

# Shepherds Cove

*A Private Community on the Potomac River*

**4401 Scrabble Road • Shepherdstown, WV 25443**

**[www.shepcove.com](http://www.shepcove.com)**

**410-274-9290**



# *Shepherds Cove*

*Shepherds Cove, convenient to Metropolitan DC including daily MARC Train Commuter service, consists of Nineteen Five-Acre naturally wooded estate home sites. Shepherds Cove, in the shadow of Shepherdstown, was designed to provide a few discerning Owners the level and quality lifestyle they have worked for and seek nothing less for themselves and their Families.*

*Shepherds Cove not only provides an exclusive small resort-like community on the Potomac with a number of amenities, but also has available support for prospective Buyers, should they wish assistance in the design, building or financing of their retreat/home.*

*This booklet provides a few possible home designs and their respective recommended builders along with contact information for our Participating Lender.*

***Home Construction Starting \$420 K***

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# MEET OUR RECOMMENDED BUILDERS

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Heavy Timber Truss & Frame designs and fabricates energy efficient timber frame homes and additions. We specialize in traditional mortise and tenon timber frame joinery details and are known for our high end finishes. We precut, prefit, and prefinish all of our timber components before shipping to your job site for installation, and we use many different species of timber (including timbers from your property). In addition to timber framing, we utilize Structural Insulated Panels (SIPs), Insulated Concrete Forms (ICFs), and Andersen E-Series windows and doors to create an energy efficient home. We provide design services, including 3-d virtual touring of your home as we design it, and all of our drawings are sealed by an independent Professional Engineer. We can work alongside your architect, we can create a custom design, or we have many plans that can be customized to suite your needs and property.

Heavy Timber Truss & Frame  
5148 Elk River Road North • Elkview, WV 25071

[www.heavytimbers.com](http://www.heavytimbers.com)  
[www.facebook.com/HeavyTimbers](http://www.facebook.com/HeavyTimbers)

Kevin Perdue, local representative in Havre de Grace, MD  
302-598-2761



Since our founding in 1994, Hobday Custom Homes, LLC has built a reputation throughout the Eastern Panhandle of West Virginia for custom home building and remodeling that balances expert craftsmanship with efficiency, attention to detail, and a focus on personalized service.

John Hobday has more than 20 years experience in the construction industry. After helping his father on the job as a teenager, gaining hands-on experience in the electrical, plumbing, and roofing trades, he set out on his own and founded Hobday Custom Homes in 1994.

Custom Homes • Timber-Frame Homes • Remodeling  
Interiors • Additions • Masonry • Structural Repairs  
Concrete Stamp Work • Decks • Garages  
Pergolas • Roofing • Gutters

Hobday Custom Homes, LLC  
P.O. Box 2 • Berkeley Springs, WV 25411  
304-582-2266

[www.facebook.com/HobdayCustomHomesLLC](http://www.facebook.com/HobdayCustomHomesLLC)

# CANVASBACK

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***Builder:  
Heavy Timber Truss & Frame, LLC***

# BRENTWOOD

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*Builder:*  
*Hobday Custom Homes, LLC*

# EDGEWOOD

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***Builder:***  
***Hobday Custom Homes, LLC***

# LONGS PEAK

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*Builder:*  
*Heavy Timber Truss & Frame, LLC*

# THE DECOY

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***Builder:  
Heavy Timber Truss & Frame, LLC***



# THE BRIDGEWATER

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***Builder:  
Hobday Custom Homes, LLC***

# ST. CHARLES

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***Builder:***  
***Hobday Custom Homes, LLC***

# THE WEDGE

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*Builder:*  
*Heavy Timber Truss & Frame, LLC*

# THE WENTZVILLE

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***Builder:  
Heavy Timber Truss & Frame, LLC***

# EDISTO RIVER COTTAGE

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***Builder:  
Hobday Custom Homes, LLC***

# CAPEVILLE

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***Builder:  
Hobday Custom Homes, LLC***

# THE STONEWALL

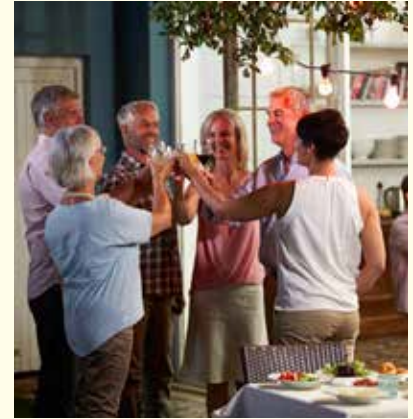
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*Builder:*  
*Heavy Timber Truss & Frame, LLC*

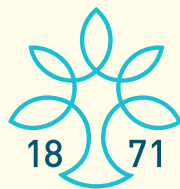
# STONE COTTAGE

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***Builder:  
Hobday Custom Homes, LLC***





**BCT**  
RESIDENTIAL LENDING

## **Charles Town, WV**

111 E. Washington Street  
Charles Town, WV 25414

### **Tammy Miller**

NMLS #467000

Phone: 304-728-2467

Mobile: 304-283-9433

Email: [tmiller@mybct.com](mailto:tmiller@mybct.com)

[www.tammymilleronline.com](http://www.tammymilleronline.com)

## **Martinsburg, WV**

9738 Tuscarora Pike  
Martinsburg, WV 25401

### **Tammy Demick**

NMLS #520136

Phone: 304-262-0089

Mobile: 304-283-5189

Email: [tdemick@mybct.com](mailto:tdemick@mybct.com)

[www.tdemickonline.com](http://www.tdemickonline.com)

[mybct.com](http://mybct.com)

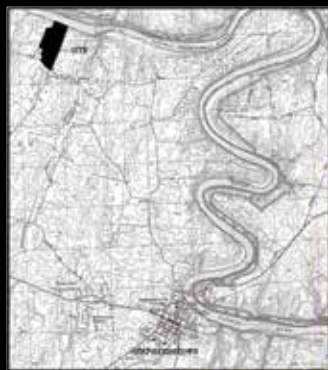


## KEY POINTS:

- Large 5 acre Estate Home Sites
- Up-scale Gated Community
- Protective Covenants
  - Protect Value of Your Home (someone can't build a double-wide next door or store some unsightly equipment or a pile of junk in their front yard)
  - Protect your safety (Gated Access, Speed Limits, Access to Trails and Common Areas, etc.)
  - Protect your Quiet Enjoyment (encouraging Golf Cart use, providing for the reservation of the Pavilion to the exclusion of the other residents for things like a Family Reunion, restricting use of unlicensed vehicles, restricting the use of The Trails to Daylight Hours only)
- Underground Utilities
- Estate sites starting in the \$190's
- Lots laid out for privacy. You won't have to see or hear neighbors, if you don't want to.
- Marina with Canoe and Kayak storage at river level
- Marina is "Modular" and private dockage is available by simply adding your Module
- Secluded Boat and Trailer Storage
- 12 Miles of Navigable Water in the spectacular Potomac River Valley
- A mile and a Half of walking/biking trails
- Wide Paved Manicured roads consistent with Quality Community Living

## **KEY POINTS *(continued)*:**

- 2k golf cart allowance
- Automatic Membership in Cress Creek Country Club (8 minutes away), with first year paid for you
- Pavilion w/ kitchen for outdoor entertaining overlooking the Potomac River
- Recreational Area with Bocce Court & Putting Green
- Pavilion reservable for individual Owner gatherings
- Preserved natural Foliage and dramatic topography
- BBQ/Firepit – large enough for several families
- 12 Minutes or Less from everything else including Pharmacy, Emergency Medical Care, Super Market, Walmart, and a lot of Great Restaurants.
- 18 Minutes to MARC TRAIN to DC.
- SHEPHERDSTOWN is approximately 45 minutes from Dulles and about an hour from the DC METRO AREA
- SHEPHERDSTOWN, the Gem of the Shenandoah/Potomac Highlands has so many activities it's impossible to do them all . . . even if you tried
- SHEPHERD UNIVERSITY opens its doors to the Health Club, Lectures, Theatre, Music, Classes and a variety of Other Activities.
- RECOMMENDED BUILDERS/CONTRACTORS if customer so wishes
- Lending Originators offering Closing Incentives
- Ask about our Early Start Discount



**SHEPHERD'S COVE  
SHEPHERDSTOWN, WV**

ACREAGE INCLUDES 1/19  
INTEREST IN COMMON AREA