

Vintage Homes, Inc.

2008 Market Rate Model Home Pricing - Fall Creek Place Phase 4

Floor plan / Design	Sq. Ft.*	COLLEGE AVE./FULL BST		COLLEGE AVE./CRAWL		BROADWAY/FULL BST		BROADWAY/CRAWL	
		Elev. A	Elev. B	Elev. A	Elev. B	Elev. A	Elev. B	Elev. A	Elev. B
Winthrop	1,456	214,400	220,400	202,400	207,400	226,900	232,900	214,900	219,900
Evanston	1,780	234,400	233,400	220,400	219,400	246,900	245,900	232,900	231,900
Sutherland	1,961	239,400	236,900	225,400	222,900	251,900	249,400	237,900	235,400
Carmichael	2,176	265,400	258,400	249,400	242,400	277,900	270,900	261,900	254,900
Riley	2,281	265,400	264,400	249,400	248,400	277,900	276,900	261,900	260,900
Forsythe	2,560	271,400	276,400	254,400	259,400	283,900	288,900	266,900	271,900

Garage Specs: Above pricing includes standard 20' x 20' garage. Cost of upgrading to 22' x 22' garage is \$4,000.

Upgraded garage includes 8/12 roof pitch & gables complimentary to house gables (shakes, board & batten, etc.)

* Note: Square footage is approximate and does not include basement area. Square feet, pricing, and finishes are subject to change without notice.

Home pricing includes the following standard features:

Bamboo hardwood floors on first floor	Ceramic tile floors in all 2nd floor baths
Maple Rossiter cabinets with hardware	Staron solid surface kitchen counter tops
36" upper kitchen cabinets	Delta designer style goose neck kitchen faucet
Stainless steel appliances	Side by side refrigerator w/ ice/water dispenser in the door, 23 cf
Above range microwave	Smooth top electric range
Dishwasher	Cultured marble tops with intergral bowls in 2nd floor baths
8" Deep Stainless Steel Kitchen Sink	Delta designer style faucets in all baths
Decorator pedestal sink (square front)	Oval tilting mirror in powder room
Brushed chrome bath accessories	Garage door opener
Tight mesh shelving in pantries	Brushed chrome interior door hardware
Ceiling light in all closets	Bulkhead w/can lights and wide owner's retreat mirror
Architectural design 1x6 base & 1x4 trim	2-panel smooth interior doors
Environmentally Green Features:	Recycled blown cellulose high performance insulation
Energy efficient 13 SEER air conditioner	Energy efficient house wrap
Tree-friendly MDF interior trim	Tree friendly engineered I joists
Gas forced air furnace	9 foot first floor ceilings
Customized changes at customer's direction	Designer exterior elevations

Updated 2/7/08

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2008 Capitol Series Home Pricing - Fall Creek Place Phase 4 (College Ave. Lots Only)

Floor plan / Design	Sq. Ft.*	COLLEGE AVE./CRAWL	
		Elev. A	Elev. B
Adams Detached	1,217	\$149,900	\$151,900
Benjamin	1,268	\$149,900	\$151,900
Belmont	1,266	\$151,900	\$153,900
Winthrop	1,456	\$158,900	\$164,900

Note: Capitol Series homes are constructed standard on a crawl foundation. Pricing is for College Ave. lots only & includes all debris removal & site development costs.

* Note: Square footage is approximate. Square feet, pricing, and finishes are subject to change without notice.

Home pricing includes the following standard features:

Armstrong "Initiator" vinyl flooring
 Shaw "Bayview" carpet with brass transitions
 7/16", five pound carpet pad
 Painted pine baseboard & casings
 Six-panel Colonial interior doors
 Kwikset "Polo" series polished brass door hardware
 Ventilated closet shelving
 R-38 blown cellulose ceiling insulation
 R-19 stabilized cellulose wall insulation
 1/2" drywalled interior walls with smooth finish
 5/8" drywalled ceilings with textured finish
 Porter Paint exterior paint
 ICI Glidden interior paint
 Satin nickle interior light fixtures per plan
 Ceiling light pre-wires in all bedrooms
 2 cable & 2 telephone outlets pre-wired
 Security system covers first floor ext. doors & windows

Primed spruce exterior trim
 Brick or stone veneer per elevation
 5" seamless gutters
 20 year Owens Corning "Weathered Wood" shingles
 Vinyl single-hung double pane insulated glass windows
 Window screens included
 Pex Flow-Guard Gold modified water piping
 40 gallon gas water heater
 Bruce "Chatham" cabinetry
 30" kitchen cabinet wall cabinet height
 Laminate no drip edge counter tops
 6" deep stainless steel kitchen sink
 1/3 hp garbage disposal
 Ice maker line & valve
 2 frost proof hose bibs
 Bruce "Chatham" bath vanities per plan
 Sterling 442124 white pedestal sink

Tub/shower combo with Delta 1343 tub & shower valve
 Delta 2522 two handle faucet
 1/4" plate glass mirrors per plan
 White towel bar & paper holders
 1.6 gallon white commode
 80% efficient gas furnace & 13 seer air conditioning
 Digital thermostat
 Sod on front & side yards
 Seeded rear yard
 One 1" diameter and one 2" diameter trees
 Eight 18" - 24" front yard shrubs / foundation plantings

Garage Optional:

20' x 20' garage with 16' x 7' overhead door with service door & siding & roofing to match house

Updated 2/7/08

Vintage Homes, Inc.

2008 Low/Mod Home Pricing - Fall Creek Place Phase 4 (Last 2 Lots Available)

Floor plan / Design	Sq. Ft.*	COLLEGE AVE./CRAWL	
		Elev. A	Elev. B
Adams Detached	1,217	\$132,900	\$130,900
Benjamin	1,268	\$149,900	\$151,900

Note: Low/Mod homes are constructed standard on a crawl foundation. Pricing for these homes is good on pre-determined lots only.

* Note: Square footage is approximate. Square feet, pricing, and finishes are subject to change without notice.

Home pricing includes the following standard features:

Armstrong "Initiator" vinyl flooring	Primed spruce exterior trim	Tub/shower combo with Delta 1343 tub & shower valve
Shaw "Bayview" carpet with brass transitions	Brick or stone veneer per elevation	Delta 2522 two handle faucet
7/16", five pound carpet pad	5" seamless gutters	1/4" plate glass mirrors per plan
Painted pine baseboard & casings	20 year Owens Corning "Weathered Wood" shingles	White towel bar & paper holders
Six-panel Colonial interior doors	Vinyl single-hung double pane insulated glass windows	1.6 gallon white commode
Kwikset "Polo" series polished brass door hardware	Window screens included	80% efficient gas furnace & 13 seer air conditioning
Ventilated closet shelving	Pex Flow-Guard Gold modified water piping	Digital thermostat
R-38 blown cellulose ceiling insulation	40 gallon gas water heater	Sod on front & side yards
R-19 stabilized cellulose wall insulation	Bruce "Chatham" cabinetry	Seeded rear yard
1/2" drywalled interior walls with smooth finish	30" kitchen cabinet wall cabinet height	One 1" diameter and one 2" diameter trees
5/8" drywalled ceilings with textured finish	Laminate no drip edge counter tops	Eight 18" - 24" front yard shrubs / foundation plantings
Porter Paint exterior paint	6" deep stainless steel kitchen sink	
ICI Glidden interior paint	1/3 hp garbage disposal	Garage Optional:
Satin nickle interior light fixtures per plan	Ice maker line & valve	20' x 20' garage with 16' x 7' overhead door with
Ceiling light pre-wires in all bedrooms	2 frost proof hose bibs	service door & siding & roofing to match house
2 cable & 2 telephone outlets pre-wired	Bruce "Chatham" bath vanities per plan	
Security system covers first floor ext. doors & window	Sterling 442124 white pedestal sink	

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