

## ABOUT THIS NEIGHBORHOOD.

# Edgestone

Welcome to Edgestone by Trust Homes. Edgestone is just minutes from downtown Chattanooga and moments from shopping, entertainment, good eats and regular downtown events.

Priced from the \$400's, Edgestone provides well-thought out floorplans that offer three, four and five bedrooms, open living areas, two-car garages, oversized masters and optional media rooms. Also featuring high-end interior finishes such as hardwood floors on the main level, tile backsplash in the kitchen, and spacious designer kitchens with granite countertops. Indulge in luxurious quality, and a low-maintenance lifestyle while living in this vibrant community in the heart of Ooltewah, TN.

### :: PRICE POINT

From the **\$400's**

### :: WELCOME CENTER

- :: **Monday - Saturday, 11am - 6pm**
- :: **Sunday, 1pm - 6pm**
- :: Office. (423) 271-3581

### :: NEIGHBORHOOD SCHOOLS

- :: Ooltewah Elementary School
- :: Hunter Middle School
- :: Ooltewah High School

### :: DRIVING DIRECTIONS

:: From I-75 North take Exit 11 Ooltewah, turn left, then turn right at the 2nd traffic light, go approximately 3 miles on Mountain View Rd. go around the round about take the 2nd road Ooltewah-Georgetown Rd. North, go 1 mile turn Left onto Providence Rd, go 0.5 miles turn Left onto McDaniel Ln. go 0.5 miles Edgestone is located on the right.

### :: NEIGHBORHOOD AGENT

**Cindy Pratt**  
Mobile. (423) 902-4414

### :: NEIGHBORHOOD EMAIL

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

#### MARKETING COLLATERAL REVISED: 02/16/22.

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# EDGESTONE 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

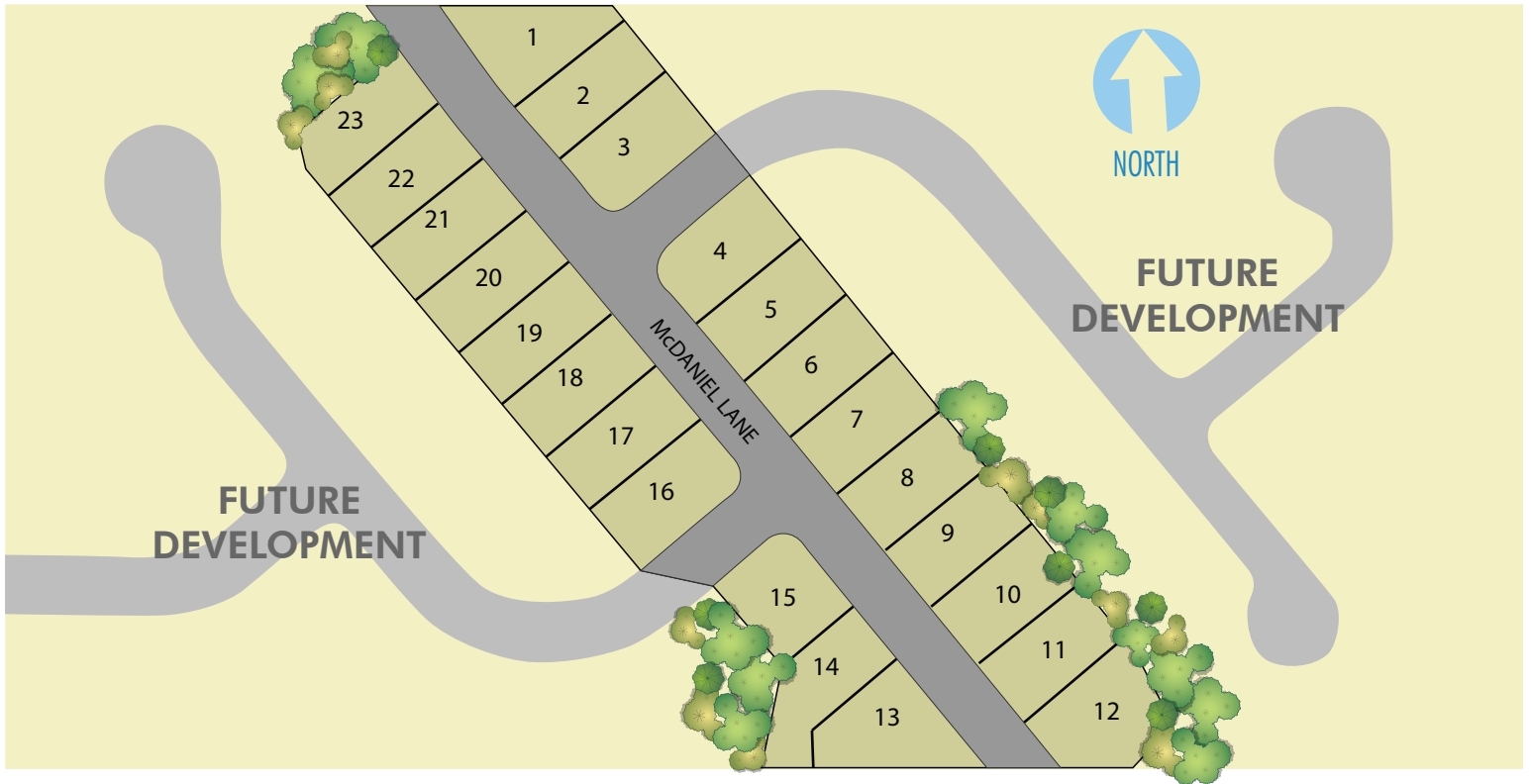
- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: PEX Plumbing is More Resistant to Freeze Breakage

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# EDGESTONE NEIGHBORHOOD SITE MAP.



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

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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** / 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

### :: THRIVE MORTGAGE



**Nicole Flowers**

NMLSR #954313

Mobile: 423-394-6074

Email: nicole.flowers@thrivemortgage.com

#### MARKETING COLLATERAL REVISED: 07/20/22.

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