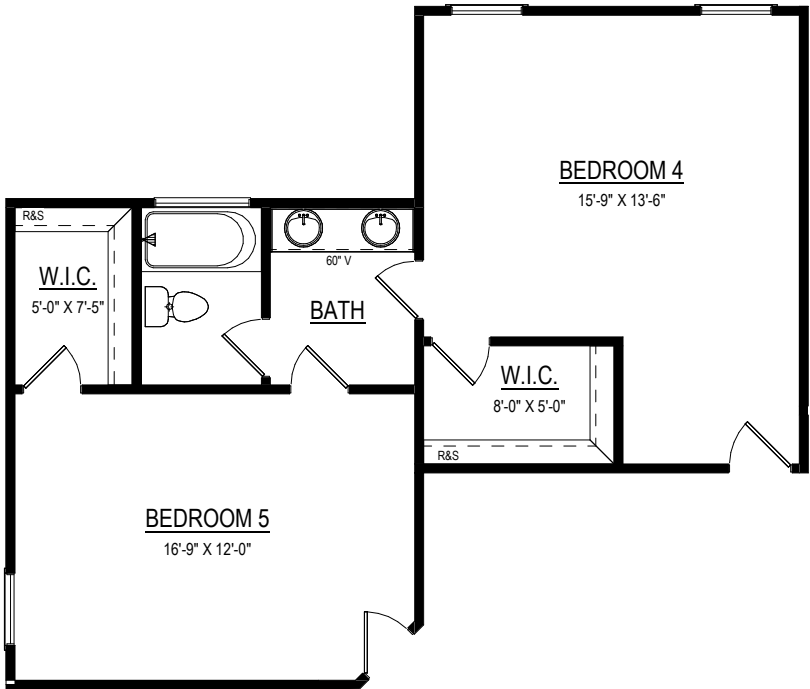
THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

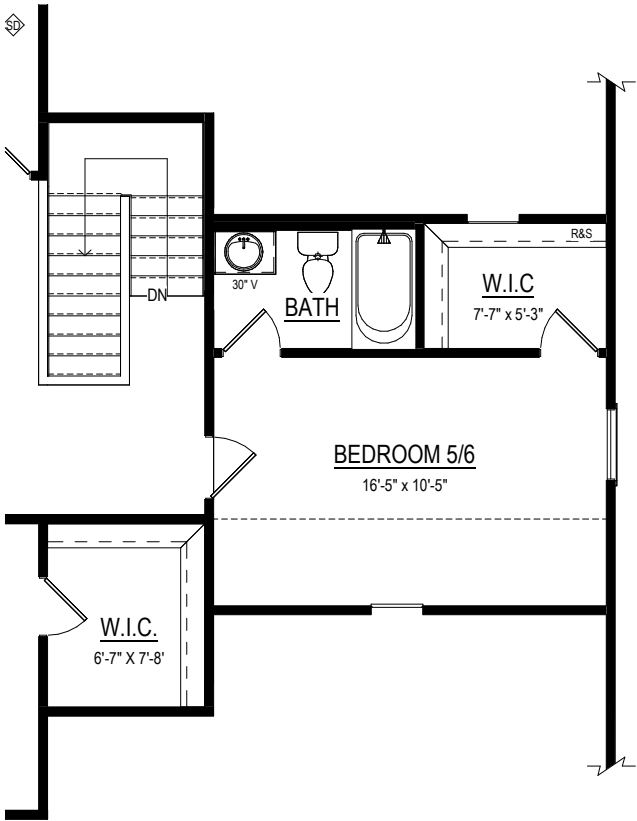
ALL DETAILS

04.14.2026

SECOND FLOOR OPTIONS



ADDITIONAL BEDROOM IN LIEU OF OPEN TO BELOW
(355 SF ±)
Option # 15137



ADDITIONAL BEDROOM OVER
PRIMARY BATH
(278 SF ±)
Option # 15138

THE MANCHESTER

BASE, DETAIL 1

04.14.2026

TRADITIONAL ELEVATION



TRADITIONAL (BASE)



SIDE-LOAD GARAGE



FRONT PORCH

Option #15245

SHURM  HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

BASE, DETAIL 1

04.14.2026

COLONIAL ELEVATION



COLONIAL (BASE)



SIDE-LOAD GARAGE



FRONT PORCH W/
OPTIONAL BRICK



SIDE-LOAD GARAGE
W/ OPTIONAL BRICK

SHURM  HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

BASE, DETAIL 1

04.14.2026

CRAFTSMAN ELEVATION



CRAFTSMAN (BASE)



SIDE-LOAD GARAGE W/ OPTIONAL STONE



FRONT PORCH

SHURM  HOMES®

9205 Atlee Branch La. Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.

THE MANCHESTER

BASE, DETAIL 1

04.14.2026

FARMHOUSE ELEVATION



FARMHOUSE (BASE)



SIDE-LOAD GARAGE W/ OPTIONAL BRICK



FRONT PORCH

SHURM  HOMES®

9205 Atlee Branch La.Mechanicsville, VA 23116
Phone: 804.723.5287 Fax: 804.789.8431
shurmhomes.com

THESE DRAWINGS ARE THE PROPERTY OF SHURM HOMES®.
REPRODUCTION AND/OR COPIES OF THESE DRAWINGS
WITHOUT PERMISSION FROM SHURM HOMES® IS NOT
PERMITTED. DOING SO WILL RESULT IN INFRINGEMENT.

THESE DRAWINGS ARE ONLY A REPRESENTATION.
FINAL DESIGN AND/OR SQUARE FOOTAGES MAY
CHANGE WITHOUT NOTICE. ALL INFORMATION
DEEMED RELIABLE BUT NOT GUARANTEED.