

## ABOUT THIS NEIGHBORHOOD.

# Silver Ridge

Trust Homes Is Building in Silver Ridge is an intimate community of 14 home sites located In Hamilton County!

Floorplans at Silver Ridge feature 1,900 to 3,200 square feet with three, four, or five bedrooms, hardwood floors throughout the main level, gourmet kitchens with stainless steel appliances and granite countertops, two-car garages, and brick-and-masonry exteriors.

Conveniently located about 20 minutes from the vibrant downtown Chattanooga, homeowners at Silver Ridge can quickly access great shopping at local boutiques, a mix of restaurants and year-round community events that downtown Chattanooga has to offer.

The next part of your life should be enjoyed at Silver Ridge.

### :: WELCOME CENTER

Monday - Saturday, 11am - 6pm  
Sunday, 1pm - 6pm

**(423) 680-6292**

### :: DRIVING DIRECTIONS

:: Take I-24 E to E. Brainerd Rd. Take exit 3A from I-75 N. Continue to E. Brainerd Rd. Take a right on Fuller Rd just past Publix. Community will be on the right.

### :: AVAILABLE HOMES



### :: NEIGHBORHOOD SCHOOLS

:: Westview Elementary School

:: East Hamilton Middle School

:: East Hamilton High School

### :: NEIGHBORHOOD AGENTS

**Matt McClain**

New Home Specialist

AND

**Bert Bearden**

New Home Specialist

### :: NEIGHBORHOOD EMAIL

:: [silverridge@trustnewhomes.com](mailto:silverridge@trustnewhomes.com)

#### MARKETING COLLATERAL REVISED: 08/10/23.

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# SILVER RIDGE STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 9 Foot Smooth Ceilings on Main Level and 8' Smooth Ceilings on Second Level
- :: Hardwood Flooring throughout Main Living Areas; Mud Hall, Foyer, Downstairs Hall, Extended Foyer, Powder Room, Kitchen, Keeping Room, Dining Room, Family Room, Breakfast Area, Butler's Pantry (per plan) (level 1)
- :: Luxury Vinyl Plank Flooring in All Secondary Bathrooms and Laundry Room (level 1)
- :: Upgraded Designer Collection Paint Throughout (walls and ceiling)
- :: Pre-Wire Only Basic Security System
- :: Pre-Wire 5.1 Surround Sound in One Room
- :: Craftsman Trim Package to include: 5 1/4" Base on Main Floor and 3 1/4" Base on Second Floor, Window Stools, 5" Cove Crown in Foyer/Extended Foyer and Wainscoting in Foyer/Extended Foyer (level 1)
- :: Pedestal Sink in Powder Room
- :: Upgraded (elongated) Toilets in All Bathrooms
- :: Dual Vanity in one Secondary Bathroom
- :: Overhead Lights & Ceiling Fan Prewire in All Bedrooms
- :: Cultured Marble Countertops with Rectangular Sinks in All Bathrooms
- :: Designer Lighting Packages (level 1)
- :: Cable and Phone Connections in Family Room, All Bedrooms and Loft
- :: Ceiling Fan in Family Room
- :: Designer Classic III Style Interior Doors (per plan)
- :: Large Closets and Pantries with Vinyl Clad Ventilated Shelving
- :: 6lb Carpet Pad
- :: Delta Chrome Plumbing Fixtures (level 4)
- :: Plush carpeting (level 1)

## :: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) with Combination of Masonry Siding/Masonry Shake/Board and Batten and Sides and Rear to be Masonry Siding (per plan)
- :: Maintenance Free Vinyl Windows
- :: Painted Shutters & Painted Columns
- :: Colored Gutters to match Exterior of Home
- :: Classic III Light Insulated Fiberglass Front Door
- :: 30 Year Architectural Shingles
- :: Landscaped Yards Featuring Fully Sodded Lawns on All Disturbed Areas
- :: Slab Foundations
- :: Vinyl Soffit
- :: Weatherproof Exterior Electrical Outlets
- :: 2 Car Garage (per plan) - Finished
- :: Patio/Deck (size per plan)
- :: Flood Light at Corner of Home

## :: GOURMET KITCHEN

- :: Stainless Appliance Package Includes: Range, Dishwasher and Microwave (level 1)
- :: Double or Single Bowl Stainless Steel Undermount Sink with Vegetable Sprayer
- :: Garbage Disposal
- :: Granite Countertops (level 1) with Ceramic Tile Backsplash (level 1)
- :: 42" Upper Kitchen Cabinets with Crown Moulding
- :: 5 LED Can Lights in Kitchen (per plan)

## :: OWNER'S RETREAT

- :: Incredibly Sized Owner's Suites with Trey Ceilings
- :: LED Lighting Over Owners Shower Unit
- :: Spacious Walk-In Closets
- :: Double Bowl Vanities (per plan)
- :: Tile Flooring in Owner's Retreat Bath (level 1)
- :: Wood Trimmed Master Bathroom Mirror (level 1)

## :: QUALITY CONSTRUCTION

- :: 10 Year Structural Warranty / 2 Year Functional Major Mechanicals Warranty / 1 Year Builder Workmanship Materials Warranty
- :: CO2 and Smoke Detectors Hardwired w/ Battery Back-up
- :: Multiple Climate Control System w/ Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency
- :: Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- :: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
- :: Deadbolt Locks on All Exterior Doors
- :: Tankless Gas Hot Water Heater
- :: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (per plan)
- :: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- :: Full Time Warranty Department for Continuous Homeowner Support
- :: Two Quality Assurance Inspections with Homeowner Prior to Closing
- :: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
- :: Full 10 Year Structural Warranty Provided Through 2-10 Home Warranty and Transferable Upon Resale

## :: ENERGY EFFICIENT FEATURES

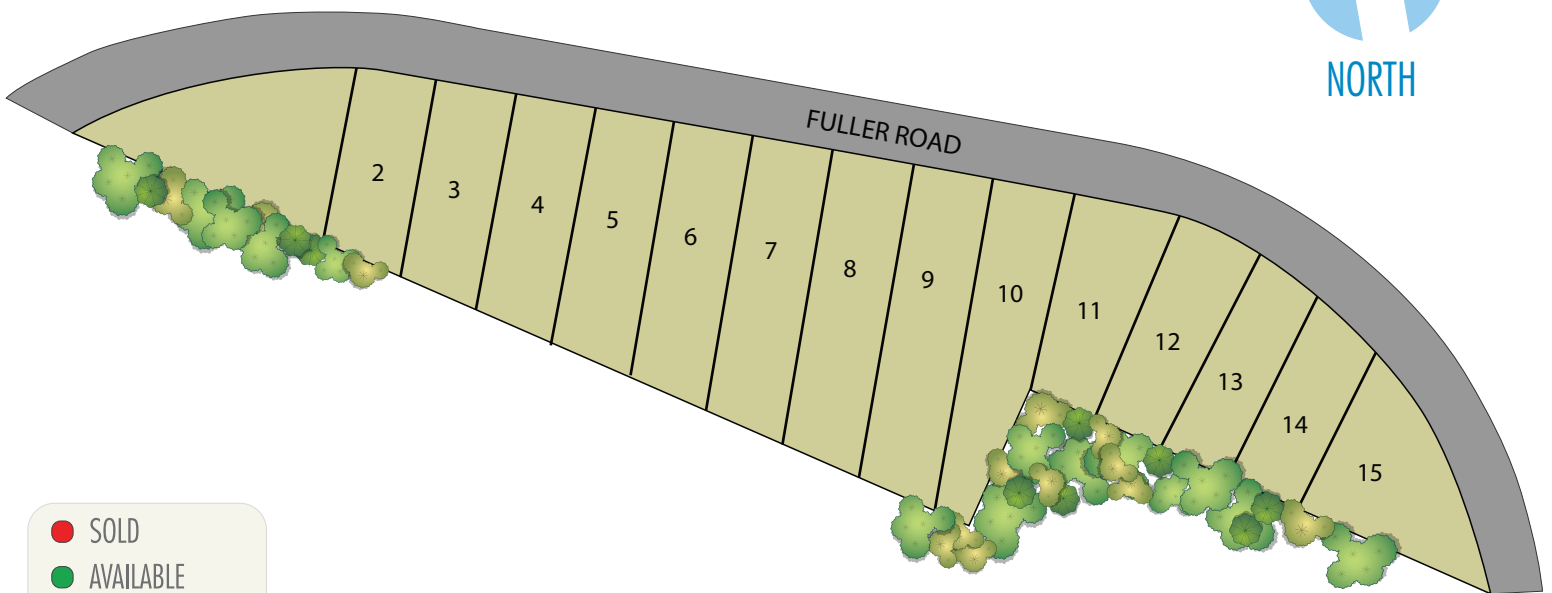
- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: PEX Plumbing is More Resistant to Freeze Breakage

### MARKETING COLLATERAL REVISED: 07/20/22.

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# SILVER RIDGE NEIGHBORHOOD SITE MAP.



- SOLD
- AVAILABLE
- QUICK MOVE-IN
- MODEL HOME
- AVAILABLE LOTS

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## Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; **Outstanding Service, Competitive Interest Rates and Closing Costs.**

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

### :: CAPITAL CITY MORTGAGE



#### Gary Welch

NMLSR #659076

Office: 404-949-9791 / Mobile: 770-314-0873

Email: [gwelch@cchl.com](mailto:gwelch@cchl.com)

### ACADEMY MORTGAGE



#### Aaron Brown

NMLSR #1796652

Office: 865-224-3917

Email: [aaron.brown@academymortgage.com](mailto:aaron.brown@academymortgage.com)

#### MARKETING COLLATERAL REVISED: 11/27/23.

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