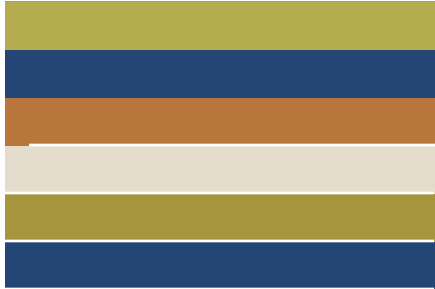


WELCOME
TO
EAGLE SPRINGS SUBDIVISION

For
SALE



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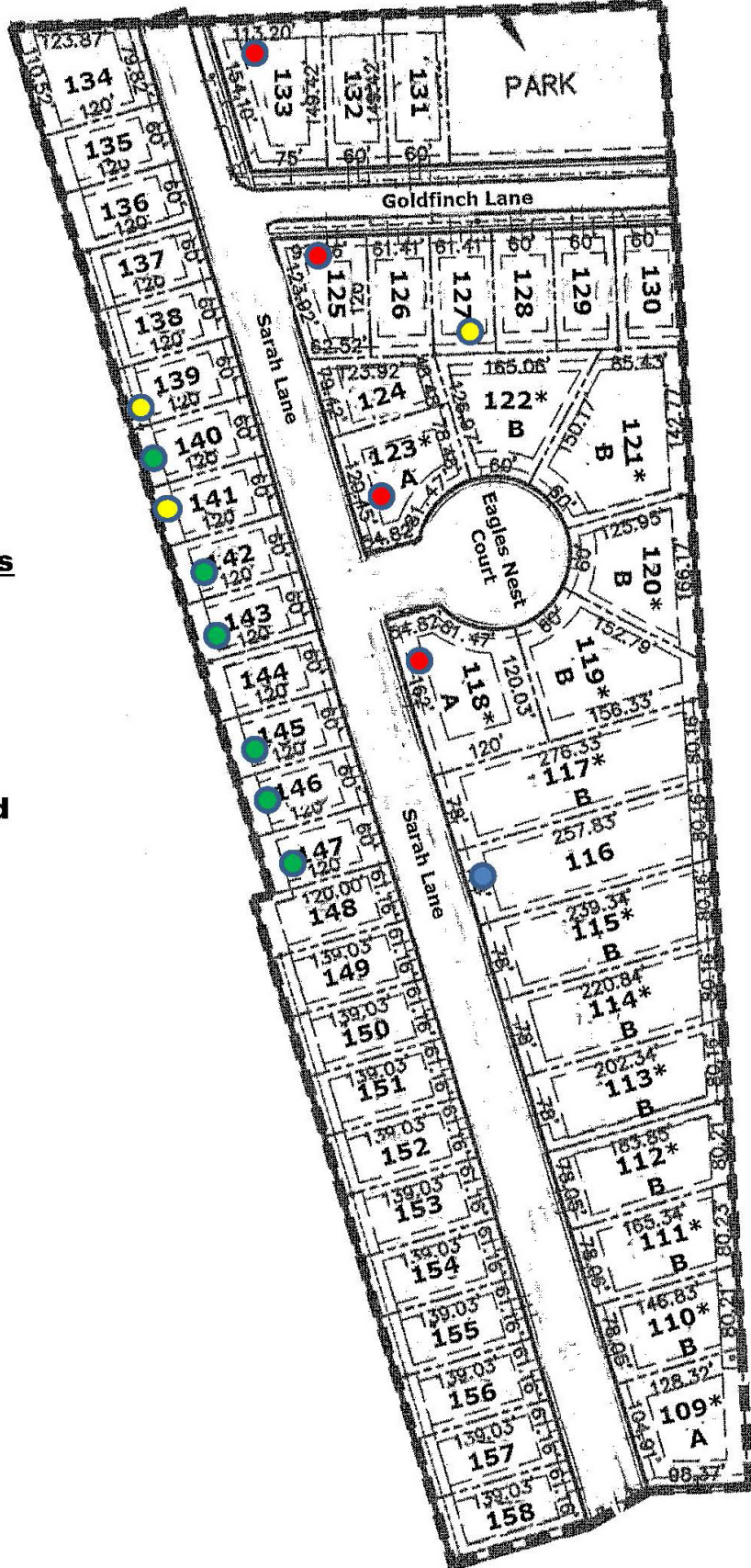
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Associate Broker



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Lot Premiums

A - \$3000

B - \$5000

Lot Status

- Sold
- Spec
- Reserved
- NA

\$255,000*

STANDARD FEATURES

- Cathedral Ceilings*
- Master Suite w/ Bathroom
- Hardwood Floors*
- Ceramic Floors in Bathrooms*
- Tile Showers*
- Raised Oak Panel Kitchen Cabinets*
- Kitchen Island
- Granite Countertops Throughout*
- Egress Window in Basement
- Electric Garage Door Opener*
- Flat Panel Wiring above Fireplace*
- 2 Ventilated Windows in Basement*
- Central Air Conditioning*
- High Efficiency Furnace*

**** STANDARD FEATURES NOT OFFERED BY COMPETITORS****

**For
SALE**

The Cypress
2 Story
4 Bedroom/3 Bath—2028 SQFT



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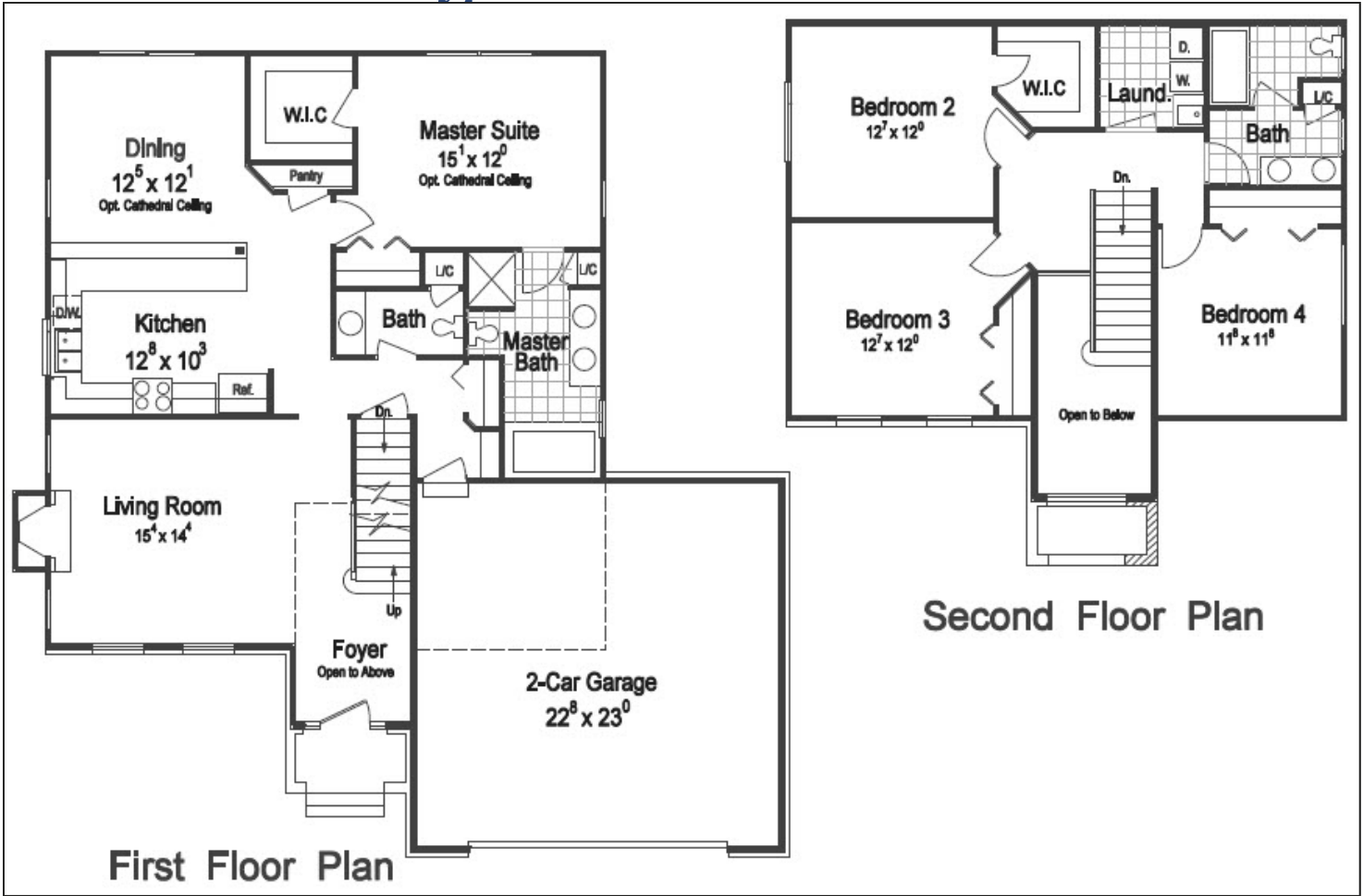


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Cypress Model Floor Plan



Cypress "B" Elevation



Cypress "C" Elevation



\$219,900*

STANDARD FEATURES

- Cathedral Ceilings*
- Master Suite w/ Bathroom
- Hardwood Floors*
- Ceramic Floors in Bathrooms*
- Tile Showers*
- Raised Oak Panel Kitchen Cabinets*
- Dovetail Kitchen Cabinets
- Soft Close Drawers & Cabinet Doors
- Kitchen Island
- Granite Countertops Throughout*
- Egress Window in Basement
- Electric Garage Door Opener*
- Flat Panel Wiring above Fireplace*
- 2 Ventilated Windows in Basement*
- Central Air Conditioning*
- High Efficiency Furnace*

** STANDARD FEATURES NOT

**For
SALE**

**The Heron
Ranch**

3 Bedroom/2 Bath—1470 SQFT



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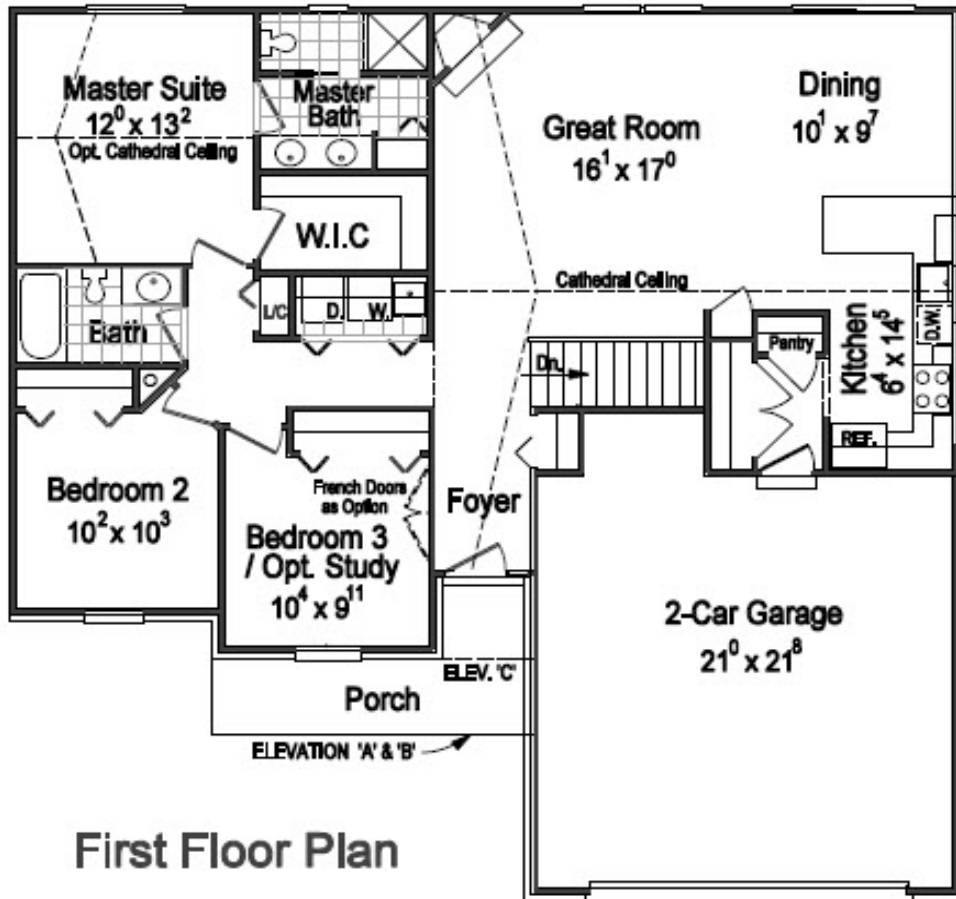
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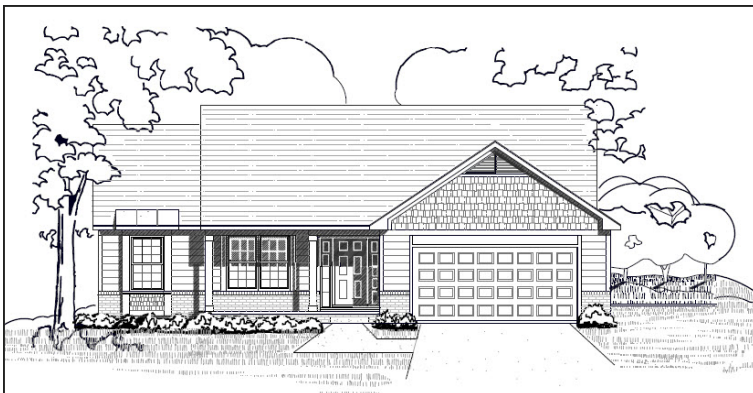


Heron Model Floor Plan

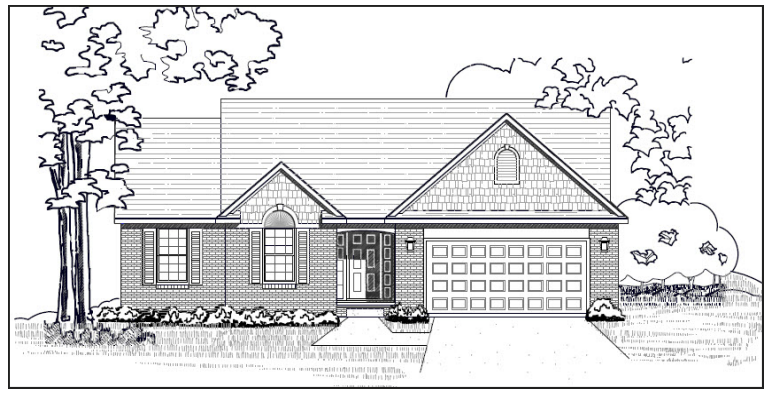


First Floor Plan

Heron "B" Elevation



Heron "C" Elevation



\$269,000*

STANDARD FEATURES

- Cathedral Ceilings*
- Master Suite w/ Bathroom
- Hardwood Floors*
- Ceramic Floors in Bathrooms*
- Tile Showers*
- Raised Oak Panel Kitchen Cabinets*
- Dovetail Kitchen Cabinets
- Soft Close Drawers & Cabinet Doors
- Kitchen Island
- Granite Countertops Throughout*
- Egress Window in Basement
- Electric Garage Door Opener*
- Flat Panel Wiring above Fireplace*
- 2 Ventilated Windows in Basement*
- Central Air Conditioning*
- High Efficiency Furnace*

**For
SALE**

**The Pinehurst
Ranch**

3 Bedroom/2 Bath—1935 SQFT



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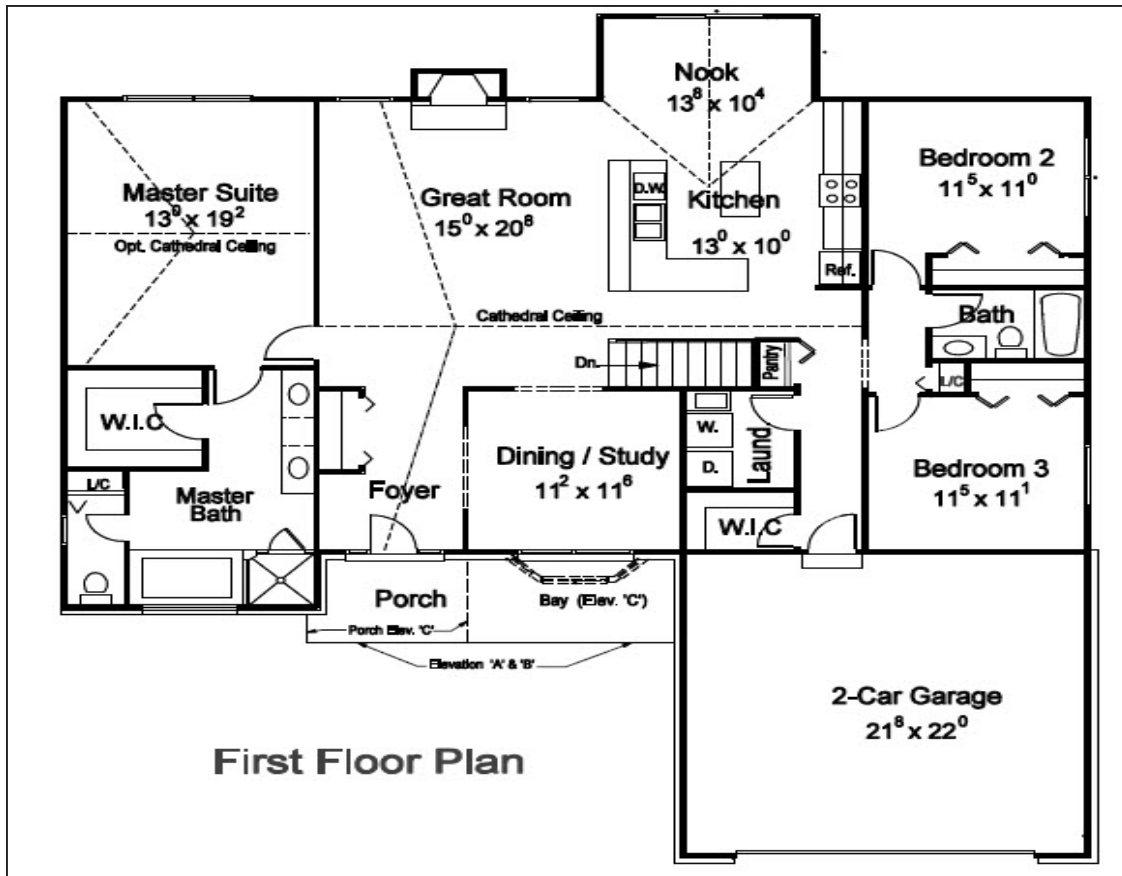


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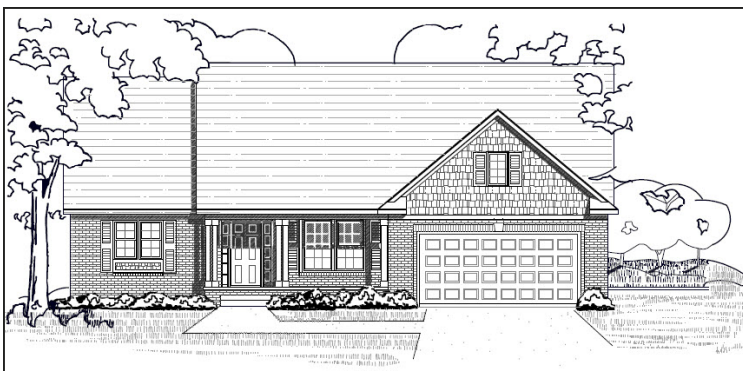
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Pinehurst Model Floor Plan



Pinehurst "B" Elevation



Pinehurst "C" Elevation



\$234,900*

STANDARD FEATURES

- Cathedral Ceilings*
- Master Suite w/ Bathroom
- Hardwood Floors*
- Ceramic Floors in Bathrooms*
- Tile Showers*
- Raised Oak Panel Kitchen Cabinets*
- Kitchen Island
- Granite Countertops Throughout*
- Egress Window in Basement
- Electric Garage Door Opener*
- Flat Panel Wiring above Fireplace*
- 2 Ventilated Windows in Basement*
- Central Air Conditioning*
- High Efficiency Furnace*
- 2 x 6 Walls*

**** STANDARD FEATURES NOT OFFERED BY COMPETITORS****

**For
SALE**

The Stonecrest
2 Story
4 Bedroom/2.5 Bath—1757 SQFT



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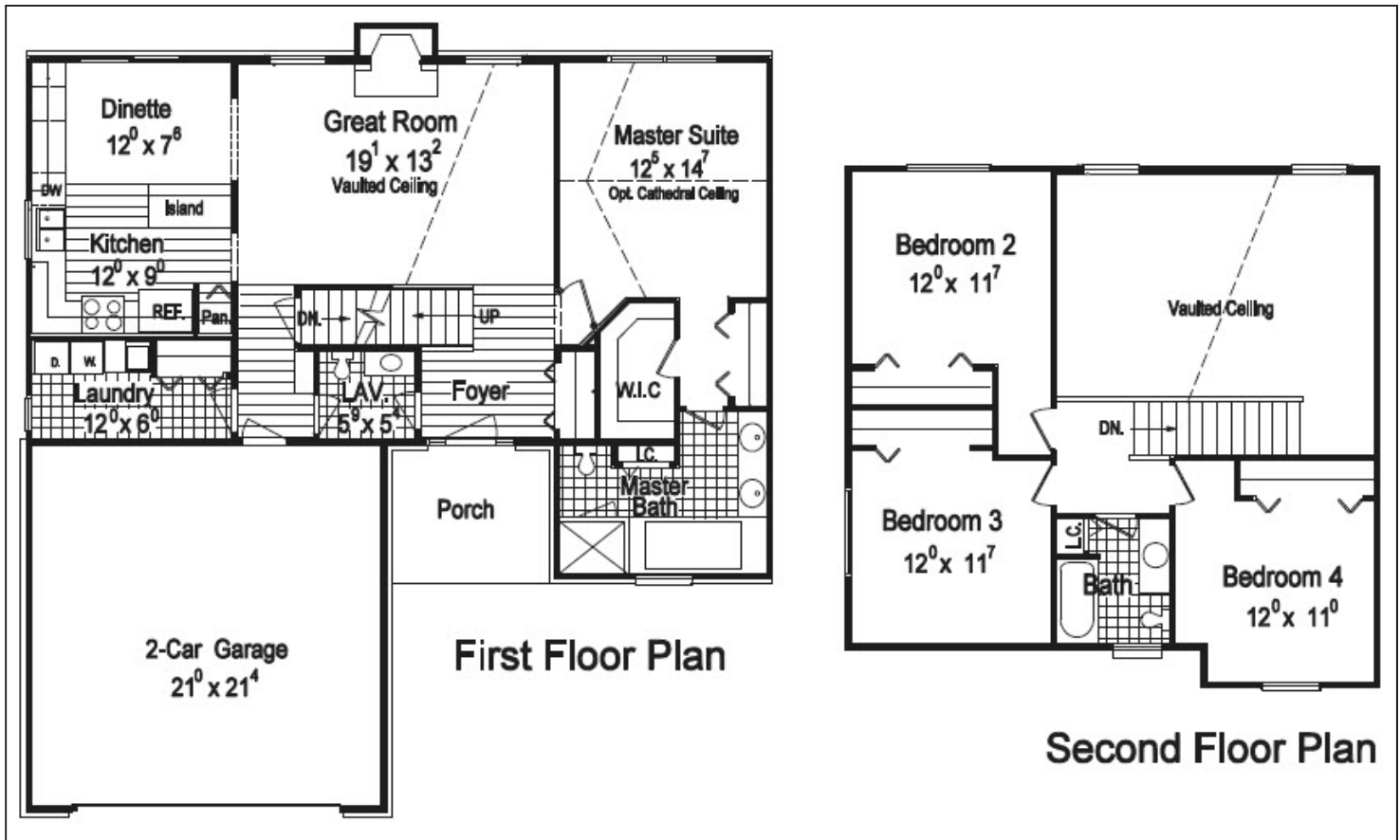
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Stonecrest Model Floor Plan



Stonecrest "B" Elevation



Stonecrest "C" Elevation



HOME INVENTORY

MODEL Heron 3 Bed/ 2 Bath Ranch



LOT	SQ.FT.	Occupancy	PRICE
139	1470	6/2017	Pending
140		6/2017	\$214,900*
141		6/2017	Pending
142		TBD	\$219,900
145		TBD	\$219,900
146		TBD	\$219,900
		TBD	\$219,900

Stonecrest 4 Bed/ 2.5 Bath 2-Story



147			
143	1757'	TBD	234,900
127	1757'	6/2017	Pending

Pinehurst 3 Bed/ 2 Bath Ranch



114	1935'	TBD	\$269,000*
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Cypress 4Bed / 3 Bath 2-Story



TBD	2028	TBD	\$255,000*
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OPTIONAL FEATURES

Option:	Price:
Humidifier	\$425.00
Waterline to Refrigerator	\$125.00
Rough Plumbing in Basement (3 Piece)	\$975.00
Extra Phone/Cable Jacks	\$50.00
Additional Hardwood Flooring	\$9.50/SqFt
Automatic Sprinkler System	\$5,650.00
Ceiling Fan w/ 2 Switches	\$250.00
Recessed Lighting	\$125.00
Additional Outlets	\$110.00
Cabinets in Laundry Area	\$449.00
Microwave Hood – Direct Vent out	\$425.00
Appliance Package Upgrade A – SS Frigidaire (4 pieces)	\$3100.00
Appliance Package Upgrade B – SS Whirlpool (4 pieces)	\$3550.00
Laundry Sink	\$650.00
French Doors	\$585.00

EAGLE SPRINGS IV – STANDARD SPECIFICATIONS

Flooring, Countertops & Cabinetry

- Hardwood or Ceramic Floors in Foyer, Hall, Powder Room, Kitchen/Nook
- Ceramic Floors in all Bathrooms
- Raised panel Cabinets with Dove Tailed Construction
- Self Closing Drawer ("F qqt"J ctf y ctg
- Master Bath Ceramic Tile Tub & Shower Surround
- Granite Counters Throughout with Under Mount Sinks
- Granite Kitchen Island or Countertop Breakfast Bar

Construction

- Brick on Four Sides of Home
- Thicker 2 X 6” Walls for Higher Energy Savings & R-21 Rating
- Concrete Driveway and Sidewalks
- Plumbed for Laundry Tub
- Basement Rim Joist Insulation
- One Egress Window & Two Ventilated Glass Block Windows in Basement
- 4000 PSI Concrete in Basement

Lighting

- 8 Recessed Lights

Electrical

- Cable Jacks and Ethernet Jack for Wireless Access Point
- Flat Panel Wiring above Fireplace

Extras

- Garbage Disposal
- Central Air Conditioning & High Efficiency Furnace
- Electric Garage Door Opener