

ABOUT THIS NEIGHBORHOOD.

Brock Pointe

Brock Point is a gorgeous new community in Chattanooga that sets just beneath a beautiful ridge line that gives these properties a view that simply is indescribable. This community has so much to offer, including spacious homesites and great pricing. It is clear to see the demand in the area and the amount of excitement for this excellent community. A signature community like this in this location doesn't happen very often. Don't miss this opportunity!

::: PRICE POINT

Low **300's** - High **300's**

::: SALES CENTER

::: **Monday - Sunday 11am - 6pm**

::: Office. (423) 271-3581

::: NEIGHBORHOOD SCHOOLS

Hamilton County School District

::: Ooltewah High School

::: Ooltewah Middle School

::: Wolftever Elementary

::: DRIVING DIRECTIONS

::: I-75 to Bonny Oaks exit, Follow overhead signs to Jenkins Rd then left on Standifer Gap Rd, after S curve make first left onto Brock Rd and continue to top of hill.

::: NEIGHBORHOOD AGENT

Matt McClain
Mobile. (423) 664.3166

::: NEIGHBORHOOD EMAIL

::: brockpointe@trustnewhomes.com

MARKETING COLLATERAL REVISED; 08/24/16.

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STANDARD OPTIONS.

:: UNIQUE INTERIORS

- :: **"Signature Trim Package"** includes:
 - :: Decorative 1"x4" Backband on All Classic III Interior Doors & Decorative 1"x4" Backband and Stool on All Windows
 - :: 7 1/4" Speed Base Throughout First Floor & 5 1/2" on Second and Third Floors
 - :: Shiplap on Powder Room Wall (*per plan*)
 - :: 5 1/4" Cove Crown Molding Which Includes: Foyer, Kitchen, Dining Room, Powder Room (or first floor bath), Breakfast, Keeping Room (*per plan*), Family Room, 1st & 2nd Floor Hallways, Owner's Suite & Sitting Room & Loft (*per plan*)
 - :: 2 3/4" Cove in All Sheetrock Coffered Ceilings (*per plan*)
 - :: 5' Shadow Boxing in Dining Room
- :: 2" Faux Wood Blinds on Front of Home Only (excludes doors, sidelights, 2nd story windows in 2 story family room & foyer windows)
- :: Two Story Foyers and Family Rooms (*per plan*)
- :: 9 Foot Smooth Ceilings on Main Level and Second Level (*per plan*)
- :: Stained Finish Oak Open Handrail with Wrought-Iron Spindles & Baluster Shoes
- :: Hardwood flooring in foyer, extended foyer, downstairs hallway, kitchen, dining room, breakfast, keeping room (*per plan*) and powder room (*per plan*) **Level 1**
- :: Upgraded Paint Throughout (Agreeable Grey/Pure White); **Level 1**
- :: Beautiful Coffered Ceilings in Living Room (*per plan*)
- :: Stunning Trey Ceilings in Dining Room (*per plan*)
- :: Ceramic Tile Flooring in All Secondary Baths; **Level 1**
- :: Ceramic Tile Flooring in Laundry Room; **Level 1**
- :: Pedestal Sink in Powder Room
- :: Double Vanity in One Secondary Bath (*per plan*)
- :: Upgraded Elongated Toilets in All Bathrooms
- :: Overhead Lights in All Bedrooms
- :: Cultured Marble on All Secondary Bathroom Countertops
- :: Designer Lighting Packages in Satin Nickel or Bronze Finishes with Ceiling Fan in Family Room; **Level 1**
- :: Classic Chrome Plumbing Fixtures; **Level 4**
- :: Fireplace in Family Room Features Custom Mantel & Granite Surround (*per plan*)
- :: Cable and Phone Connections in Family Room, All Bedrooms & Loft (*per plan*)
- :: Ceiling Fan Pre-Wire and Switches in All Bedrooms
- :: Designer Classic III Interior Doors with Satin Nickel Color Hardware
- :: Large Closets and Pantries with Vinyl Clad Ventilated Shelving
- :: 6lb Carpet Pad
- :: Standard Carpet; **Level 1**

:: DISTINCTIVE EXTERIORS

- :: Distinctive Exterior Designs - Front Elevation (*per plan*) with some Combination of Stone/Brick/Siding/Shake or Board & Batten Material with Sides & Rear to be Masonry Siding with Brick Water Table (*per plan*)
- :: Maintenance Free Clay or White Colored Vinyl Windows
- :: 2 or 3 Car Garages- Painted and Trimmed with Garage Door Opener; **Level 1**
- :: Vinyl Soffit & Colored Gutters
- :: Cedar Columns & Shutters (*per plan*)
- :: Insulated Fiberglass Classic III Front Door with Side Lights (*per plan*); **Level 1**
- :: Maintenance Free Beige Vinyl Windows
- :: 30 Year Warranty Architectural Shingles
- :: 12 x 18 Decks or Concrete Patios (*per plan*)
- :: Professionally Landscaped Yards Featuring Fully Sodded Lawns on All Disturbed Areas
- :: 1 Flood Light at Corner of Garage
- :: Weatherproof Exterior Electrical Outlets

:: GOURMET KITCHEN

- :: Stainless Steel Appliance Package Includes: Gas Range, Dishwasher and Microwave; **Level 1**
- :: Stainless Steel Undermount Sink with Vegetable Sprayer
- :: Kitchen Island with Granite Countertops (*per plan*); **Level 1**
- :: Garbage Disposal
- :: Granite Countertops; **Level 1**, with Ceramic Tile Backsplash; **Level 1**
- :: 42" Upper Kitchen Cabinets with Crown Molding
- :: 5 Recessed Can Lights (*per plan*)

:: OWNER'S RETREAT

- :: Incredibly Sized Owner's Suites with Trey Ceilings
- :: Luxurious Sitting Rooms (*per plan*)
- :: Elegant 6' Garden Tubs with Tile Surround (*per plan*); **Level 1**
- :: Separate Ceramic Tile Shower with Satin Nickel Color Shower Door and 40" Knee Wall with Glass Partition Between Tub & Shower (*per plan*); **Level 1**
- :: Recessed Can Lights over Tub & Shower (*per plan*)
- :: Granite on Owner's Bathroom Countertops (level 1)
- :: Framed Mirrors Over Vanity
- :: Spacious Walk-In Closets
- :: Double Bowl Vanity (*per plan*)

:: 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 (2 & 3 Story Plans)
- :: 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
- :: Basic Security System (prewire only)
- :: Deadbolt Locks on All Exterior Doors
- :: 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

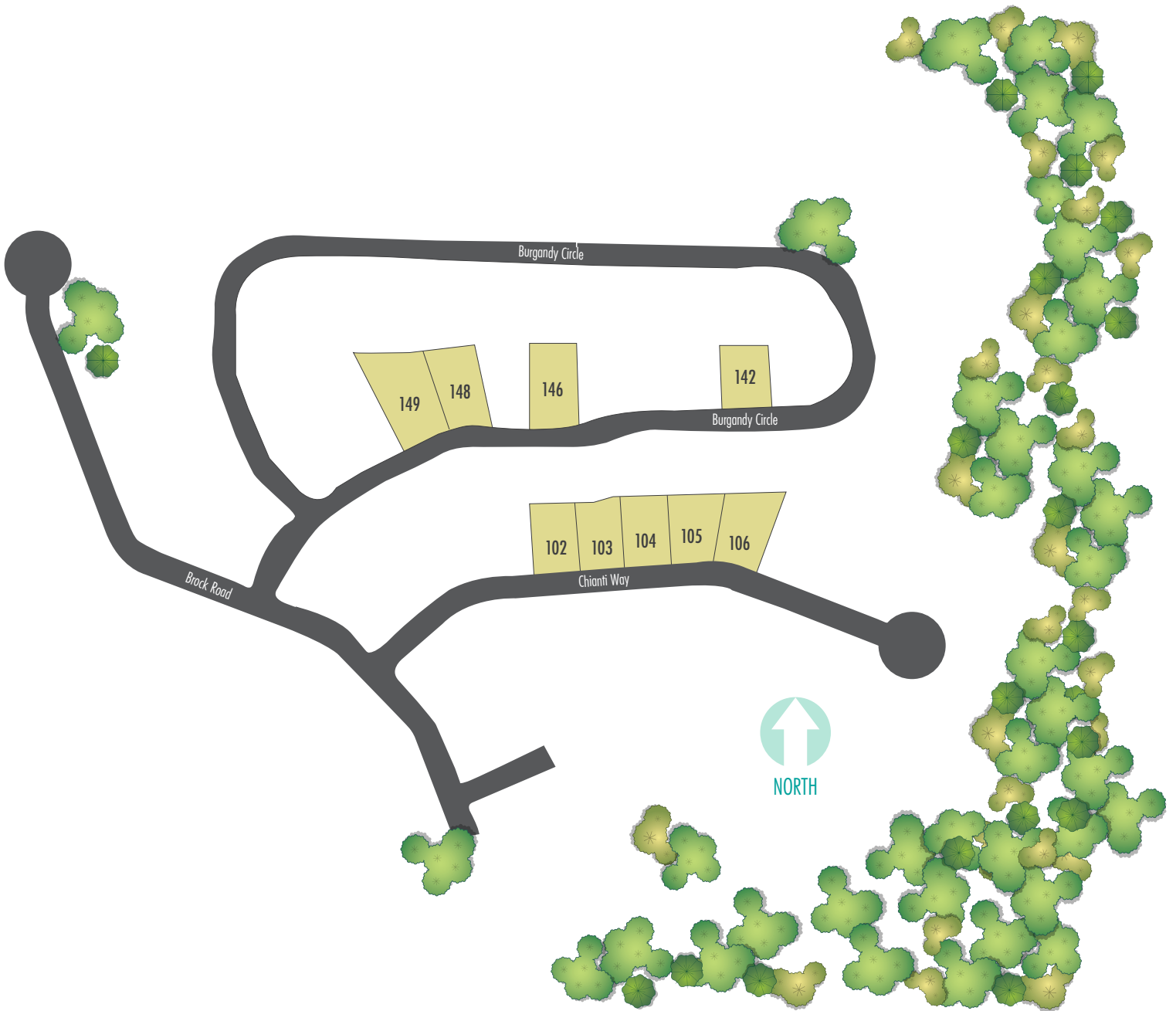
:: ENERGY EFFICIENT FEATURES

- :: 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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NEIGHBORHOOD SITE MAP.



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

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