

ABOUT THIS NEIGHBORHOOD

COFFEY TREE

HAMILTON COUNTY, HIXSON, TN

WELCOME CENTER

MON-SAT, 11AM - 6PM
& SUNDAY, CLOSED

DRIVING DIRECTIONS.

From Chattanooga head North on US-27N From Downtown Chattanooga, head north on US-27. Travel approx. 11 miles and exit towards Chickamauga Dam/ Dayton Pike towards TN-153 S. Take the first left onto Boy Scout Rd. Go approx. 3 miles, take a right onto Middle Valley Rd. Travel approx. .5 miles, Coffey Tree will be on the left.

From 75N take Exit 4 for TN-153N toward Chickamauga Dam/Airport, Go approx 8.5 miles turn right onto Hwy 319 N/Hixson Pike. Travel 2 miles to Left onto Middle Valley Road. Go approx 1.4 miles to Coffey Tree on the Right.

COMMUNITY SCHOOLS.

Hamilton County School District

Hixson High School

Hixson Middle School

Big Ridge Elementary

COMMUNITY SALES AGENTS.

Charlene Bickford

charlene@trustnewhomes.com

Dell Peoples

dell@trustnewhomes.com

(888) 673-8104
coffeytree@trustnewhomes.com

 **TRUST**HOMES
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MARKETING COLLATERAL REVISED: 02/04/26. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Further, renderings may not be drawn to scale and homes may be constructed with a floorplan that is the reverse of the rendering. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2025 Trust Homes LLC. All rights reserved.

STANDARD NEW HOME FEATURES

COFFEY TREE

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)
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

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 (level 1) (per plan)
Luxury Vinyl Plank Flooring in All Secondary Bathrooms and Laundry Room (level 1)
Upgraded Designer Collection Paint Throughout (walls and ceiling)
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 (per plan)
Overhead Lights & Ceiling Fan Prewire in All Bedrooms
Granite Countertops with Undermount Sinks in All Bathrooms
Designer Lighting Packages (level 1) (per plan)
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 (per plan)
LED Lighting Over Owners Shower Unit
Spacious Walk-In Closets
Double Bowl Vanities (per plan)
Tile Flooring in Owner's Retreat Bath (level 1) (per plan)
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 in Single Family Homes / Electric Water Heater in Townhomes
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

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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BASE PRICING: SINGLE FAMILY HOMES

COFFEY TREE

STARTING PRICE OF YOUR NEW HOME WITH STANDARD FEATURES

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

RANCH/SINGLE STORY FLOORPLANS

BELMONT	A, C, M	2835	4	3	2	\$495,900 - \$499,900
EDGEWATER	B, D, M	2136	3	2	2	\$469,900 - \$471,900

2-STORY FLOORPLANS

DAWSON	A, C, M	2607	3	2.5	2	\$465,900 - \$469,900
HAMPTON	A, C, M	2856	4	3.5	2	\$487,900 - \$489,900
MADISON	A, B, C, M	3103	4	3	2	\$493,900 - \$497,900
SEASIDE	B, C, M	3020	4	2.5	2	\$484,900 - \$485,900
THORNTON	A, C, M	3775	5	4.5	2	\$535,900 - \$539,900
WALKER	A, C, M	3947	5	4.5	3	\$575,900 - \$579,900
WRIGLEY	B, D, M	2922	3	2.5	2	\$472,900 - \$475,900

MASTER ON MAIN

COHEN	B, M	2542	4	3	3	\$491,900 - \$494,900
GRADY	A, C, M	2760	4	2.5	2	\$482,900 - \$494,900
JACKSON	A, C, M	2928	4	3.5	2	\$505,900 - \$509,900
ROCKFORD	A, C, M	3490	4	3.5	2	\$525,900 - \$529,900



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BASE PRICING: TOWNHOMES

COFFEY TREE

STARTING PRICE OF YOUR NEW HOME WITH STANDARD FEATURES

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

2-STORY FLOORPLANS

BUTLER	J, K, L	1610	3	2.5	1	\$288,900
DAISY	J, K, L	1033	2	2	-	\$257,900
HAZEL	J, K	1168	2	2.5	-	\$257,900
JASMINE	J, K, L	1342	3	3	-	\$271,900
LILLY	J, K, L	1473	3	2.5	2	\$293,900
THURMAN	J, K, L	1680	3	2.5	1	\$292,900



MARKETING COLLATERAL REVISED: 12/03/25. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Further, renderings may not be drawn to scale and homes may be constructed with a floorplan that is the reverse of the rendering. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2025 Trust Homes LLC. All rights reserved.

NEIGHBORHOOD SITE MAP

COFFEY TREE

THE PERFECT HOMES TO LOVE WHERE YOU LIVE



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OUR STELLAR FINANCING TEAM

COFFEY TREE

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



MARKETING COLLATERAL REVISED: 10/14/25. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Further, renderings may not be drawn to scale and homes may be constructed with a floorplan that is the reverse of the rendering. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2025 Trust Homes LLC. All rights reserved.