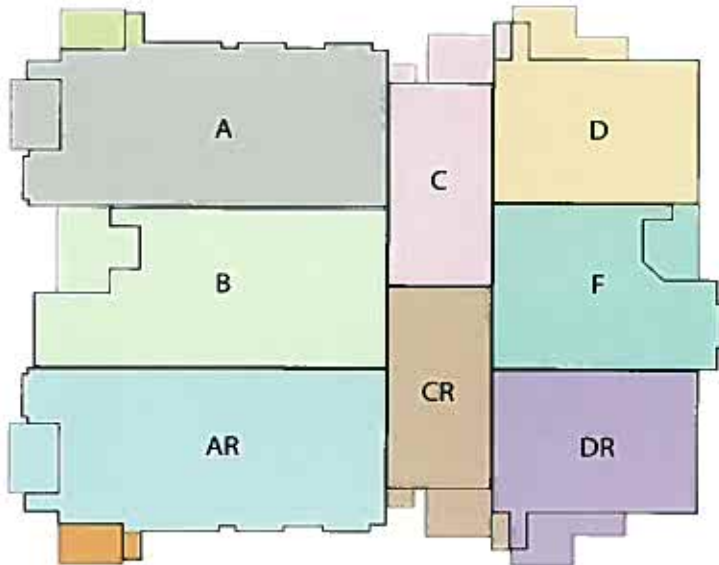


The Woodlands Collection

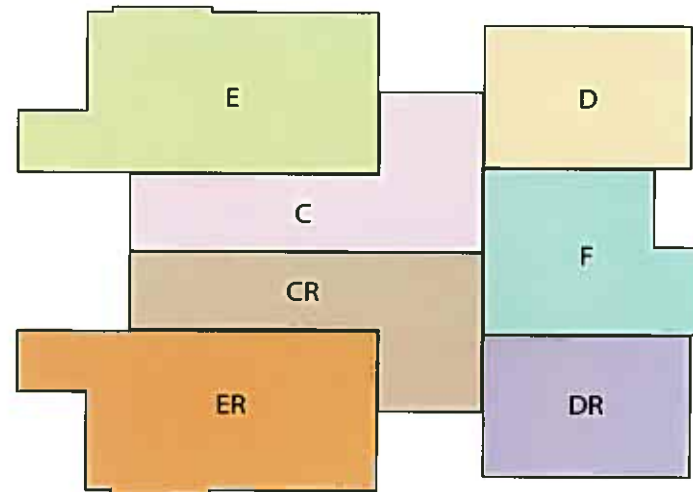
HOME LOCATIONS

BRAEMAR CREEK 10-PLEX



1st Floor

BRAEMAR CREEK 10-PLEX



2nd Floor



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BRAEMAR CREEK
Condominium at Greensprings Plantation



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The Woodlands Collection

BUILT-IN STANDARDS

Exceptional Standards

- Concrete footings, block foundation wall and poured concrete slab foundation
- 2 x 4 stud framing with 7/16 OSB wall sheathing and Dow Weathermate Plus house wrap
- 9 ft. ceilings on first floor of most models
- Engineered roof system
- Engineered floor system
- 7/16" OSB roof sheathing with clips installed mid span
- Advantech T+G glued and screwed floor decking
- Bora-care direct-wood termite treatment before insulation installation

Excellent Exteriors

- Maintenance-free condominium ownership
- Conveniently located hose bibs and GFI protected outdoor electrical outlets at patio
- Custom Architectural style shingle roof with extended warranty



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- Charming Box Bay windows with standing seam copper roofs
- Distinctive fluted box columns, gently arched porch fascias on most homes
- Windows elegantly appointed with custom mantles, featuring keystones or sunbursts
- A private patio - an intimate setting for entertaining friends
- Protected, covered entry porches offer safe haven from inclement weather
- Satin Chrome Ultra Max Kwikset lock sets with 50 year mechanical warranty
- Durable dent-resistant insulated composite entry door with deadbolt lock
- Rosette handle set and kick plate on most homes
- High performance aluminum gutters and downspouts
- Energy efficient vinyl, single hung, insulated tilt out windows with grills in glass
- Elegant, Seagull exterior light fixtures on most homes
- Professionally planned landscaping design including specially selected drought resistant shrubbery and tree package

Superior Interiors

- Stylish, Jeld-Wen, six panel interior doors
- Smooth finished walls and acoustical spray, textured ceilings
- Designer selected wall to wall carpet in living areas with choice of colors
- Reminiscent of Historic homes, 2 piece crown molding and/or chair rail detailing in selected rooms
- Minwax stained stair railings and newel post with two coats of high gloss polyurethane
- Pre-wired for state-of-the-art digital telephone, digital cable TV, and cable computer modem
- Numerous prewire for ceiling fans in homes

Luxurious Bathing Retreats

- RUDD 40 gallon electric water heater
- Exhaust Fan in each bath
- Beautiful Delta faucets
- Water saver toilets in a classic white finish
- Cultured marble vanity tops
- Handsome Arbor Falls white raised panel cabinets with brushed nickel hardware

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What do you buy with your condominium fee?

Lifestyle Pleasures

What you **DON'T HAVE TO DO**

gives you **TIME TO DO**

what you **WANT TO DO!**

Your monthly fee of \$148 includes...

- Exterior maintenance, repairs or replacement of building's exterior components including roof, siding, fencing, walkways
- Grounds and landscaping maintenance including mowing, tree and shrub trimming, seasonal seeding, fertilizing and mulching
- Street and street light upkeep and maintenance
- Termite treatment and damage bond
- Master insurance policy covering structure and original finishes
- Home owners need contents coverage (HO6) for furniture and personal property
- Professional Property Management
- Weekly private trash pick-up (twice weekly)
- Maintenance of swimming pool, tennis courts and tot lot



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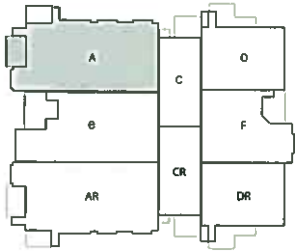


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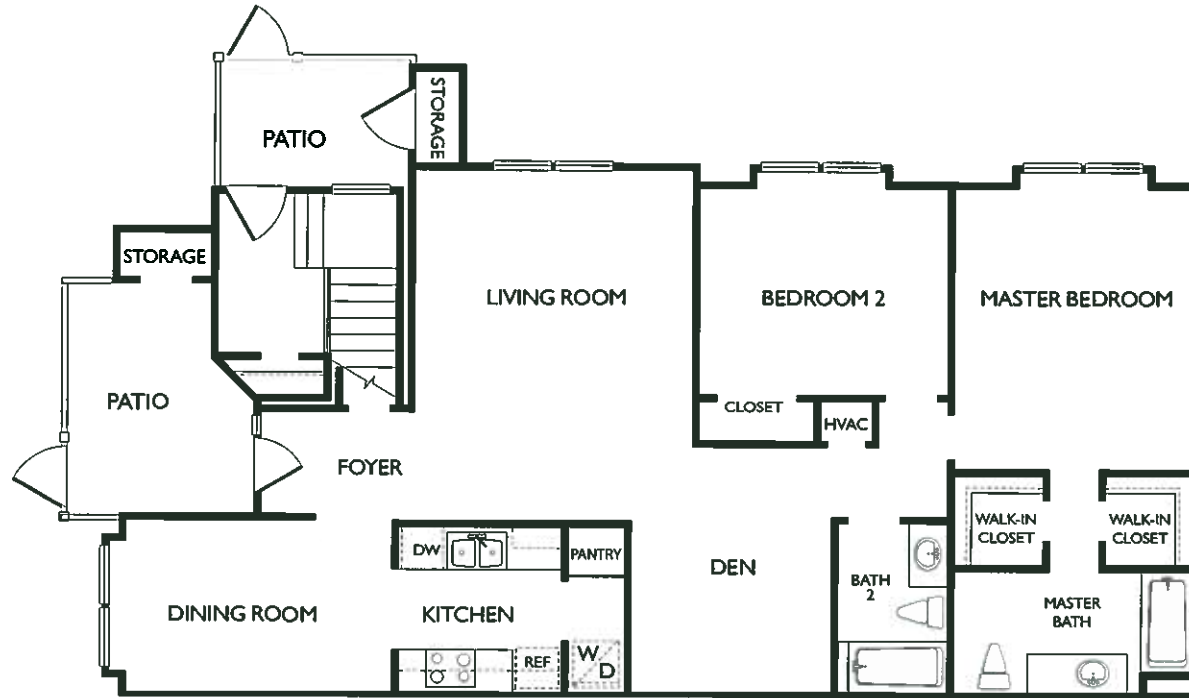
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RESIDENCE A



First Floor



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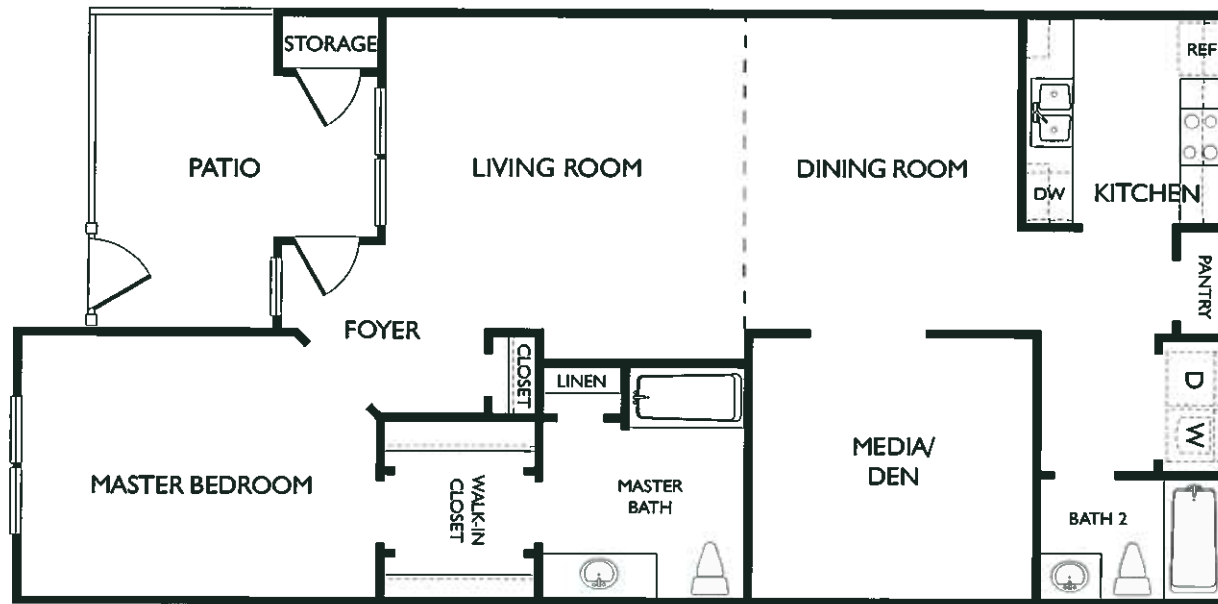
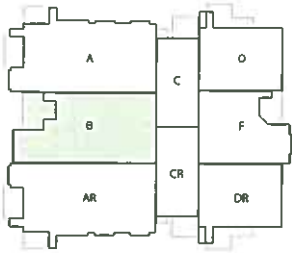


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The Woodlands Collection

RESIDENCE B



First Floor



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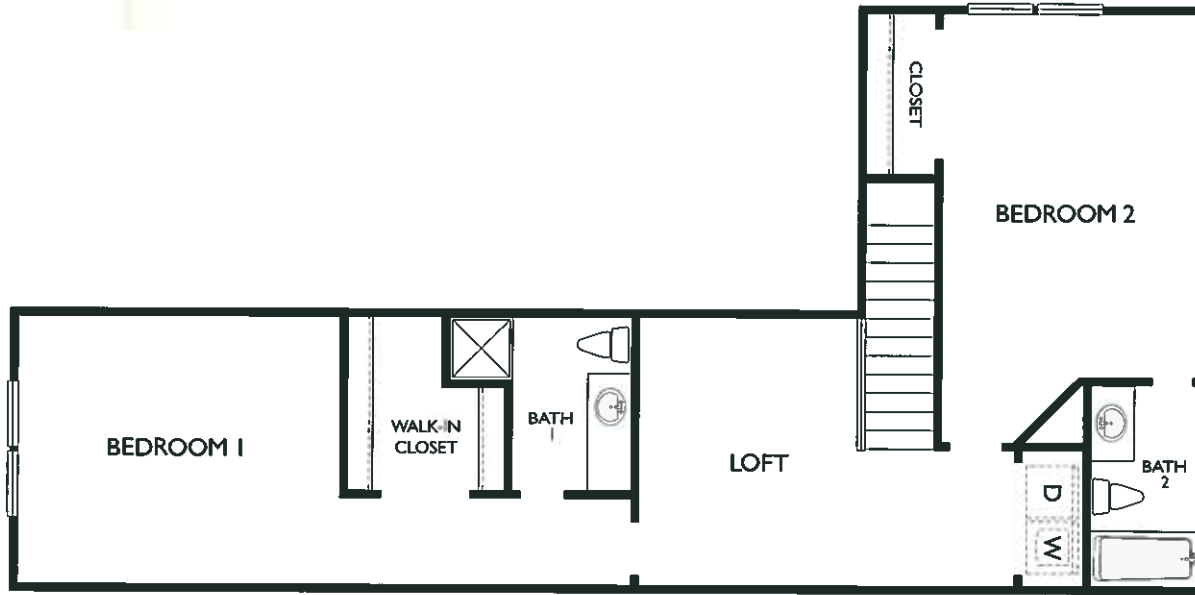
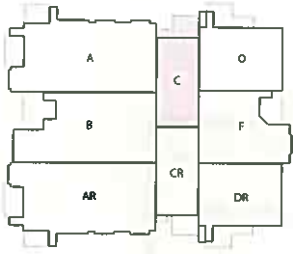


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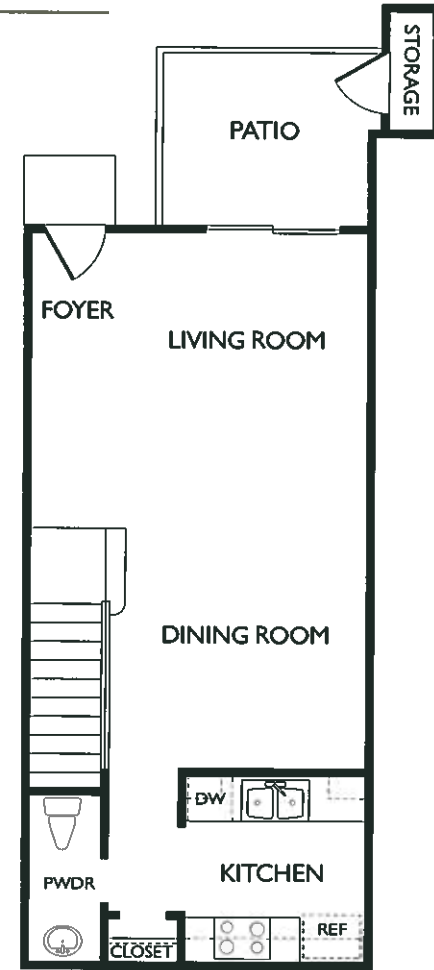
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The Woodlands Collection

RESIDENCE C



Second Floor



First Floor



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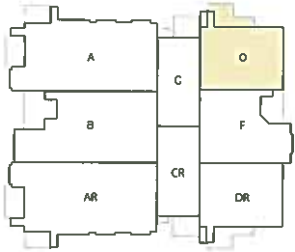


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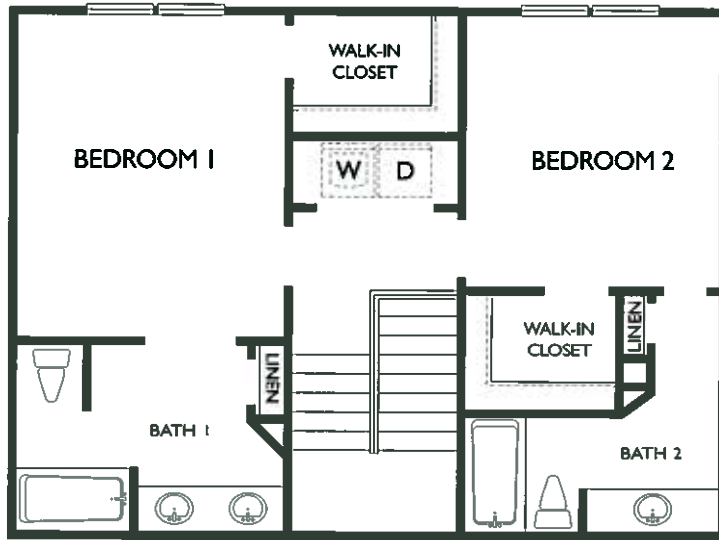
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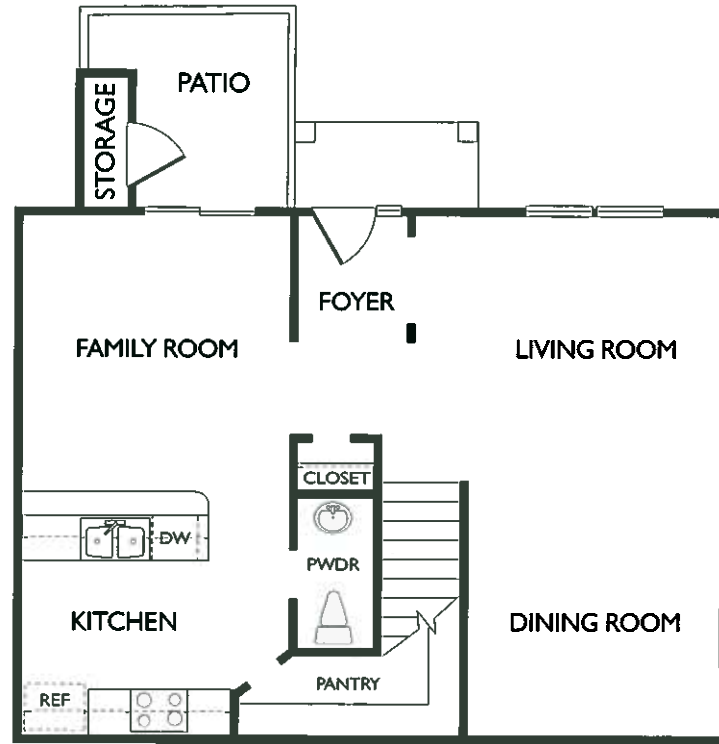


The Woodlands Collection

RESIDENCE D



Second Floor



First Floor



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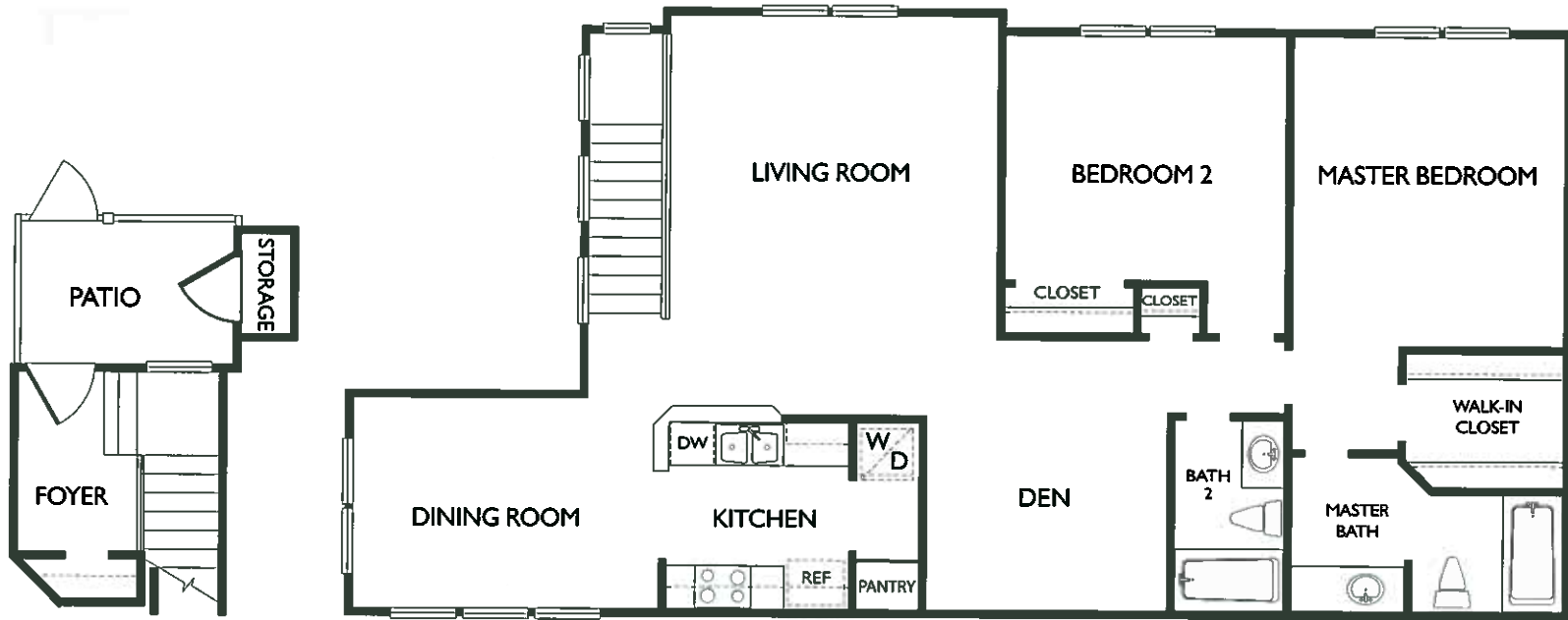
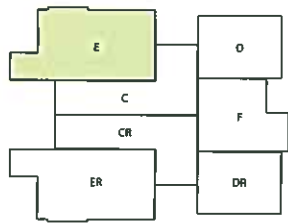


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The Woodlands Collection

RESIDENCE E



First Floor

Second Floor



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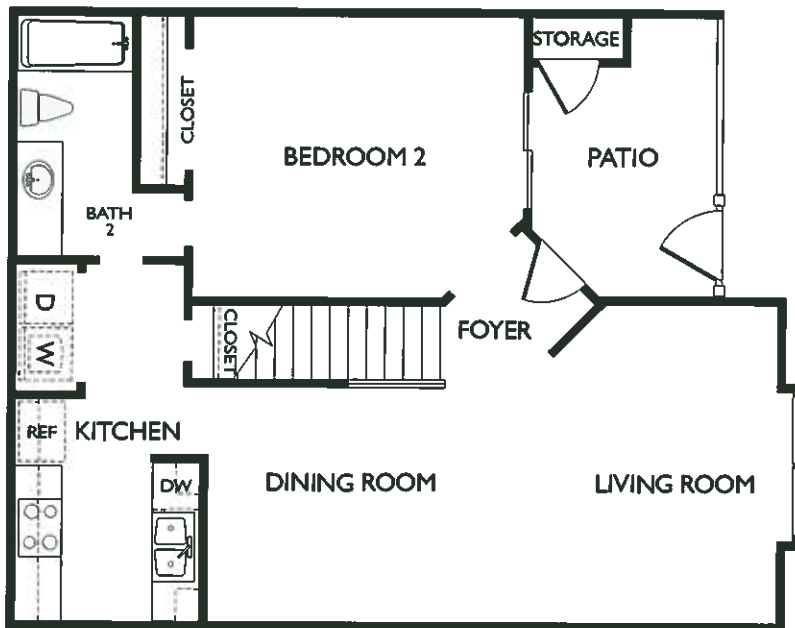
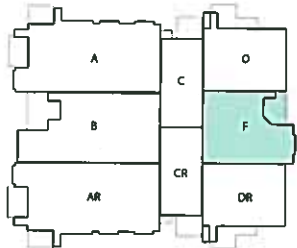


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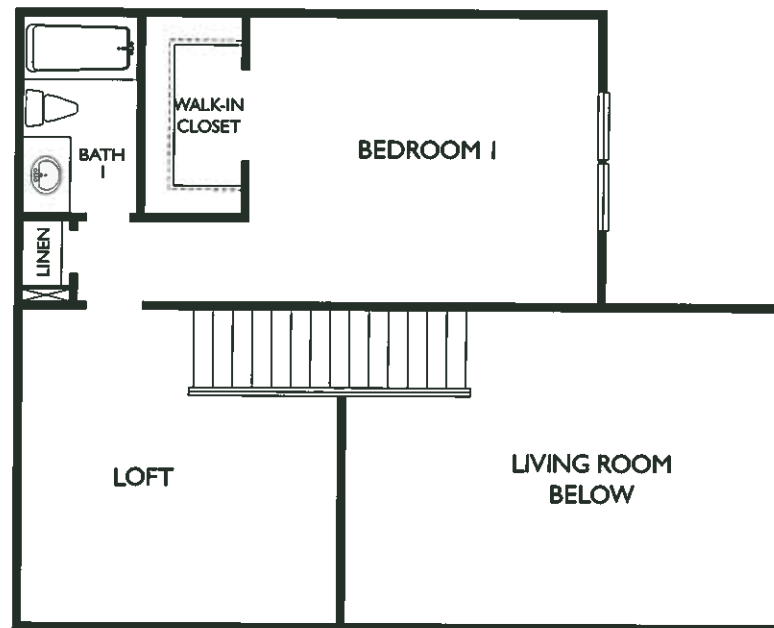
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The Woodlands Collection

RESIDENCE F



First Floor



Second Floor



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