

**R.S. HULBERT  
BUILDERS**



Time Honored Architecture ■ Solid Lifetime Value

[www.rshulbertbuilders.com](http://www.rshulbertbuilders.com)  
804.276.7388 ph  
804.276.6281 fx

# LIVING AT HALLSLEY AT ROSELAND

The essence of living at Hallsley is apparent from the moment you pass beyond the unique layered brick wall and its adornments. This Traditional Neighborhood Development is designed to focus on people and their interaction with their surroundings. Enchanting streetscapes provide a feeling of being embraced by the community. Homes designed with time tested architectural principals that enhance value and establish a sense of history will surround you.

Hallsley at Roseland is the perfect setting for your new R.S. Hulbert Builder home. The community is perfectly aligned with our company's building philosophy. In Hallsley clients have a choice of selecting a flexibly predesigned or entirely custom home that meets the community architectural standards ensuring you a one-of-a-kind home in this special neighborhood.

Our attention to every detail and our desire to make your home building experience exceed your expectations assures you that your new R.S. Hulbert home will be an enjoyable and rewarding endeavor as we co-create your family's homestead. R.S. Hulbert Builders offers its clients optional certified green homes that are built with purpose and integrated with reverence for its surroundings.

R.S. Hulbert Builders is a family-owned and operated home building company founded in 1989. With 20 years of experience providing one-on-one attention to our customers, R.S. Hulbert has established itself as a top builder of fine homes throughout Chesterfield County, Virginia. You will find R.S. Hulbert Builders award-winning homes in popular Chesterfield County communities, including:

- Oak Park
- RounTrey
- The Woods at Summerford
- Edgewater
- Stoney Glen South
- Bexley

We invite you to hear what our family of homeowners has to say about their experience building an R.S. Hulbert home by visiting us on-line at [www.rshulbertbuilders.com](http://www.rshulbertbuilders.com). You may also call Ron or Kelly Hulbert at (804) 276-7388. We are looking forward to speaking with you!



## WE DEDICATE OURSELVES TO THESE CORE VALUES



- Act with integrity
- Be reliable and accountable
- Partnership with tradespeople who value integrity, reliability and accountability
- Treat others as we ourselves would want to be treated
- Build long standing relationship with our clients
- Collaborate with experienced design professionals in creating our homes
- Constantly improve and innovate

## OUR MISSION



R.S. Hulbert Builders provides discriminating clients with a personalized comprehensive team approach using professional designers to create an innovative home that is inspired by the client's vision and is built with strict attention to detail bringing unmatched value to the community in which the home is built as well as to the family the home is being built for. We strive to build a reputation of highest regard.

# WHITMERE

Offered in three timeless architectural patterns

- 4,011 square feet of indulgent living space
- Interior millwork appropriate to style of home
- First floor Master Suite with his and her closets
- A quintet of windows brightens this incredible Kitchen
- Gathering Room behind Kitchen includes a massive fireplace
- Three and a half bathrooms
- Walk-up third level-unfinished
- Walk-in storage at second level



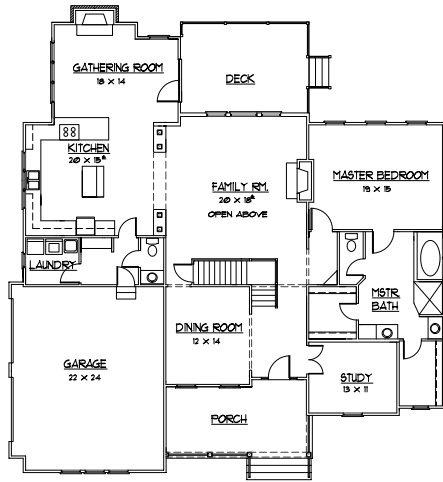
WHITMERE VICTORIAN



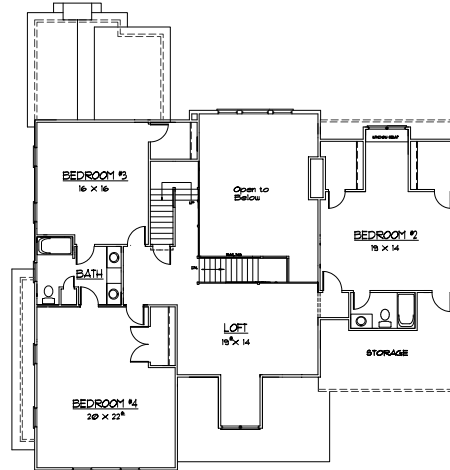
WHITMERE EUROPEAN ROMANTIC



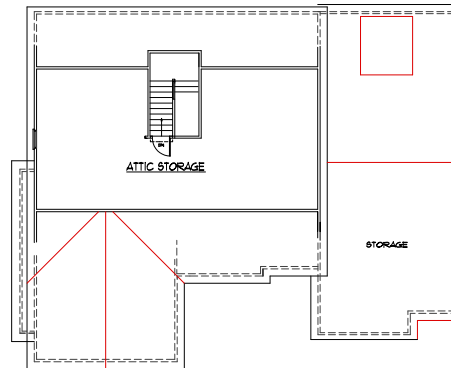
WHITMERE ARTS AND CRAFTS



FIRST FLOOR



SECOND FLOOR



ATTIC

## TESTIMONIAL 1

Ron/Kelly – Absolutely Flawless. R.S. Hulbert Builders has clearly set the bar for quality, customer satisfaction and overall value. The house has exceeded our expectations and we finally have a house to brag about. Ron, my wife and I realize some of the additional consideration you gave us and we cannot thank you enough. Rip is our man!!

Ken and Leigh Ann Piazza



# HARVEY ELLIS

Offered in one timeless architectural pattern

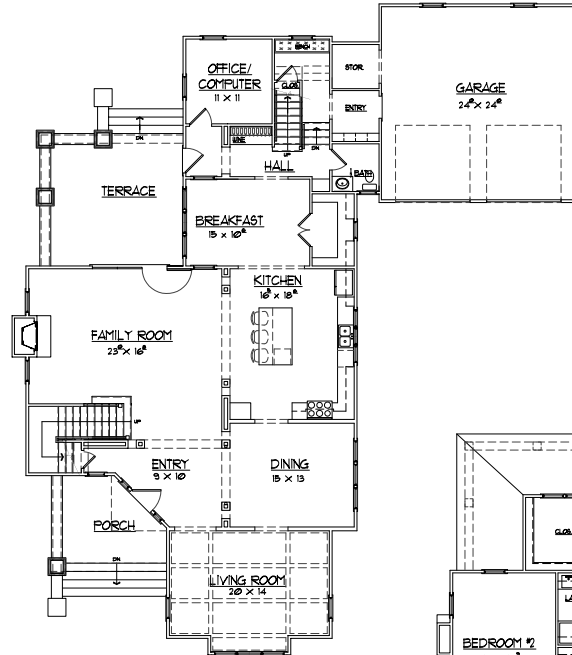
- 4,300 square feet of gracious living space
- Second floor Master Suite with private rear staircase
- First floor home office perfectly located at rear of home
- First level family drop zone with bench/cubbies and coat hooks
- Second level computer/homework niche

## FRONT

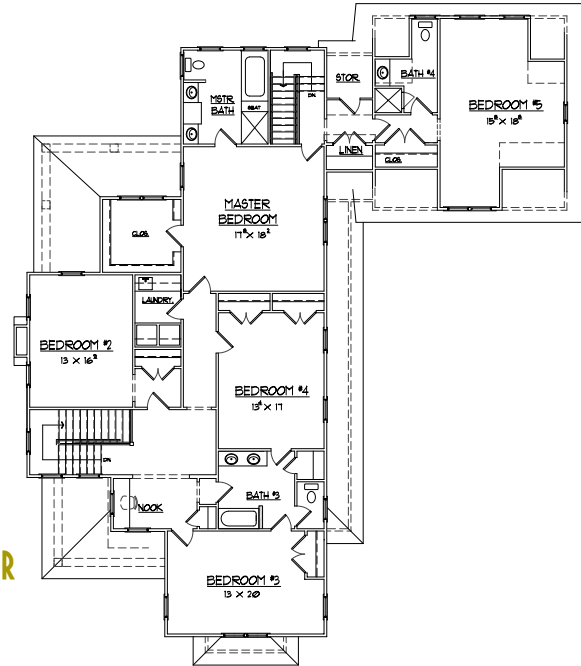


## ARTS AND CRAFTS

## FIRST FLOOR



## SECOND FLOOR



## HIGHLIGHTS OF INTERIOR DETAILING

- 9' or 10' ceiling height at 1st level per design
- 8' or 9' ceiling height at 2nd level per design
- Beautiful Maple Kitchen and Bathroom Cabinetry
- Granite countertops at Powder Room, Master Bath and Kitchen
- Sturdy solid core period styled interior doors with appropriate hardware
- Custom painted wood shelving at closets
- Classic crown/cove molding at all formal rooms, Foyer and Master Bedroom
- Elegant 3 ¼" wide door and window casing accented with appropriate sized base molding
- Dining Room trimmed in accord with architectural style of home
- Cultured Marble tops at secondary bathroom vanities
- Low VOC flat latex paint on wall (one color)
- Low VOC semi gloss paint on trim (one color)
- Substantial 3 ¼" wide solid oak flooring site finished at formal rooms, Foyer and Kitchen
- Laundry Room and all full bathrooms are finished with tile flooring
- Tiled shower walls at Master Bathroom
- All full baths are fitted with tile wall surrounds and cast iron tubs per design
- Oak open riser stairs to second level with period style newell post and balusters
- Direct vent gas fireplace with marble surround and appropriately designed painted mantel

## HIGHLIGHTS OF EXTERIOR DETAILING

- Engineered footings
- Block and brick foundations
- Conditioned crawl space for added comfort
- Architecturally designed fiberglass or wood exterior doors
- Carriage House style insulated low maintenance over head garage doors
- Historically correct operable solid window shutters with shutter dogs
- Period appropriate exterior locksets and deadbolts
- Low maintenance windows with high performance Low E glass and simulated divided light grids
- Durable Hardi Plank Siding with possible brick or stone accents
- Distinctive front and rear porch railing systems
- Miratec/PVC exterior trim for lasting appearance and low maintenance
- 4" thick concrete porch floors for increased durability and ease of maintenance
- Long lasting concrete driveway and sidewalk to front entrance of home
- Sod and irrigation complimented by professionally designed and approved landscaping
- Hallsley Community mailbox and post

# SCHOOLHOUSE

Offered in two timeless architectural patterns

- 2,600 square feet of exceptional space
- First floor Master Bedroom with French Doors to rear of home
- Awesome double cupola baths central stairwell and upper hall in natural light
- Convenient first level family drop zone with bench/cubbies and coat hooks
- Double French Doors at Family Room
- Spacious Living (or Study) and Dining Rooms

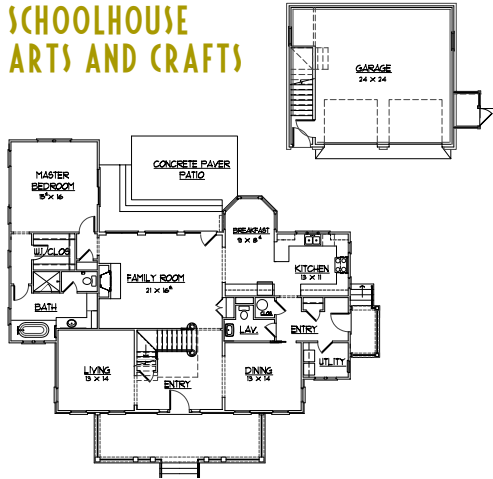


SCHOOLHOUSE ARTS AND CRAFTS



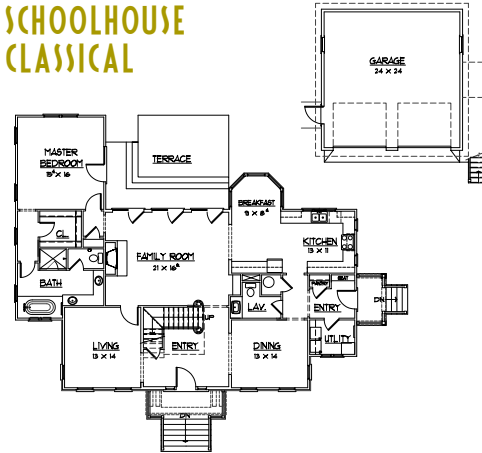
SCHOOLHOUSE CLASSICAL

## SCHOOLHOUSE ARTS AND CRAFTS

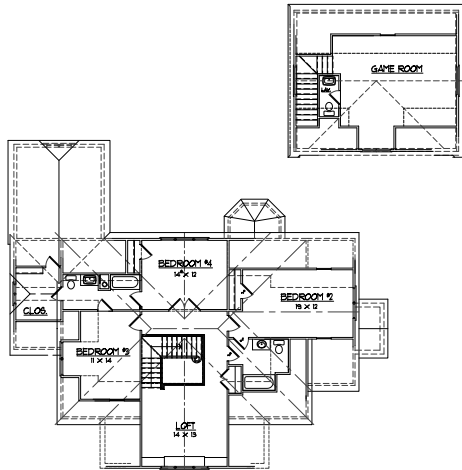


### FIRST FLOOR

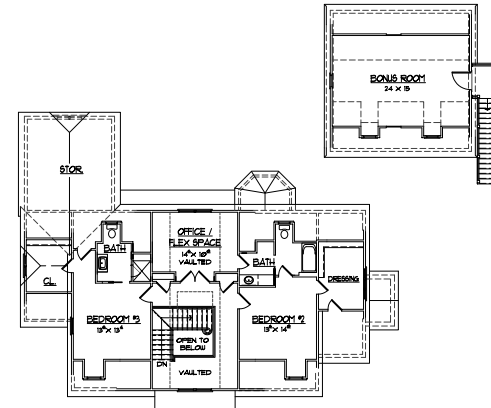
## SCHOOLHOUSE CLASSICAL



### FIRST FLOOR



### SECOND FLOOR



### SECOND FLOOR

## TESTIMONIAL 2

Our experience with R.S. Hulbert Builders has been rewarding! We were completely involved on a day-to-day basis with the construction progress, and our wishes were always reviewed promptly and acted upon. From the design stage to closing, we felt that Ron and his staff always had our best interests at heart. The subcontractors were friendly, and their work is beautiful. Now that we have closed and moved in, we are truly proud to be living in such a beautifully built home. The minor problems and touch-ups were handled expertly by Eddie in a timely fashion and with a cheerful, helpful attitude. To any future owner, we can heartily recommend this firm to you.

Bill and Jeri Ball



# KELTON

Offered in two timeless architectural patterns

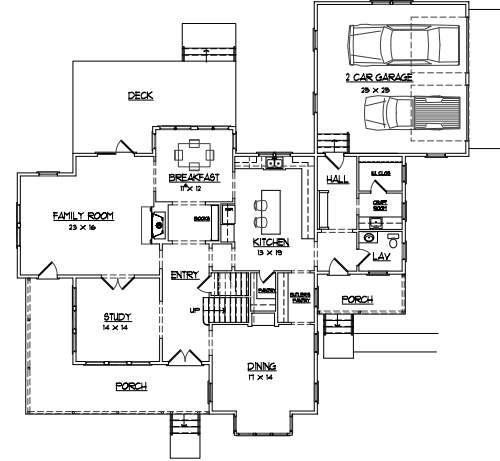
- 3,100 square feet of delightful living
- First floor Master Bathroom with gorgeous bath and private closets
- True porches to be used for relaxing or entertaining



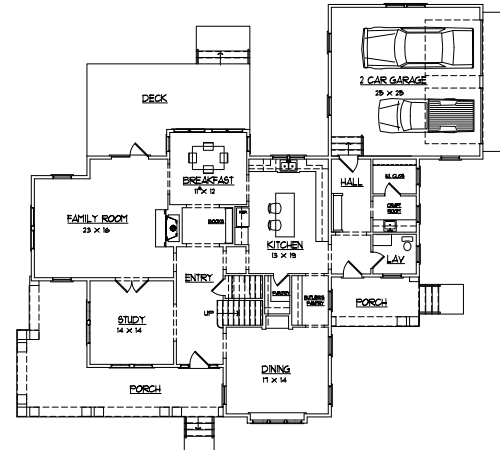
**KELTON VICTORIAN**



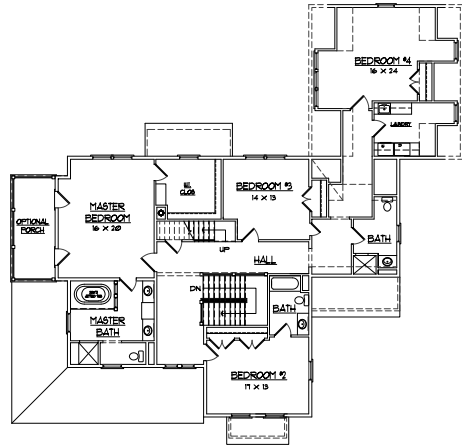
**KELTON ARTS AND CRAFTS**



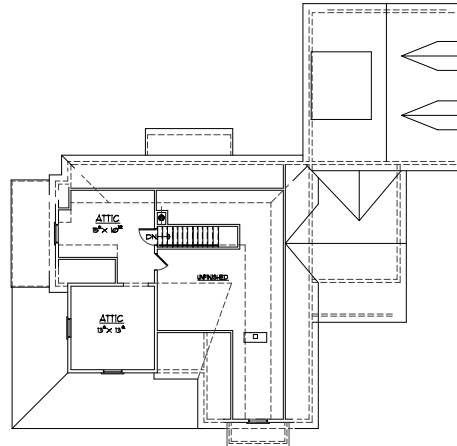
**VICTORIAN FIRST FLOOR**



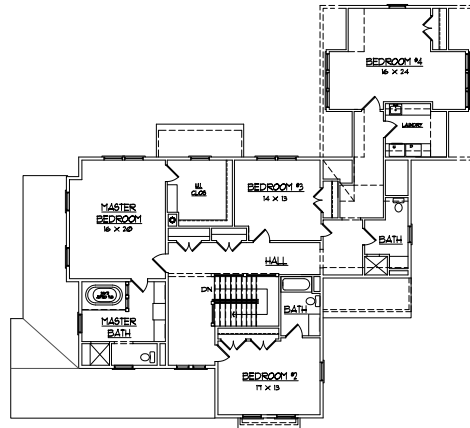
**ARTS AND CRAFTS FIRST FLOOR**



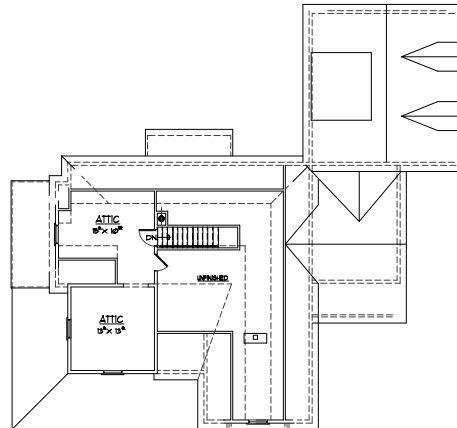
**VICTORIAN SECOND FLOOR**



**VICTORIAN ATTIC**



**ARTS AND CRAFTS SECOND FLOOR**



**ARTS AND CRAFTS ATTIC**

## TESTIMONIAL 3

Ron & Kelly: The experience we had building our new home was like no other. You allowed us to be very involved in the whole process and went above & beyond to make us happy. We were very impressed with your work ethic and you cared about the home as it was your own. And even though we made "a few" changes, you never said it was impossible. Thanks to your beautiful house, we finally feel like we're home. We'd Recommend you hands down to anybody looking for a home!

Your friends,

Joe and Cindy Conigliaro



## ENERGY EFFICIENT GREEN BUILDING FEATURES

- All homes to be third party green certified
- All homes will meet or exceed Energy Star Guidelines
- Rinnai Continuous Flow Hot Water Heater
- R-13 wall insulation
- R-38 ceiling insulation
- R-30 floor insulation
- Conditioned crawl space for added comfort and improve air quality
- All openings to unconditioned space to be completed weather proofed
- Low VOC paints and carpeting/pad for improved air quality
- High efficiency gas heat at 1st level
- All air ducts sealed with mastic and third party air tested
- Tyvek House Wrap with all seams taped and sealed
- Thorough and complete sealing of building envelope with foam sealant
- Blower door testing by third party to ensure minimal air leakage at completion
- Professionally designed (not over sized) HVAC equipment to ensure lower operating costs
- A minimum of 15% yearly energy savings compared to a home built to standard code guidelines



## EXPERT ASSISTANCE AND SERVICE

- 20 years experience simplifying the building process for our clients
- Certified Interior Designer provide guidance with your interior/exterior selections
- 2 formal pre-closing inspections assures client's satisfaction
- Warranty requests responded to within 48 business hours



# CS GREENE

Offered in one timeless architectural pattern

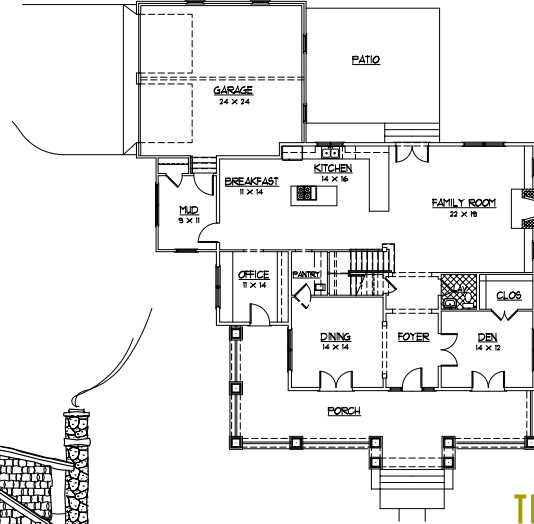
- 3,960 square feet of balanced living space
- Second floor Master Suite with sitting area and his/her closets
- First floor office with private entrance
- Spacious Butlers Pantry between Kitchen and Dining Room
- True 3/4 front porch

## FRONT

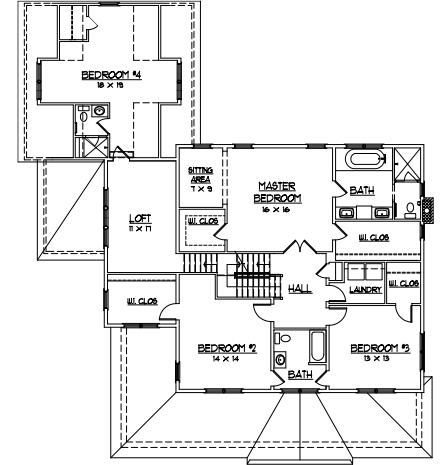


## ARTS AND CRAFTS

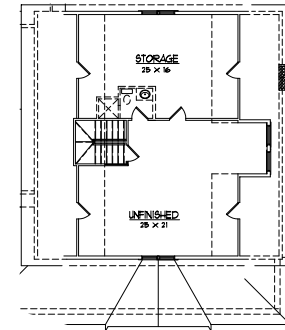
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



# TESTIMONIAL 4

When we first starting looking for possible builders, Ron's home was the first one we looked at. We kept looking, but always came back to Ron's-the style and price was unbeatable. We didn't realize that the service would be unbeatable also. Ron and Kelly have made building a home enjoyable. Thank you Ron and Kelly!!

—Don and Cynthia Milliron

