

## ABOUT THIS NEIGHBORHOOD.

# Prairie Pass

Come home to beautiful Prairie Pass in desirable Apison, TN, featuring a gorgeous clubhouse, pool, and sidewalks. We are now building in Phase II. A rural neighborhood offering a charming and quiet lifestyle. Here you will find beautiful, affordable homes with close proximity to the desirable Chattanooga downtown, and exponential family-friendly activities. Open floor plans feature high-end interior finishes such as hardwood floors, tiled showers and baths, and designer kitchens with granite countertops. Explore the gorgeous home plans available today in Prairie Pass, to find the one that best fits your needs.

### :: WELCOME CENTER

Monday - Saturday, 11am - 6pm  
Sunday, 1pm - 6pm

**(423) 680-6280**

### :: AVAILABLE HOMES



### :: 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 SCHOOLS

Hamilton County School District

:: East Hamilton High School

:: East Hamilton Middle School

:: Apison Elementary

### :: NEIGHBORHOOD AGENT

**Bert Bearden**  
New Home Specialist

### :: NEIGHBORHOOD EMAIL

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

#### MARKETING COLLATERAL REVISED: 08/10/23.

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# PRAIRIE PASS II STANDARD OPTIONS \*COTTAGE SERIES\*

## :: 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 with hub/Distribution box
- :: 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
- :: Basic Security System (Prewire Only)
- :: 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 Quality Builders 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 II STANDARD OPTIONS \* ELITE SERIES \*

## ::: 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
  - :: 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"
- :: 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/Accessible Beige); **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 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 Master and Family Room
- :: 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 LED Can Lights in Kitchen (*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**
- :: LED Lighting Over Owners Retreat Tub/Shower
- :: Granite on Owner's Bathroom Countertops (level 1)
- :: Framed Mirrors Over Vanity
- :: Spacious Walk-In Closets
- :: Double Bowl Vanity (*per plan*)
- :: Ceramic Tile Flooring in Owner's Suite Master Bathroom; **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 (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) with Cat 5 Phone & RG 6 Cable Internet hub/Distribution Box
- :: Tankless Gas Water Heater
- :: 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 Quality Builders Warranty and Transferable Upon Resale

## ::: ENERGY EFFICIENT FEATURES

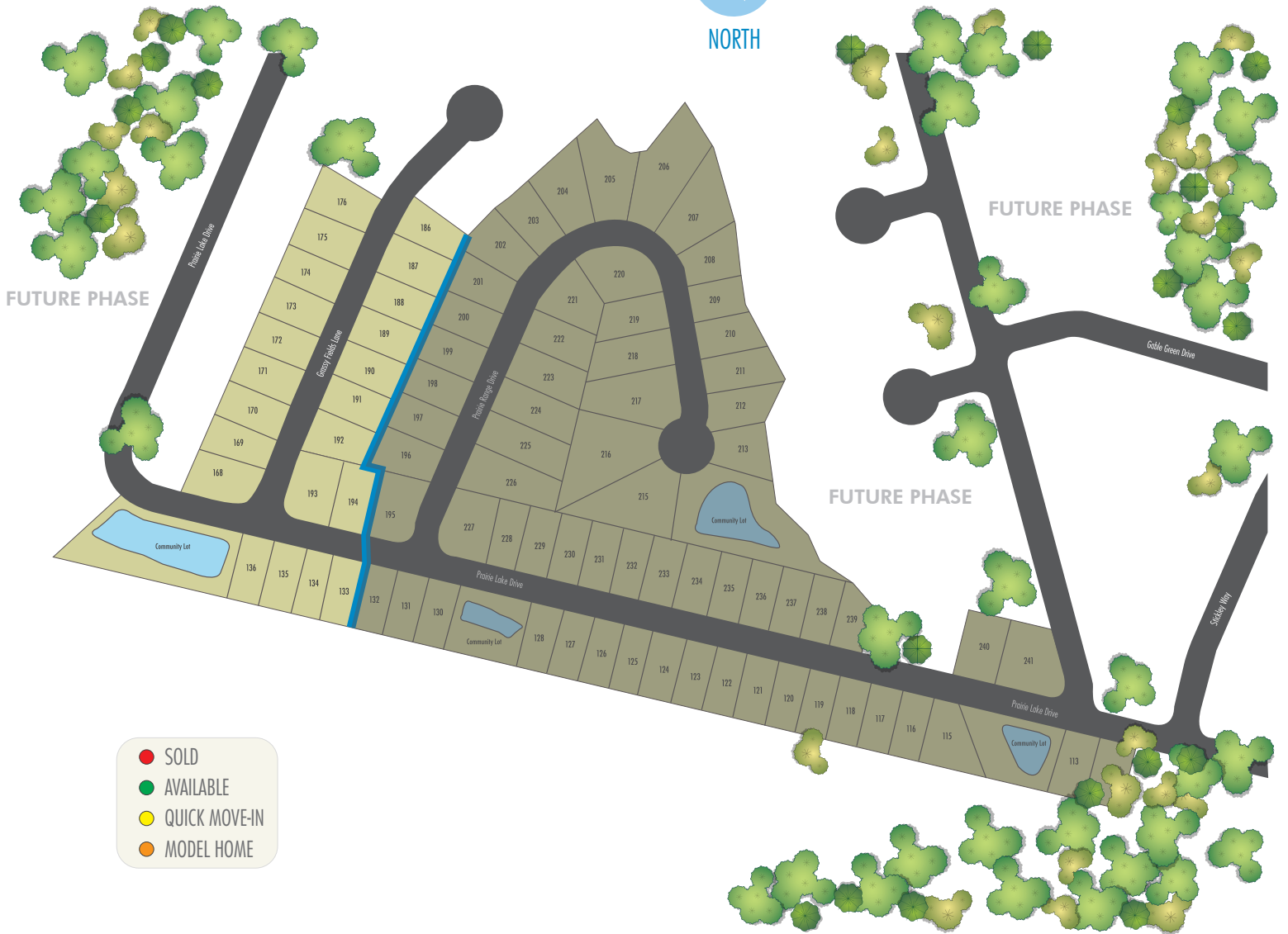
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# PRAIRIE PASS II NEIGHBORHOOD SITE MAP.



**MARKETING COLLATERAL REVISED: 03/02/23.**

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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**

NMLSR #659076

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

Email: [gwelch@cchl.com](mailto:gwelch@cchl.com)

### PRESIDENTIAL BANK MORTGAGE



**Aaron Brown**

NMLSR #1796652

Office: 865-224-3917

Email: [aaron.brown@presidential.com](mailto:aaron.brown@presidential.com)

**MARKETING COLLATERAL REVISED: 11/07/24.**

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