

NORTHMINSTER WALK

From The \$300s



Melinda Blankenship
Realtor ®

770-289-8607 (M) 770-822-2499 (O)
MBlankenship@HillWoodRealty.com



www.HillWoodRealty.com

NORTHMINSTER WALK



Site Plan



All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.

NORTHMINSTER WALK



Standard Features

NEIGHBORHOOD FEATURES

- Neighborhood HOA with Full Protective Covenants
- 28 Townhomes
- Professionally Landscaped Entrance
- Jefferson City Schools

INTERIOR FEATURES

- 9 ft. Ceilings on Main/ 8 ft. on 2nd Floor
- In-Home Wiring Package:
- RG 6 for Cable Connectivity in Great Room and All Bedrooms
- Pre-Wired Security System
- Smooth Ceiling Throughout
- Sherwin-Williams Paint
- Interior Mohawk Carpet
- Mohawk Laminate Flooring in Dining, Family, Kitchen, Powder
- Ceiling Fan and Light Kit in Great Room and Master Bedroom
- Braced for Ceiling Fan in All Secondary Bedrooms
- Smoke Detectors in All Bedrooms CO2 Detectors
- Satin Nickel Finish Copper Creek Hardware
- Satin Nickel Finish Light Fixtures
- Wire Shelving In Closet
- Pedestal Sink in Powder Room per Plan
- Satin Nickel Plumbing Fixtures in All Bathrooms

MASTER SUITE FEATURES

- Tray Ceiling in Owner's bedroom
- Oversized Master Shower
- Gentlemen's Height Vanity
- Walk-In Closet
- Double Bowl Vanity
- Vinyl Flooring (Optional Tile in Master)

CUSTOMER CARE & WARRANTY

- Comprehensive Homeowners Warranty Program
- New Home Demonstration and Orientation
- 11 Month Warranty Review

KITCHEN HIGHLIGHTS

- Stainless Steel Appliances: 30 Inch Electric Range, Microwave, Dishwasher
- Large Pantry
- Recessed Ice Maker Connection
- Recessed Can Light
- Over Island Pendants

ENERGY EFFICIENT/WATER SAVING CONSTRUCTION

- R-38 Ceiling Insulation in Flat Ceiling
- LOW-E Double Pane Insulated Vinyl Windows with Tilt-In Sash
- Energy Efficient Heating Programmable Thermostat
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Electrical Outlets-Front
- Insulated Exterior Doors with Single Cylinder Dead Bolt Locks
- Right Choice Program by Jackson EMC
- Energy Efficient HVAC
- Electric Fireplace (optional)

CONSTRUCTION FEATURES

- Exteriors with Hardi Siding
- Brick per Plan
- Low Maintenance Vinyl Windows
- Mohawk Laminate
- Electric 200 AMP Service Panel
- Stamped Aluminum Garage Door(s) with Wi-Fi Garage Door Opener(s)
- Continuous Aluminum Gutter
- Optional Electric Fireplace
- Electric Furnace

LANDSCAPING PACKAGE:

- Professionally Landscaped Yard: All 4 Sides
- Bermuda Sod and Pine straw Island Trees and Shrubs Per Yard
- Goose Neck Over Garage
- 2 Exterior Water Faucets (Hose BIBS)

All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.



NORTHMINSTER WALK



The Pinewood



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.



NORTHMINSTER WALK



The Pinewood



Opt. Electric Fireplace

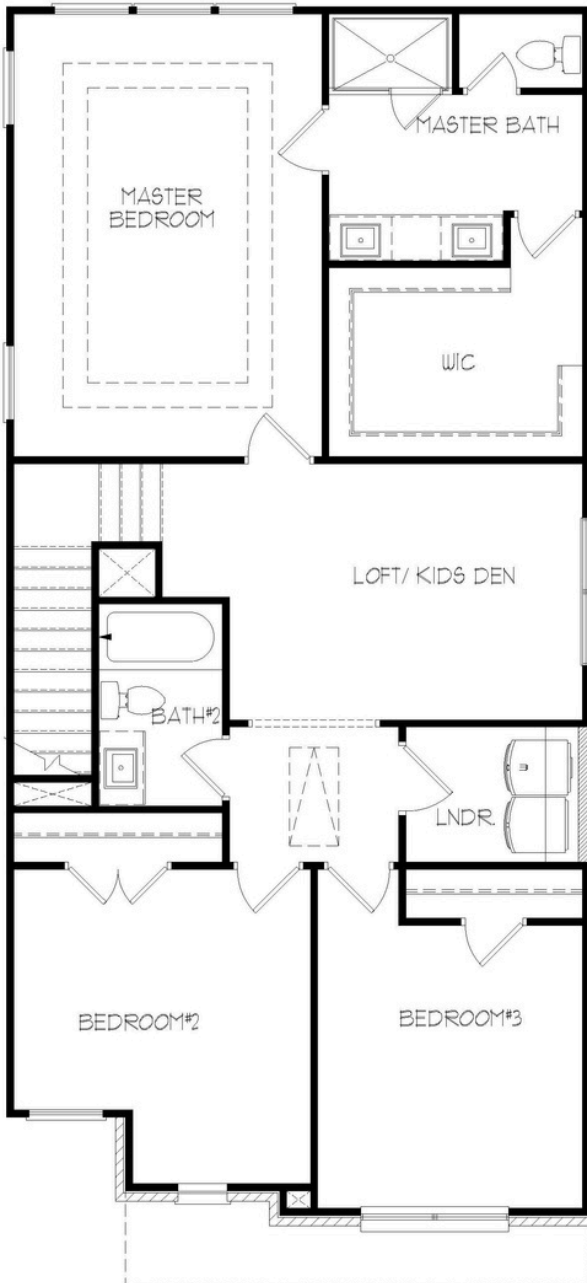


Main Level

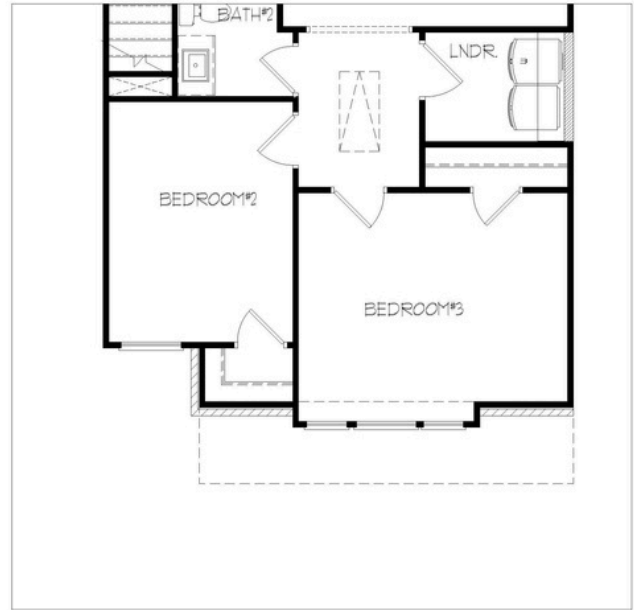
All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.



The Pinewood



Upper Level Elevation 'A'



Upper Level Elevation 'C'



Upper Level Elevation 'B' & 'D'

All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.

NORTHMINSTER WALK



The Smithwood



Front Elevation A



Front Elevation B



Front Elevation C

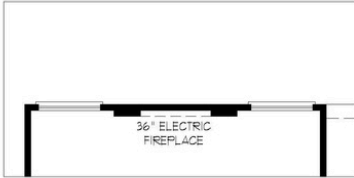


Front Elevation D

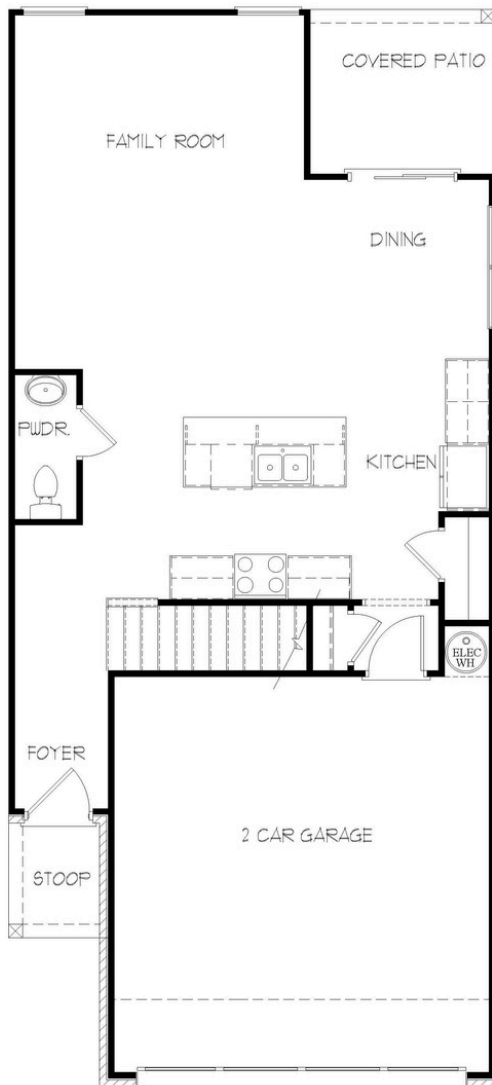
All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.



The Smithwood



Opt. Electric Fireplace



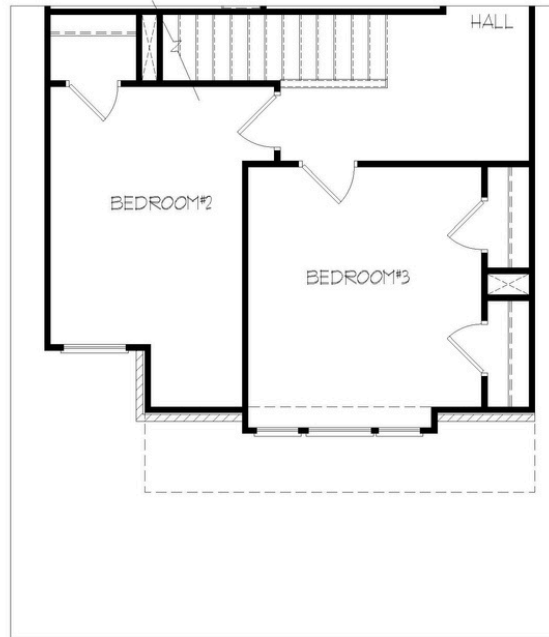
Main Level



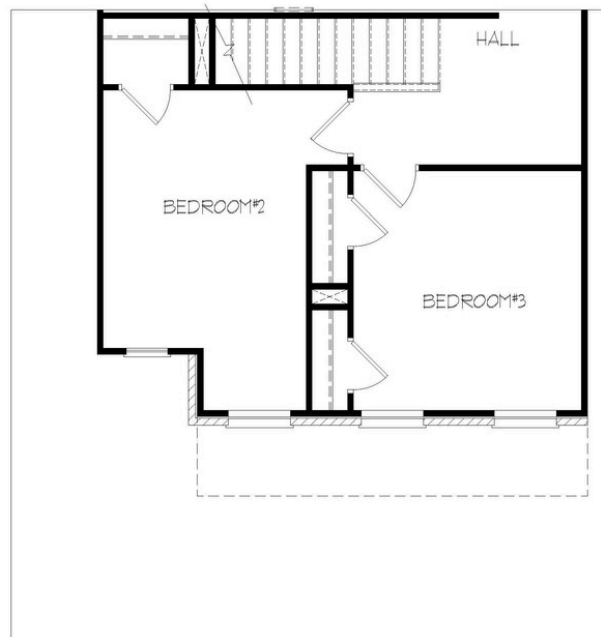
Upper Level Elevation 'A'

All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.

The Smithwood



Upper Level Elevation 'C'



Upper Level Elevation 'B' & 'D'

All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.

Frequently asked questions



What are the HOA Fees?
\$750 initiation/\$1855 year
covers landscaping, termite & common area
maintenance



Who are the utility providers?
Jackson EMC, City of Jefferson Water
(all electric no gas)



What are the schools?
Jefferson City Schools



Who is our preferred lender?
Bobby Vaughn, Cross Country Mortgage



What is the time frame for completion?
6-8 months (weather permitting)



Will I be able to select my finishes?
If home is a pre-sale, some finishes maybe selected.



Meet Our Preferred Lender:

Home financing process

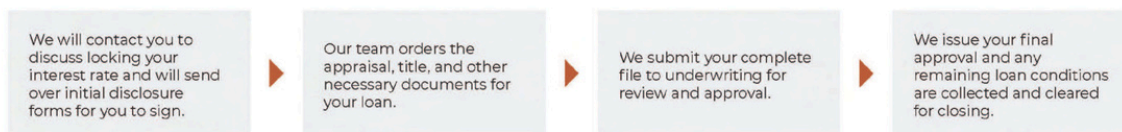
Buying a home and obtaining a mortgage can be a lengthy process, but there's no reason to get overwhelmed! We strive to make our loan process as easy and stress-free as possible. With our informative loan process guide, we're outlining everything step-by-step.



THE PRE-APPROVAL PROCESS:



THE LENDING PROCESS:



THE CLOSING PROCESS:



CROSSCOUNTRY MORTGAGE

Bobby Vaughn



Loan Officer
Personal NMLS1124573
Branch NMLS2340533
Company NMLS3029
D: 678-281-3905
bobby.vaughn@ccm.com
ccm.com/bobby-vaughn
390 Brogdon Road, Suite A
Suwanee, GA 30024



Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC. NMLS3029 (www.nmlsconsumerdisc.org)

NORTHMINSTER WALK



WHERE PROCESS MAKES *perfect*

Working with Tipton Homebuilders is Easy! Our skilled professionals will help you each step of the way. We are always evaluating our process to better serve our customers and make your home building experience the best it can be when building new construction. The process does not have to be complicated, just follow these simple steps and build your new home with us.



All home and community information (including but not limited to any and all pricing, availability, incentives, floor plans, site plans, features, utility information standards and options assessments, fees, planned amenities, special offerings, conceptual artists' renderings and community development plans, square footage and dimensions) is not guaranteed and remains subject to change, availability or delay without notice. Maps are not to scale. Actual siting of homes will be determined by the site and plot plan. All floorplans are property of the Builder. For any questions, please see a Sales Agent.