

## ABOUT THIS NEIGHBORHOOD.

# Snowy Owl

Snowy Owl by Trust Homes is an intimate community of 46 home sites located in beautiful Ooltewah, Tennessee. The quaint, family friendly Snowy Owl community features open community areas where kids can run and play, and a variety of new "Cottage Series" single family homes to choose from. Our Cottage Home designs range in size from 1,300 to 1,500 square feet and boast three bedrooms, 2 baths or open family rooms, and one or two-car garages. Enjoy Chattanooga's thriving downtown, family-friendly recreational amenities, and exciting community events throughout the year. Nearby I-75 makes commuting easy. Welcome to Snowy Owl.

### :: WELCOME CENTER

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

**(423) 254-5419**

### :: AVAILABLE HOMES



### :: DRIVING DIRECTIONS

:: From I-75 North Take Exit 11 - Ooltewah. Turn left at the traffic light, then turn right at the 2nd traffic light. Go approximately 3 miles on Mountain View Road, go around the traffic circle. Take 2nd road - Ooltewah/Georgetown North. Go 0.9 miles turn right onto Snowy Owl Rd. Go .25 miles Snowy Owl Ridges is on right.

### :: NEIGHBORHOOD SCHOOLS

Hamilton County School District

:: Ooltewah High School

:: Hunter Middle School

:: Ooltewah Elementary

### :: NEIGHBORHOOD AGENTS

**Cindy Pratt**

New Home Specialist

AND

**Dell Peoples**

New Home Specialist

### :: NEIGHBORHOOD EMAIL

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

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

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# SNOWY OWL STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 9 Foot Smooth Ceilings on Main Level and 8' Smooth Ceilings on Second Level
- :: Luxury Vinyl Plank 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: 05/10/23.

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# SNOWY OWL NEIGHBORHOOD SITE MAP.



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

**MARKETING COLLATERAL REVISED: 03/21/23.**

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## OUR STELLAR FINANCING TEAM.

# 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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