

## ABOUT THIS NEIGHBORHOOD.

# Highborne

Located in beautiful Ooltewah, the quaint, family friendly Highborne community features open community areas where kids can run and play, and a variety of new single family homes to choose from.

Homes are spacious and designed with families in mind; open kitchens with islands, lofts, media rooms, walk-in closets and so much more. Enjoy Chattanooga's thriving downtown, family-friendly recreational amenities, and exciting community events throughout the year. Nearby I-75 makes commuting easy.

Welcome to Highborne.

### :: PRICE POINT

From the Mid **\$300's**

### :: WELCOME CENTER

:: **Monday - Saturday, 11am - 6pm**

:: **Sunday, 1pm - 6pm**

:: Office. (888) 317-0757

### :: DRIVING DIRECTIONS

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

### :: NEIGHBORHOOD SCHOOLS

:: Ooltewah Elementary School

:: Hunter Middle School

:: Ooltewah High School

### :: NEIGHBORHOOD AGENT

**Cindy Pratt**

Mobile. (423) 902-4414

### :: NEIGHBORHOOD EMAIL

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

#### MARKETING COLLATERAL REVISED; 06/03/20.

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# HIGHBORNE 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, Breakfast Area, Butlers 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)
- :: Trim Package to include; Cove Trim and Craftsman Shadowboxing in 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 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
- :: 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 Retreat Tub/Shower
- :: 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: 08/19/20.

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# HIGHBORNE STANDARD OPTIONS.



**MARKETING COLLATERAL REVISED; 12/06/19.**

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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** / NMLS #659076

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

Email: gwelch@cchl.com

**Jeff Morris** / NMLS #658970

Office: 404-949-9791 / Mobile: 770-842-3480

Email: jmorris@cchl.com

### ::SILVERTON MORTGAGE



**Nicole Flowers**

NMLSR #954313

Office: 706-303-1967

Mobile: 423-394-6074

Email: nicole.flowers@silvertonmortgage.com

#### MARKETING COLLATERAL REVISED: 03/11/22.

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## ART & ENTERTAINMENT

- 1 Island Cove Marina
- 2 Summit Knobs Equestrian Trail
- 3 The Honors Course
- 4 Downtown Chattanooga - 17 mi

## BANKS

- 1 BB&T
- 2 First Horizon
- 3 Regions

## CONVENIENCES

- 1 AFC Urgent Care - Ooltewah
- 2 Allied Pediatrics
- 3 Autozone Auto Parts
- 4 Collegedale City Hall
- 5 Collegedale Public Library
- 6 Elder's Ace Hardware - Ooltewah
- 7 USPS
- 8 Walgreens
- 9 Standifer Gap Pet Hospital

## DINING

- 1 Chick-fil-A
- 2 Cracker Barrel
- 3 McDonald's
- 4 Papa John's Pizza
- 5 Waffle House
- 6 Wendy's

## GROCERY STORES

- 1 Aldi
- 2 Food City
- 3 Publix - Snow Hill Village
- 4 Walmart Supercenter

## PARKS

- 1 Enterprise South Nature Park
- 2 Ooltewah Youth Association

## SCHOOLS

- 1 Hunter Middle School
- 2 Mill Creek Country Day School
- 3 Ooltewah Elementary School
- 4 Ooltewah High School
- 5 Ooltewah Middle School
- 6 Wallace A. Smith Elementary School
- 7 Wolfvever Creek Elementary School