## LBAN CHASE

WELCOME CENTER
OPEN DAILY
MON-SAT, 11AM - 6PM
& SUN, 1PM-6PM

HAMILTON COUNTY, OOLTEWAH, TN

#### DRIVING DIRECTIONS.

From 1-75 North, take Exit 11-Ooltewah, turn right at the traffic light, turn left at the 3rd traffic light onto Ooltewah-Georgetown Rd. Go approx. 1 mile. Neighborhood is on the left.

#### COMMUNITY SCHOOLS.

#### **Hamilton County School District**

Ooltewah High School Hunter Middle School Ooltewah Elementary

#### COMMUNITY SALES AGENTS.

#### **Cindy Pratt**

cindy.pratt@trustnewhomes.com

(888) 673-4054 albanchase@trustnewhomes.com



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#### STANDARD NEW HOME FEATURES

## **ALBAN CHASE**

A LIST OF WHAT IS INCLUDED IN YOUR NEW HOME

#### 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)

Maintenence 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

#### **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)  $^{\circ}$ 

Upgraded Designer Collection Paint Throughout (walls and ceiling)
Craftsman Trim Package to include: 5 1/4" Base on Main Floor and 3 1/4"

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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

Granite Countertops with Undermount Sinks in All Bathrooms

Designer Lighting Packages (level 1)

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)

#### **GOURMET KITCHEN**

Stainless Appliance Package Includes: Range, Dishwasher and Microwave (level 1)

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



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PLAN | ELEVATIONS | SQ. FT. | BEDROOMS | BATHS | GARAGE | AS LOW AS

RANCH/SINGLE STORY FLOORPLANS										
MAGNOLIA	А,В	1453	3	2	2	\$385,900 - \$386,900				

2-STORY FLOORPLANS									
BALDWIN	A , B , M	1698	3	2.5	2	\$385,900 - \$389,900			
DAVIS	A,C,M	2139	3	2.5	2	\$406,900 - \$411,900			
MARSHALL	C , D , M	2433	3	2.5	2	\$429,900 - \$431,900			
RUSSELL	A,B,M	2012	3	2.5	2	\$408,900 - \$412,900			
SANFORD	A,C,M	2599	4	4	2	\$436,900 - \$440,900			
SEASIDE	D,M	3020	4	2.5	2	\$457,900 - \$458,900			
THOMAS	A , B , M	2288	4	3.5	2	\$424,900 - \$428,900			
WYATT	C , D , M	2838	5	4	2	\$453,900 - \$456,900			



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#### NEIGHBORHOOD SITE MAP

## **ALBAN CHASE**

THE PERFECT HOMES TO LOVE WHERE YOU LIVE



### **ATRUST**HOMES

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# ALBANCING TEAM OUR STELLAR FINANCING TEAM OUR TRUSTED 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.



#### **Gary Welch**

NMLSR #659076 Office: 404-949-9791 / Mobile: 770-314-0873

Email: gwelch@cchl.com



#### **Aaron Brown**

NMLSR #1796652 Office: 865-224-3917

Email: aaron.brown@presidential.com



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