

# PRAIRIE PASS

## Starting from the Low \$300's - High \$300's

2400 - 4000 SF | Pool & Clubhouse | Open Floorplans | Great Location

Directions:: Take East Brainerd Rd east. Cross over Ooltewah-Ringgold Rd and continue approximately 3.7 miles to Prairie Pass, make a right into neighborhood.

**(423) 680.6280**

# MOVE-IN READY HOMES

Lot	Floorplan	Bed	Bath	Garage	Sq.Ft	Features	Under Contract	Price	Price w/Incentive
197	ASPEN B	4	3.5	2	3650	Media Room, Master on Main, Trim Pkg	<input type="checkbox"/>	\$412,306	<b>\$404,806</b>
196	TAHOE B	4	3.5	2	3215	Prvt Study, Media Room, Chefs Kitchen	<input type="checkbox"/>	\$407,410	<b>\$399,910</b>
239	DAVENPORT A	4	2.5	2	2512	In-Law Suite, Master with his/her closets	<input type="checkbox"/>	\$347,711	<b>\$340,211</b>
121	SONOMA B	4	3.5	2		Unfinished Basement, 2-Story Foyer	<input type="checkbox"/>	\$388,798	<b>\$381,298</b>
120	EVERGREEN A	4	2.5	2	2800	Master on Main, Open Plan	<input type="checkbox"/>	\$371,342	<b>\$363,842</b>
119	NAPA A	3	2.5	2	2341	3 Car Garage, Media Room	<input type="checkbox"/>	\$344,493	<b>\$336,993</b>

**THE CHOICE IS YOURS. IT'S SIMPLE.**



[www.trustnewhomes.com](http://www.trustnewhomes.com)

## ABOUT THIS NEIGHBORHOOD.

# Prairie Pass

Come home to Easthaven, soon to be one of the most sought-after communities on Ooltewah! Because of its convenient location, Easthaven is an ideal location to call home offering convenient access to great schools, shopping, dining, and entertainment. This master planned neighborhood features open homeplans ranging from 2400 to 4000 sq ft, 3-5 bedrooms, masters on main and so much more! We invite you to come home to Easthaven in desirable Ooltewah.

### :: PRICE POINT

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

### :: SALES CENTER

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

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

:: Office. (423) 680.6280

### :: NEIGHBORHOOD SCHOOLS

Hamilton County School District

:: East Hamilton High School

:: East Hamilton Middle School

:: Apison Elementary

### :: DRIVING DIRECTIONS

:: From East Brainerd and I-75:: Take East Brainerd Rd east. Cross over Ooltewah-Ringgold Rd and continue approximately 3.7 miles to Prairie Pass, make a right into neighborhood.

:: Directions from Dalton: I-75 N to Exit 345 (Ringgold SR 41) 1.5 Miles towards Ringgold to Right 5.5 Miles on Cherokee Valley Road to Right onto East Brainerd Road Proceed 2.25 Miles to Right into Prairie Pass Community.

:: From VW Drive and I-75:: From I-75 and Volkswagon Drive or Apison Pike Exit. Take Apison Pike to Collegedale proceed another 2.75 miles to Right onto East Brainerd. Proceed One Mile to Prairie Pass on the Left. Information Center and Clubhouse on the Left upon entering.

### :: NEIGHBORHOOD AGENTS

Matt McClain

Mobile. (423) 664.3166

and

Bert Bearden

Mobile. (770) 789.1646

### :: NEIGHBORHOOD EMAIL

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

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# PRAIRIE PASS 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
  - : Powder Room with One Wall Trimmed out in 1"x4"
- :: 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/Natural Choice); **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 (*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**
- :: 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 Silver 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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# PRAIRIE PASS BASE PRICING.

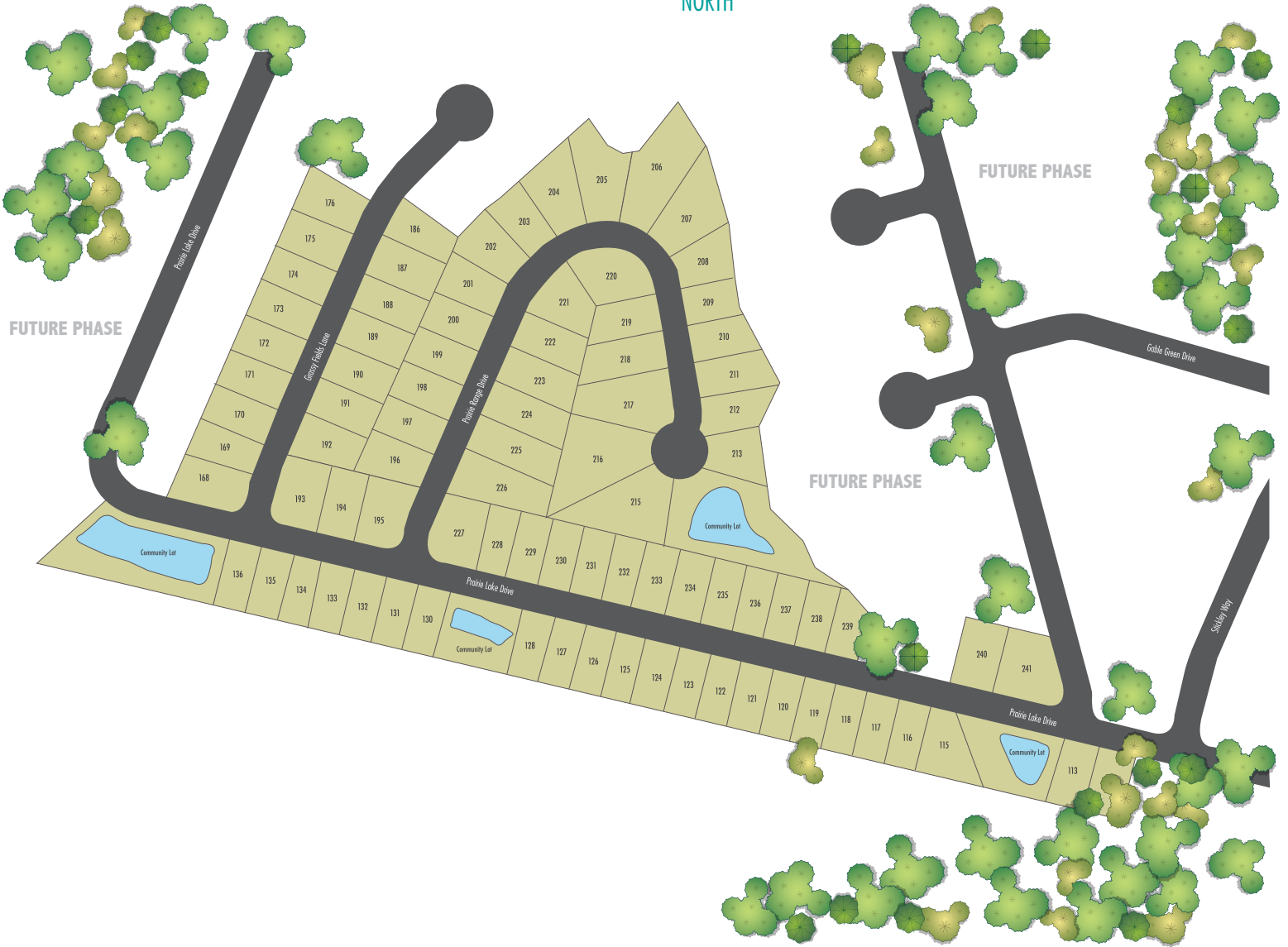
FLOORPLAN	SQUARE FEET	BEDROOMS	BATHS	GARAGE	BASE PRICING
<b>60' LOTS</b>					
<b>BROOKSIDE A</b>	2592	3	2	2	<b>\$334,900</b>
<b>BROOKSIDE B</b>	2592	3	2	2	<b>\$339,900</b>
<b>BROOKSIDE C</b>	2592	3	2	2	<b>\$338,900</b>
<b>DAVENPORT A</b>	2512	4	2.5	2	<b>\$319,900</b>
<b>DAVENPORT B</b>	2512	4	2.5	2	<b>\$318,900</b>
<b>DAVENPORT C</b>	2512	4	2.5	2	<b>\$320,900</b>
<b>EVERGREEN A</b>	2832	4	2.5	2	<b>\$339,900</b>
<b>EVERGREEN B</b>	2832	4	2.5	2	<b>\$340,900</b>
<b>GLENDALE A</b>	2206	3	2.5	2	<b>\$308,900</b>
<b>GLENDALE B</b>	2206	3	2.5	2	<b>\$307,900</b>
<b>GLENDALE C</b>	2206	3	2.5	2	<b>\$309,900</b>
<b>HUDSON A</b>	2894	4	2.5	2	<b>\$344,900</b>
<b>HUDSON B</b>	2894	4	2.5	2	<b>\$345,900</b>
<b>KIRKWOOD A</b>	2405	3	3	2	<b>\$332,900</b>
<b>KIRKWOOD B</b>	2405	3	3	2	<b>\$333,900</b>
<b>NAPA A</b>	2341	3	2.5	2	<b>\$319,900</b>
<b>NAPA B</b>	2341	3	2.5	2	<b>\$319,900</b>
<b>NAPA C</b>	2341	3	2.5	2	<b>\$319,900</b>
<b>PALMDALE A</b>	1937	3	2	2	<b>\$297,900</b>
<b>PALMDALE B</b>	1937	3	2	2	<b>\$304,900</b>
<b>PALMDALE C</b>	1937	3	2	2	<b>\$303,900</b>
<b>SANOMA A</b>	2969	4	3.5	2	<b>\$354,900</b>
<b>SANOMA B</b>	2969	4	3.5	2	<b>\$356,900</b>
<b>70' LOTS</b>					
<b>ABACO A</b>	3533	5	3.5	2	<b>\$374,900</b>
<b>ABACO B</b>	3533	5	3.5	2	<b>\$372,900</b>
<b>ABACO C</b>	3533	5	3.5	2	<b>\$375,900</b>
<b>ALTAMONTE A</b>	3139	4	3.5	2	<b>\$361,900</b>
<b>ALTAMONTE B</b>	3139	4	3.5	2	<b>\$364,900</b>
<b>ALTAMONTE C</b>	3139	4	3.5	2	<b>\$360,900</b>
<b>ASPEN A</b>	3293	4	3.5	2	<b>\$367,900</b>
<b>ASPEN B</b>	3293	4	3.5	2	<b>\$367,900</b>
<b>ASPEN C</b>	3293	4	3.5	2	<b>\$367,900</b>
<b>BRIARWOOD A</b>	3920	5	4.5	2	<b>\$409,900</b>
<b>BRIARWOOD B</b>	3920	5	4.5	2	<b>\$412,900</b>
<b>BRIARWOOD C</b>	3920	5	4.5	2	<b>\$411,900</b>
<b>OAKLEY A</b>	3098	4	3.5	2	<b>\$358,900</b>
<b>OAKLEY B</b>	3098	4	3.5	2	<b>\$359,900</b>
<b>RIVERVIEW A</b>	3992	5	4	2	<b>\$414,900</b>
<b>RIVERVIEW B</b>	3992	5	4	2	<b>\$417,900</b>
<b>RIVERVIEW C</b>	3992	5	4	2	<b>\$416,900</b>
<b>STERLING A</b>	3207	5	3	2	<b>\$367,900</b>
<b>STERLING B</b>	3207	5	3	2	<b>\$368,900</b>
<b>STERLING C</b>	3207	5	3	2	<b>\$366,900</b>
<b>TAHOE A</b>	2866	3	3.5	2	<b>\$359,900</b>
<b>TAHOE B</b>	2866	3	3.5	2	<b>\$360,900</b>

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# PRAIRIE PASS NEIGHBORHOOD SITE MAP.



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

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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...

### :: BRAND MORTGAGE



BRANDMORTGAGE

**Gary Welch** / NMLS #659076

Office: 770-888-2232 / Mobile: 770-314-0873

Email: gwelch@brandmortgage.com

**Jeff Morris** / NMLS #658970

Office: 615-538-4758 / Mobile: 770-842-3480

Email: jmorris@brandmortgage.com

### :: SUNTRUST BANK



**Rebecca Anderson**

NMLSR #658794

Office: 678-240-8863

Mobile: 770-310-5368

Email: rebecca.a.anderson@suntrust.com

### :: BANCORP SOUTH



**Linda Wright**

NMLS #659353

Mobile: 423-413-7432

Email: linda.wright@bxs.com

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