

CRESSWIND®

CHARLOTTE

VIP PREVIEW GUIDE



GO CHARLOTTE. GO CRESSWIND. GO SOON.

Active adult living from the mid \$200s to \$400s

Welcome to the VIP Preview Guide for Cresswind Charlotte. As we prepare to greet you and all the VIPs on property on June 24, we encourage you to **TAKE THE TIME TO CAREFULLY READ THROUGH THIS GUIDE**. By doing so, you will be ready to make the most of your time and opportunity at Cresswind Charlotte.

HOW TO USE THIS GUIDE

This guide is intended to help you do three things in preparation for the VIP Preview on June 24th:

1. Identify the Floorplan(s) you are most interested in
2. Choose the corresponding Home Elevation(s) (exterior design) you prefer for that floorplan(s)
3. Preview the Homesite(s) being released in the First Phase

Before getting there, however, we first need to determine if Cresswind Charlotte is the right new home address for you.

SECTION 1: THE FLOORPLANS

The Guide is broken into three sections. The first, which follows this letter, is an overview of our nine floorplans. Each floorplan “presentation” includes four pages, and these are arranged as follows:

PAGE 1 & 2 – the Home Elevations available for that plan, e.g. brick or stone on the exterior, etc. *NOTE: availability depends on Homesite as the community’s architectural guidelines are designed to protect against monotony – New Home Consultants will explain this in their follow-up call along with estimated Elevation price.*

PAGE 3 – the base Floorplan, i.e. the standard configuration showing layout along with the Base Price valid for the VIP Preview Period only. *NOTE: you will see each floorplan is color-coded either Yellow or Blue. The color indicates which Home Collection the plan is in, and that will be important when we get to the Site Plan.*

PAGE 4 – Structural Options showing the primary choices offered. *NOTE: options can vary based on Homesite – New Home Consultants will explain this in their follow-up call along with the estimated Structural option price.*

SECTION 2: THE SITE PLAN

With your preferred Floorplan(s) and Elevation(s) selected, the next step is to determine which Homesite(s) you are interested in building on. Looking at the Site Plan, here is where the Color Codes comes in – Yellow or Blue.

- Homesites that are colored Yellow are designed for Floorplans in the **Trade** Collection
- Homesites that are colored Blue are designed for Floorplans in the **Tryon** Collection

Certain Homesites, given their appeal and location within the community, carry a premium cost. New Home Consultants will explain this in their follow-up call.

SECTION 3: THE VIP PREVIEW

The last part of this Guide is a checklist of items you will need should you choose to move forward with a new home purchase. Additionally, there is important information such as new home features, details about the planned Residents’ Club, estimated monthly HOA fees and driving directions to Cresswind Charlotte. Of course, your New Home Consultant will be calling you in advance of the event to go through this Guide and answer any questions you may have.

For now, **CLICK THE LOWER RIGHT CORNER** of this page to start your review and find your new home at Cresswind Charlotte.

HOME COLLECTIONS

Trade Collection 4-19

 Ashford 4-7

 Beechwood 8-11

 Cypress 12-15

 Dogwood 16-19

Tryon Collection 20-39

 Hickory 20-23

 Laurel 24-27

 Maple 28-31

 Oakside 32-35

 Redwood 36-39

SITE PLAN 40

HOMESITE PRICING 41

INCLUDED FEATURES. 42-43

THE RESIDENTS’ CLUB 44

HOA INFORMATION 45

DRIVING DIRECTIONS. 46

Ashford

The Trade Collection



AH (Base House)



AB



AS



BH



BB

Ashford

The Trade Collection



BS



CH



CB



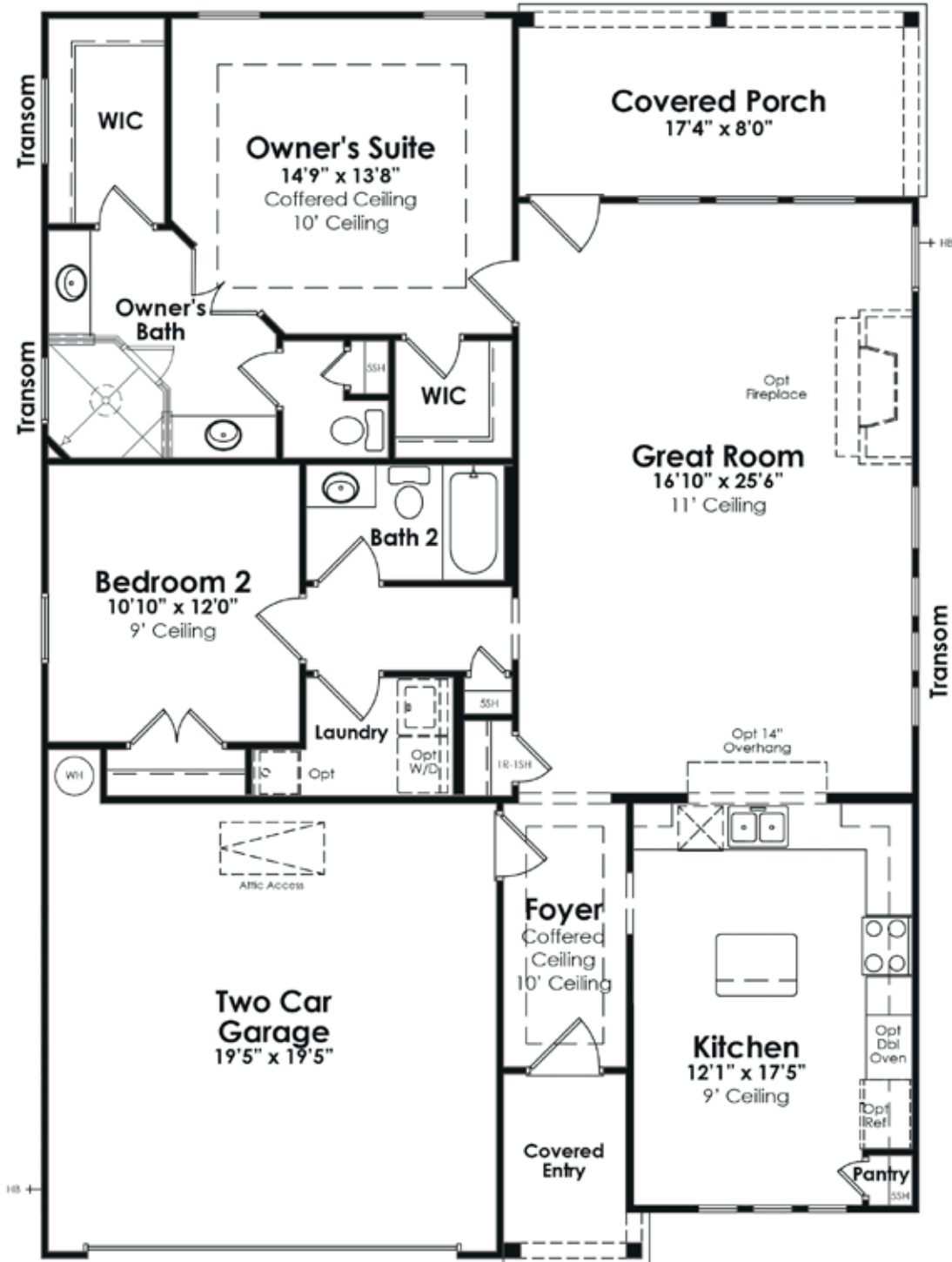
CS

PRELIMINARY

Ashford

The Trade Collection

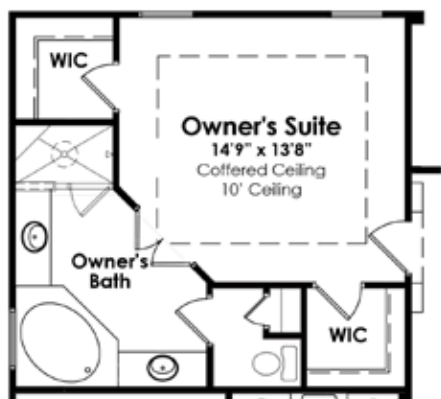
2 Bedroom, 2 Bath, Great Room, 2-Car Garage



PRELIMINARY

Ashford

The Trade Collection



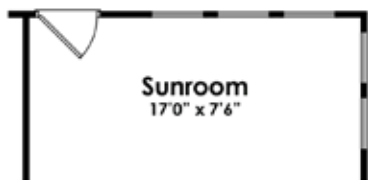
Optional Owner's Bath w/ Garden Tub



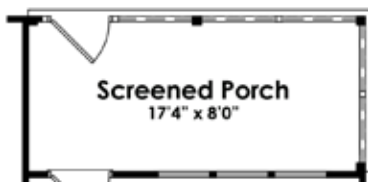
Optional Great Room
Fireplace & Built-ins

Total Under Air:	1,448 sq. ft.
Covered Entry:	44 sq. ft.
Covered Porch:	139 sq. ft.
Garage:	396 sq. ft.
TOTAL:	2,027 sq. ft.

**VIP Base Price*:
\$254,990**



Optional Sunroom



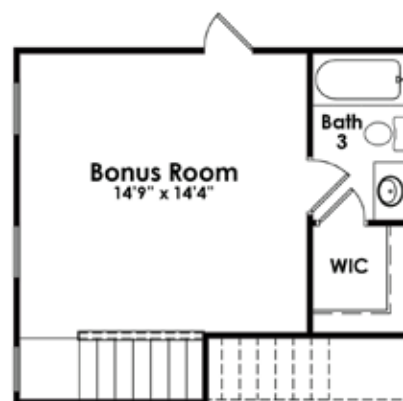
Optional Screened Porch



Optional Garage



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3

*VIP Base Prices are valid for the VIP Preview Period only.
Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Beechwood

The Trade Collection



AH (Base House)



AB



AS



BH



BB

Beechwood

The Trade Collection



BS



CH



CB



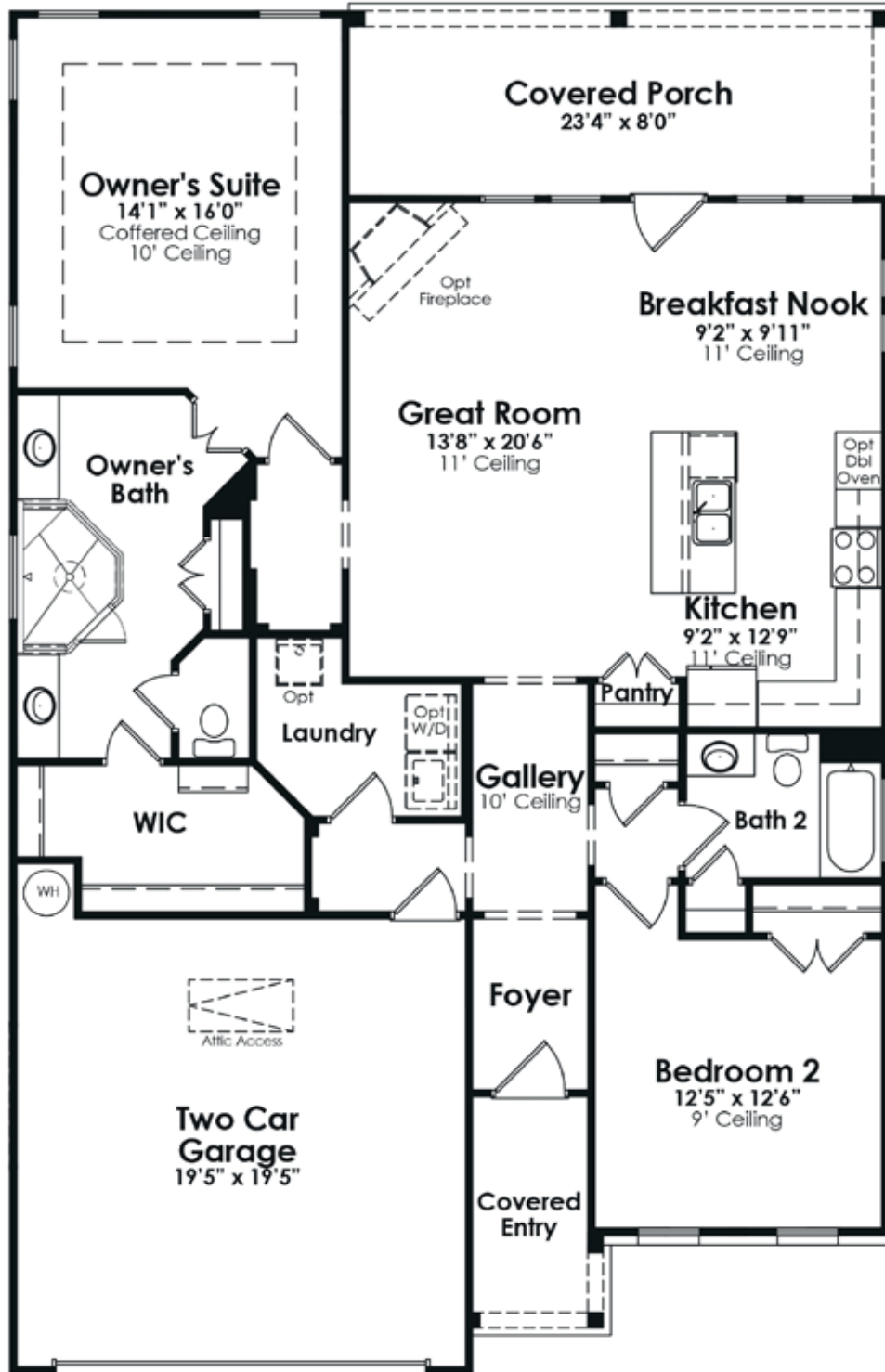
CS

PRELIMINARY

Beechwood

The Trade Collection

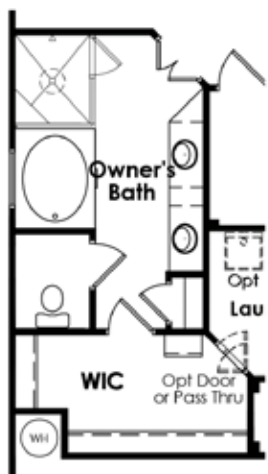
2 Bedroom, 2 Bath, Great Room, 2-Car Garage



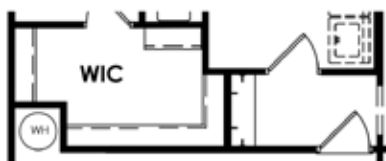
PRELIMINARY

Beechwood

The Trade Collection



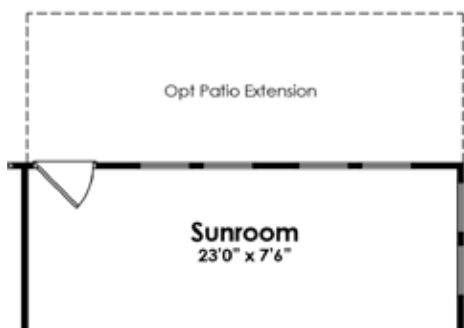
Optional Owner's Bath



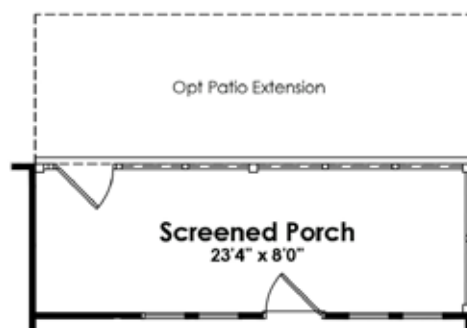
Optional Walk In Closet

Total Under Air:	1,519 sq. ft.
Covered Entry:	53 sq. ft.
Covered Porch:	187 sq. ft.
Garage:	399 sq. ft.
TOTAL:	2,158 sq. ft.

**VIP Base Price*:
\$259,990**



Optional Sunroom w/ Patio Extension



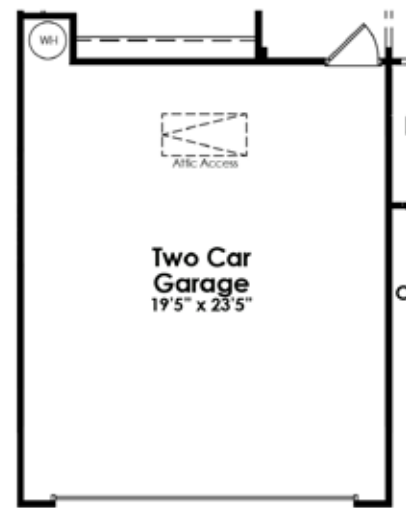
Optional Screened Porch w/ Patio Extension



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3



Optional Garage

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Cypress

The Trade Collection



AH (Base House)



AB



AS



BH



BB

Cypress

The Trade Collection



BS



CH



CB



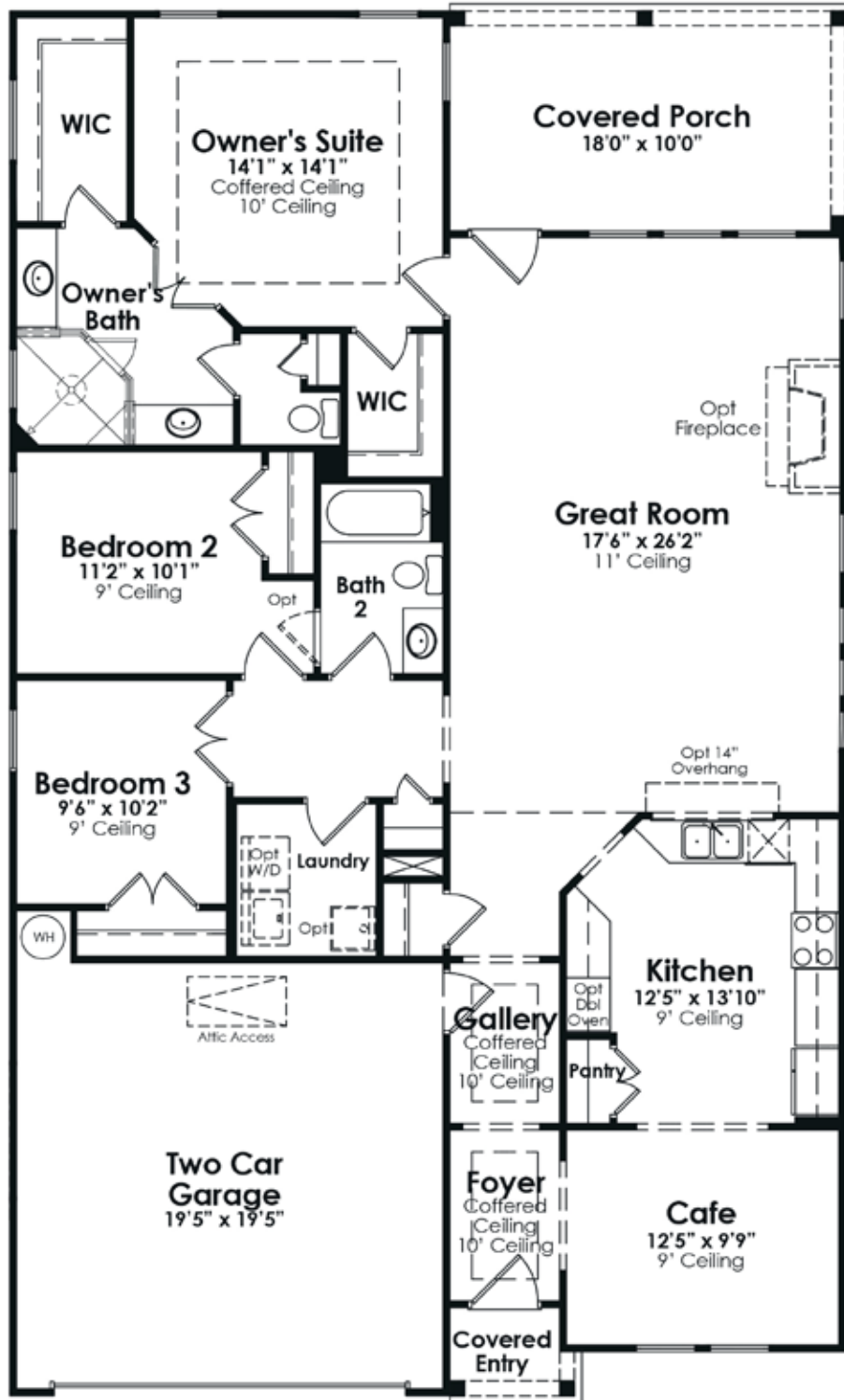
CS

PRELIMINARY

Cypress

The Trade Collection

3 Bedroom, 2 Bath, Great Room, 2-Car Garage



PRELIMINARY

Cypress

The Trade Collection



Optional Owner's Bath w/ Garden Tub



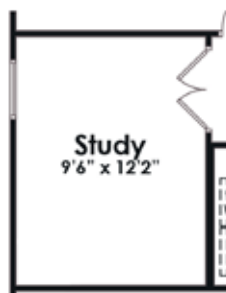
Optional Great Room
Fireplace & Built-ins

Total Under Air:	1,772 sq. ft.
Covered Entry:	21 sq. ft.
Covered Porch:	180 sq. ft.
Garage:	396 sq. ft.
TOTAL:	2,369 sq. ft.

**VIP Base Price*:
\$279,990**



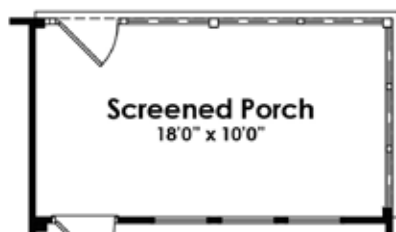
Optional Sunroom



Optional Study



Optional Garage



Optional Screened Porch



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3

*VIP Base Prices are valid for the VIP Preview Period only.
Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Dogwood

The Trade Collection



AH (Base House)



AB



AS



BH



BB

Dogwood

The Trade Collection



BS



CH



CB



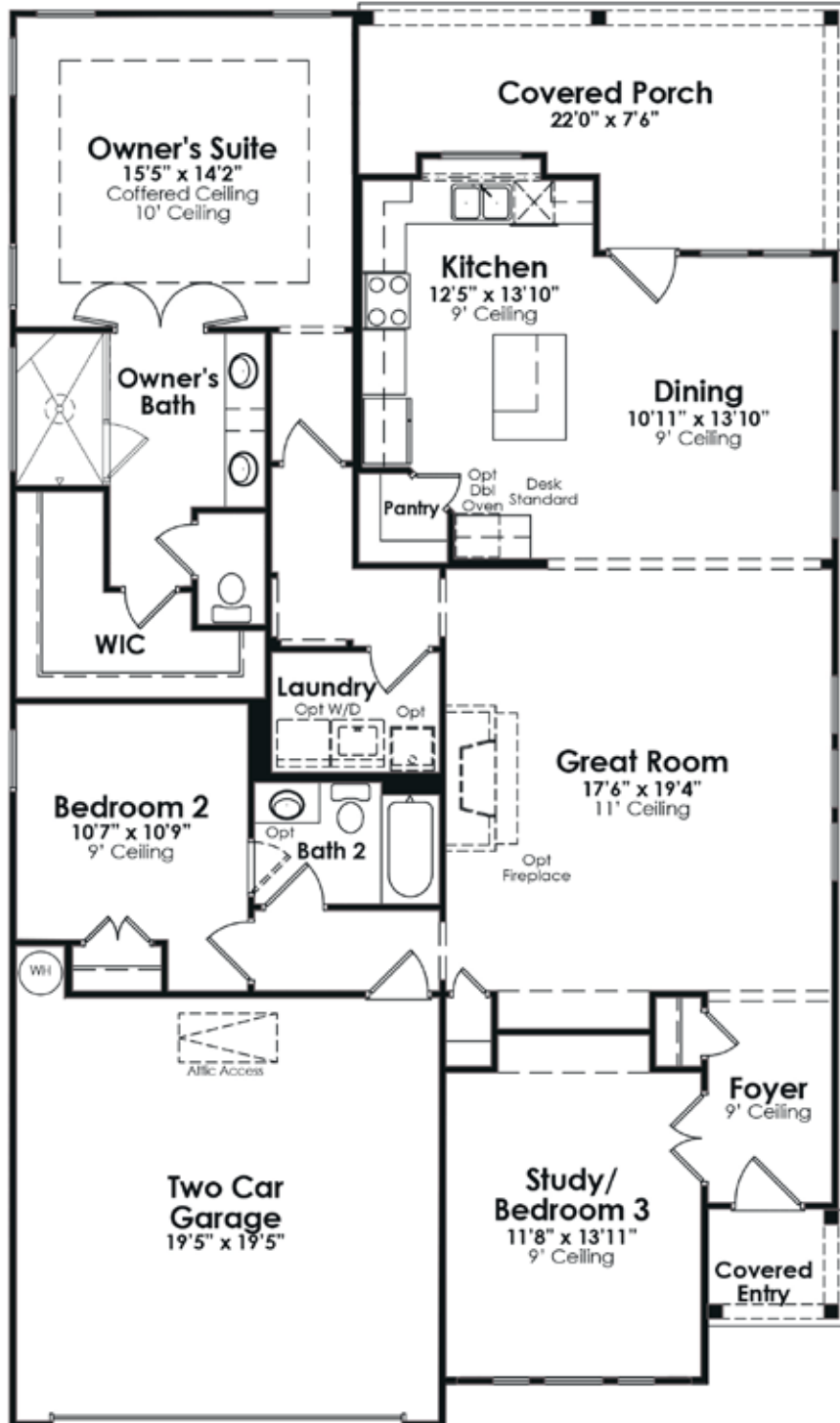
CS

PRELIMINARY

Dogwood

The Trade Collection

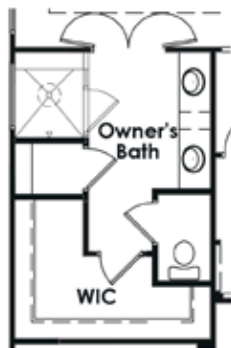
3 Bedroom, 2 Bath, Great Room, 2-Car Garage



PRELIMINARY

Dogwood

The Trade Collection



Optional Owner's Bath w/ Linen Closet



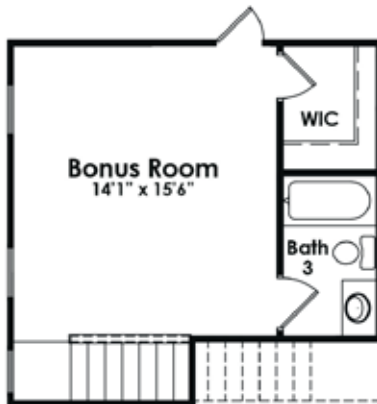
Optional Owner's Bath w/ Garden Tub



Optional Owner's Bath w/ Enlarged Walk-In Closet



Optional Unfinished Bonus Room



Optional Finished Bonus Room w/ Closet & Bath 3



Optional Garage

Total Under Air:	1,788 sq. ft.
Covered Entry:	30 sq. ft.
Covered Porch:	203 sq. ft.
Garage:	475 sq. ft.
TOTAL:	2,496 sq. ft.

**VIP Base Price*:
\$286,990**



Optional Sunroom



Optional Screened Porch

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Hickory

The Tryon Collection



AH (Base House)



AB



AS



BH



BB

Hickory

The Tryon Collection



BS



CH



CB



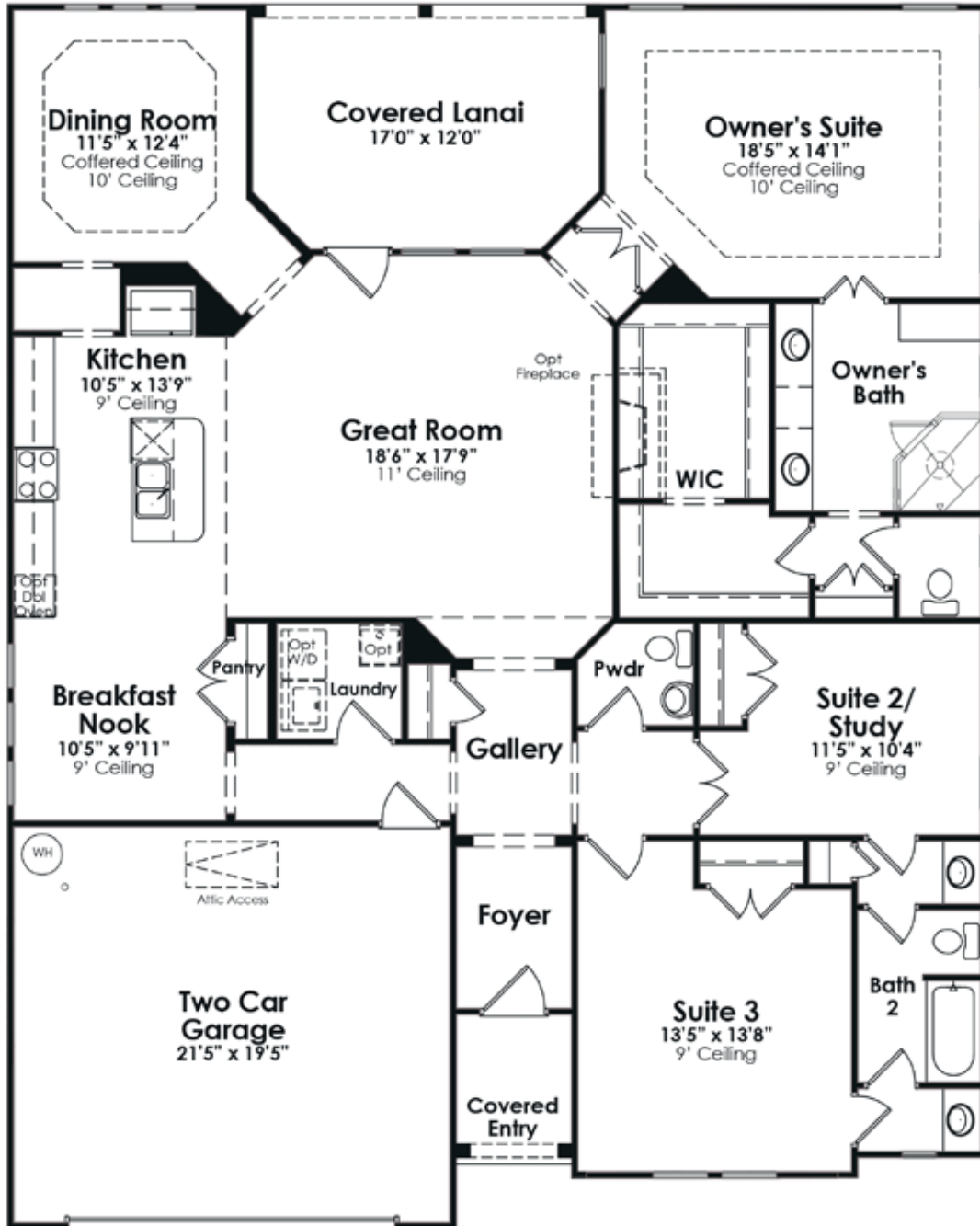
CS

PRELIMINARY

Hickory

The Tryon Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage



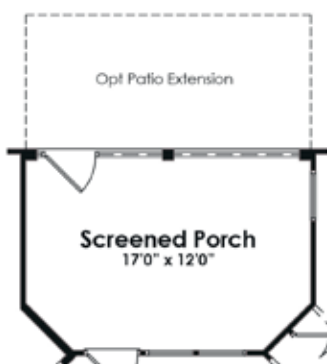
PRELIMINARY

Hickory

The Tryon Collection



Optional Sunroom



Optional Screened Porch

Total Under Air:	2,136 sq. ft.
Covered Entry:	48 sq. ft.
Covered Porch:	196 sq. ft.
Garage:	431 sq. ft.
TOTAL:	2,811 sq. ft.

**VIP Base Price*:
\$329,990**



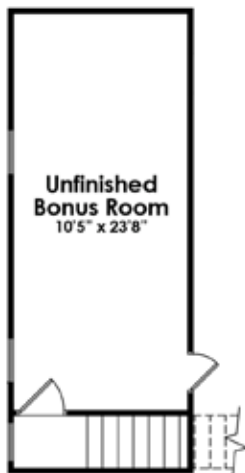
Optional Owner's Bath w/ Linen Closet



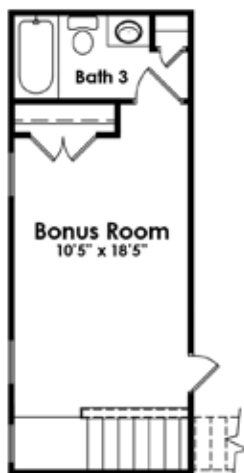
Optional Owner's Bath w/ Garden Tub



Optional Owner's Bath



Optional Unfinished Bonus Room



Optional Finished Bonus Room w/ Closet & Bath 3



Optional Garage

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Laurel

The Tryon Collection



AH (Base House)



AB



AS



BH



BB

Laurel

The Tryon Collection



BS



CH



CB



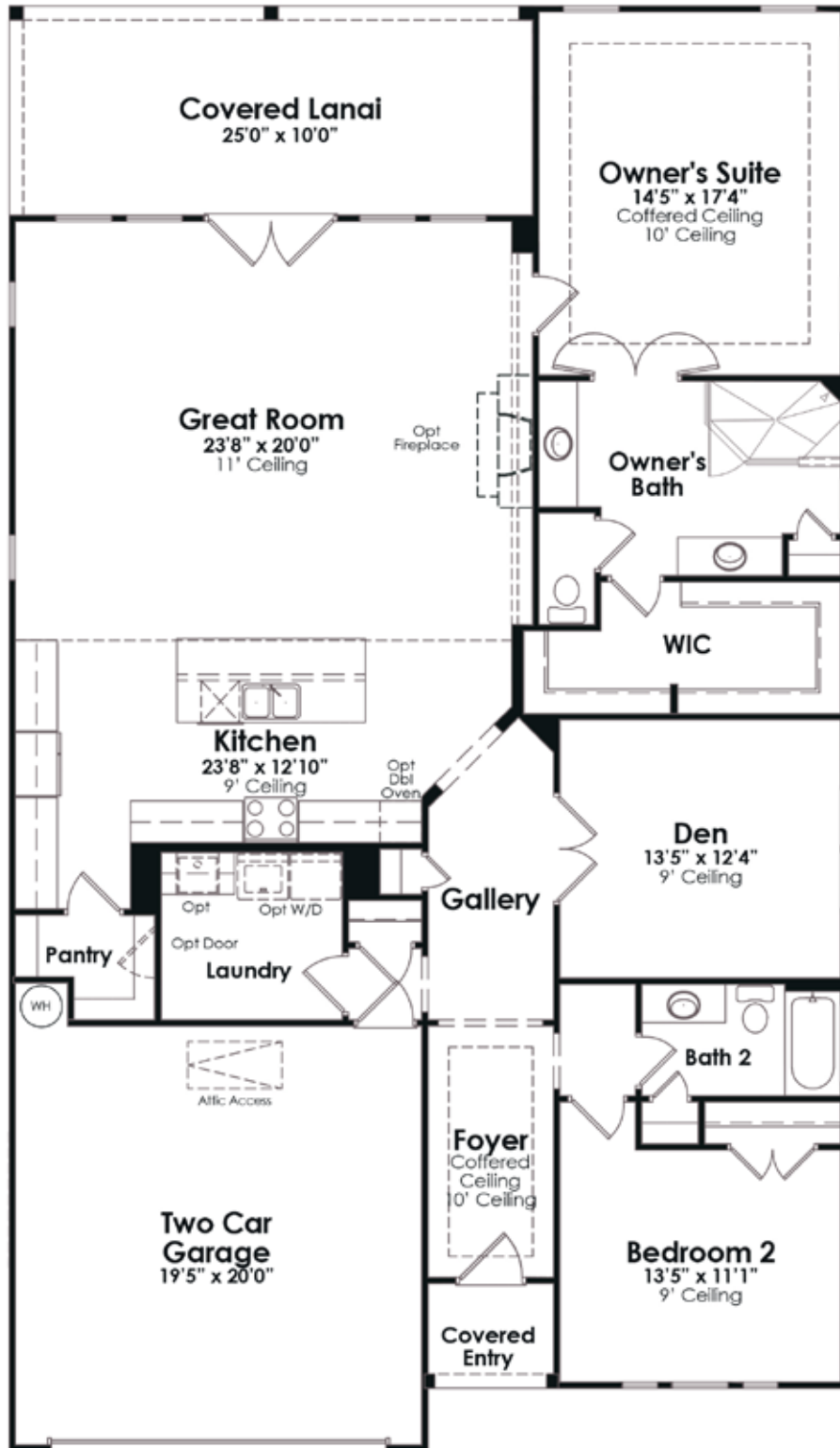
CS

PRELIMINARY

Laurel

The Tryon Collection

3 Bedroom, 2 Bath, Great Room, 2-Car Garage



PRELIMINARY

Laurel

The Tryon Collection



Optional Sunroom



Optional Screened Porch



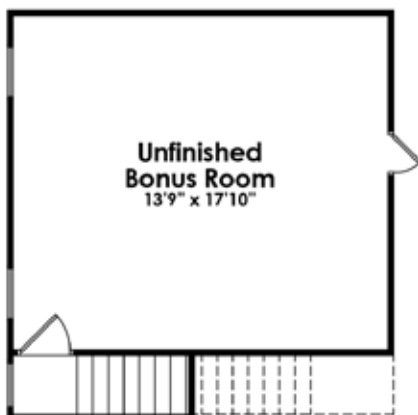
Optional Stop & Drop



Optional Bedroom 3



Optional Owner's Bath w/ Garden Tub



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3



Optional Garage

Total Under Air:	2,012 sq. ft.
Covered Entry:	30 sq. ft.
Covered Porch:	250 sq. ft.
Garage:	408 sq. ft.
TOTAL:	2,700 sq. ft.

**VIP Base Price*:
\$322,990**

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Maple

The Tryon Collection



AH (Base House)



AB



AS



BH



BB

Maple

The Tryon Collection



BS



CH



CB



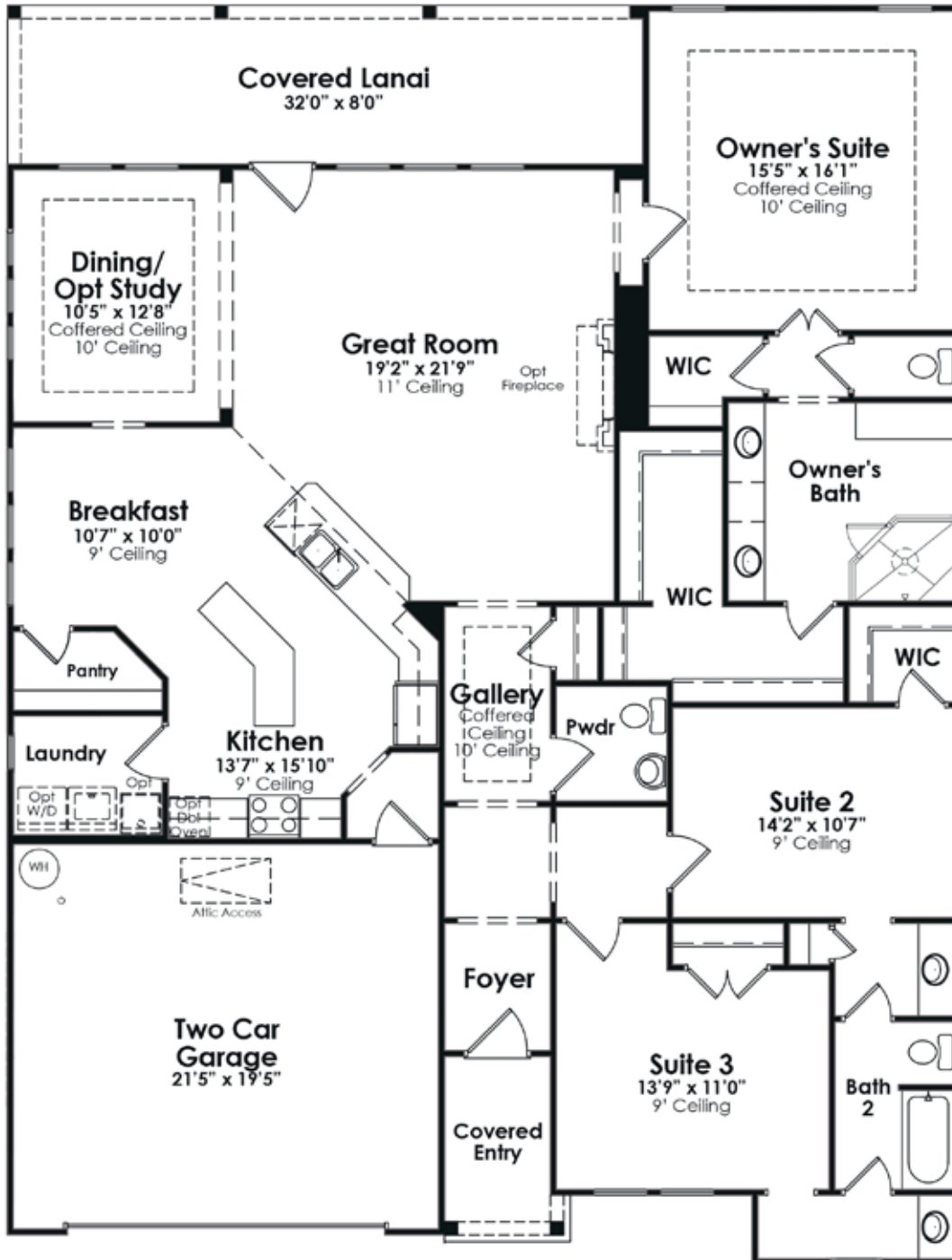
CS

PRELIMINARY

Maple

The Tryon Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage



PRELIMINARY

Maple

The Tryon Collection



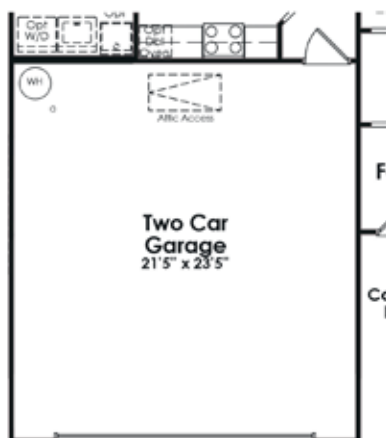
Optional Owner's Bath w/ Garden Tub



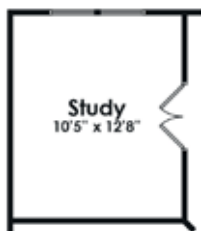
Optional Owner's Bath

Total Under Air:	2,237 sq. ft.
Covered Entry:	49 sq. ft.
Covered Porch:	256 sq. ft.
Garage:	430 sq. ft.
TOTAL:	2,972 sq. ft.

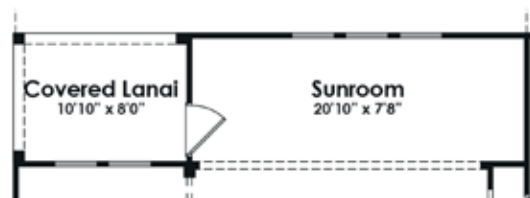
**VIP Base Price*:
\$336,990**



Optional Garage



Optional Study



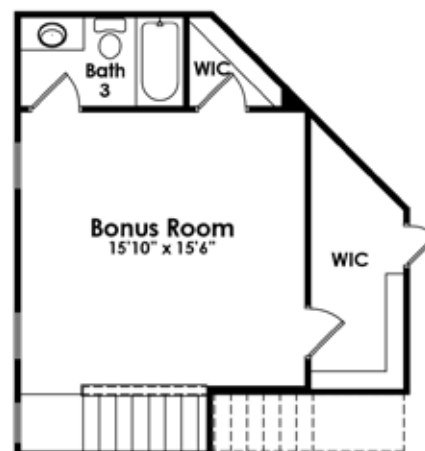
Optional Sunroom w/ Covered Lanai



Optional Screened Porch w/ Covered Lanai



Optional Unfinished Bonus Room



Optional Finished Bonus Room w/ Closet & Bath 3

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Oakside

The Tryon Collection



AH (Base House)



AB



AS



BH



BB

Oakside

The Tryon Collection



BS



CH



CB



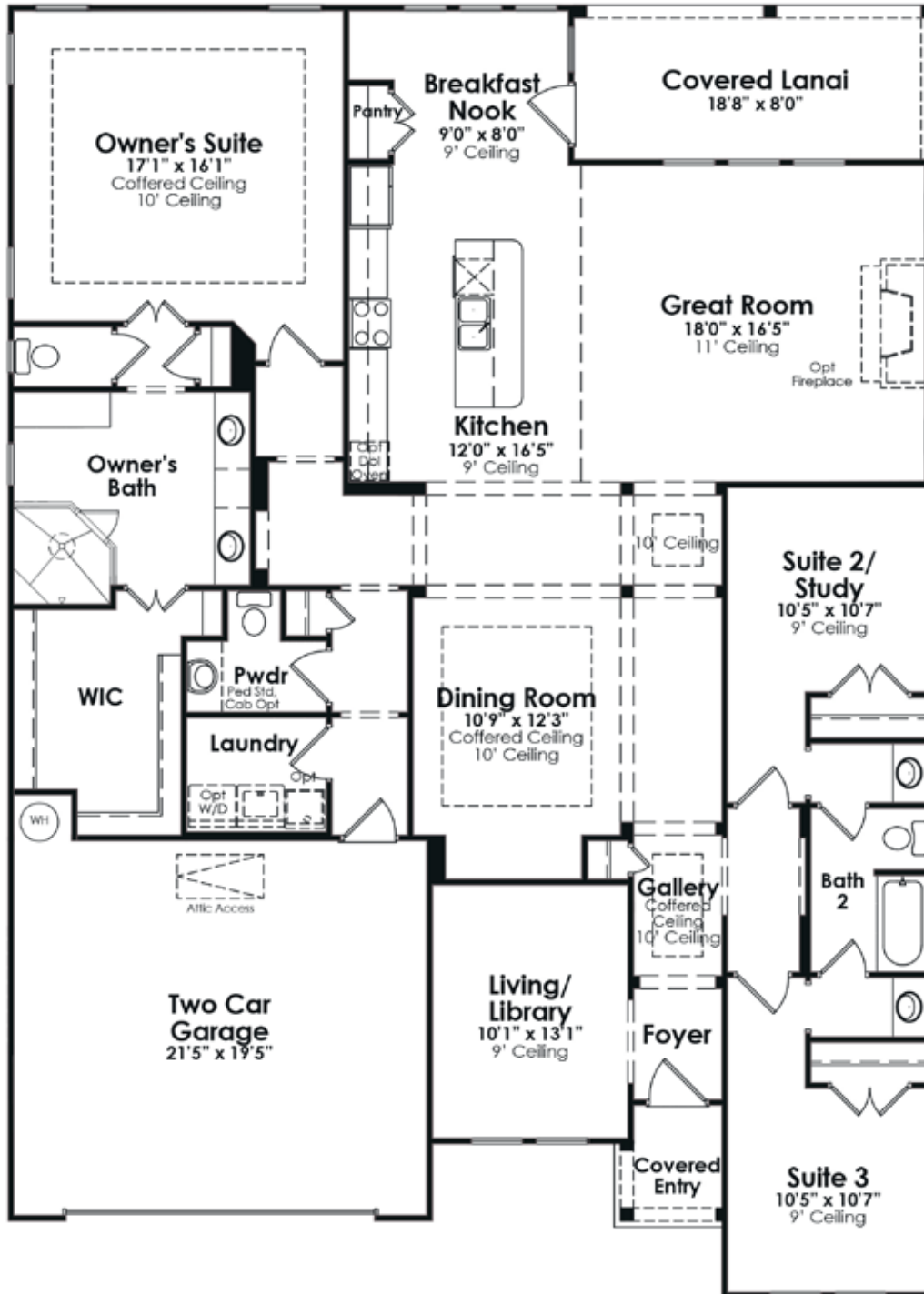
CS

PRELIMINARY

Oakside

The Tryon Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage



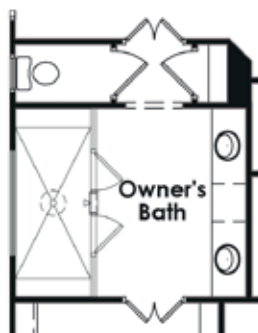
PRELIMINARY

*Oaks*ide

The Tryon Collection



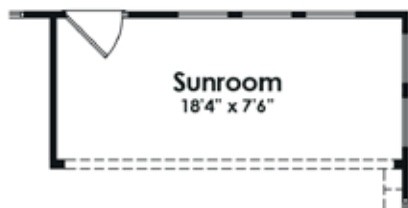
Optional Owner's Bath
w/ Garden Tub



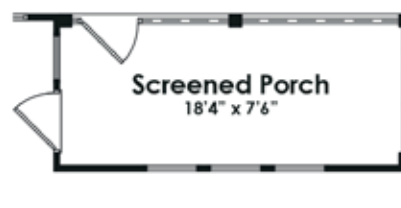
Optional Owner's Bath

Total Under Air:	2,413 sq. ft.
Covered Entry:	31 sq. ft.
Covered Porch:	149 sq. ft.
Garage:	437 sq. ft.
TOTAL:	3,030 sq. ft.

**VIP Base Price*:
\$348,990**



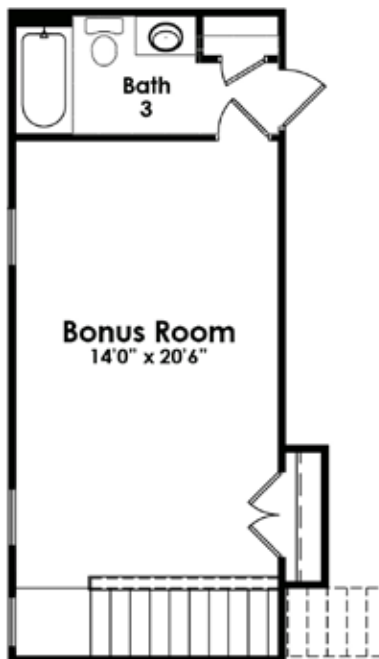
Optional Sunroom w/ Patio Extension



Optional Screened Porch w/ Patio Extension



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3



Optional Garage

*VIP Base Prices are valid for the VIP Preview Period only. Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

Redwood

The Tryon Collection



AH (Base House)



AB



AS



BH



BB

Redwood

The Tryon Collection



BS



CH



CB



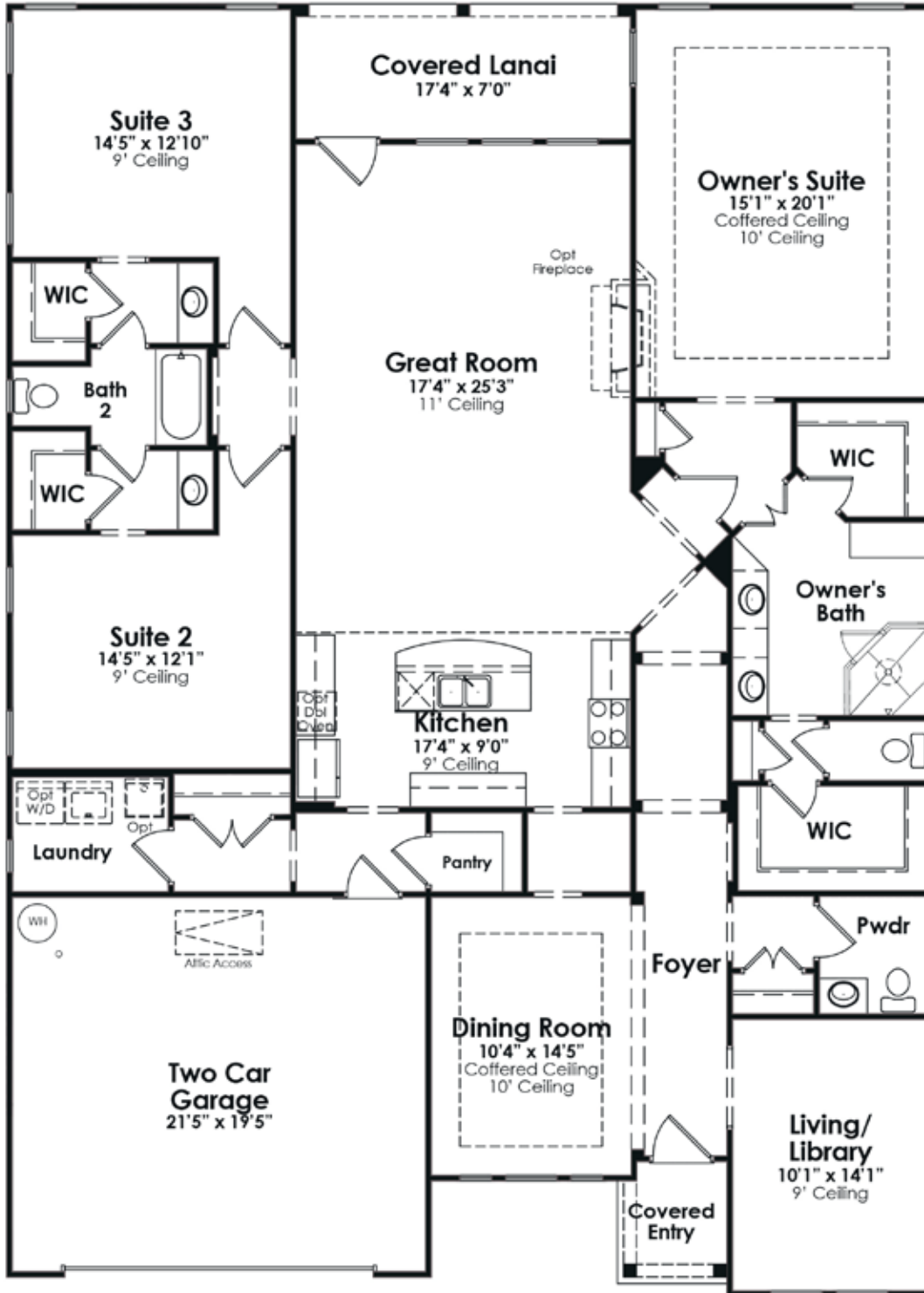
CS

PRELIMINARY

Redwood

The Tryon Collection

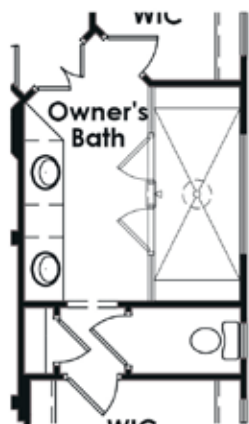
3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage



PRELIMINARY

Redwood

The Tryon Collection



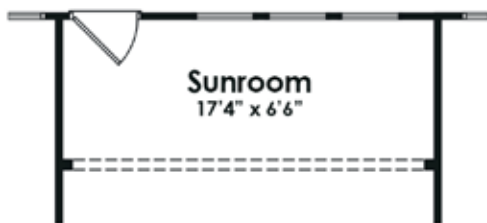
Optional Owner's Bath
w/ Garden Tub



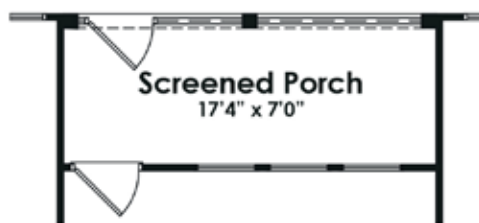
Optional Owner's Bath

Total Under Air:	2,547 sq. ft.
Covered Entry:	31 sq. ft.
Covered Porch:	121 sq. ft.
Garage:	430 sq. ft.
TOTAL:	3,129 sq. ft.

**VIP Base Price*:
\$358,990**



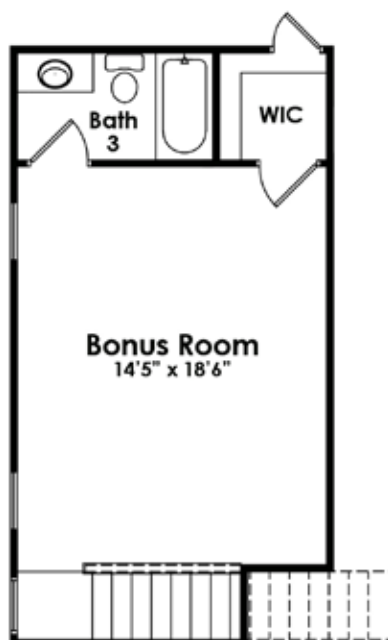
Optional Sunroom w/ Patio Extension



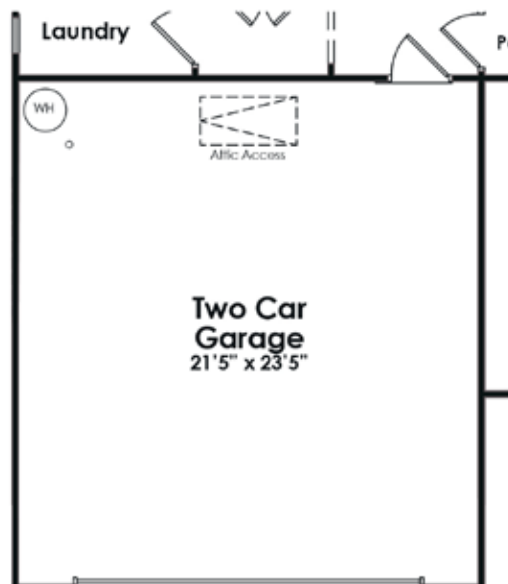
Optional Screened Porch w/ Patio Extension



Optional Unfinished Bonus Room



Optional Finished Bonus Room
w/ Closet & Bath 3






Optional Garage

*VIP Base Prices are valid for the VIP Preview Period only.
Prices, features, dimensions, amenities, and product offerings are subject to change without notice.

SITE PLAN



	Trade
	Tryon
	Model Homes

VIP HOMESITE PRICING

Homesite #	Collection	Premium
Lot 13	Trade	HOLD
Lot 14	Trade	\$0
Lot 15	Trade	\$0
Lot 16	Trade	\$2,800.00
Lot 17	Trade	\$3,100.00
Lot 18	Trade	\$3,000.00
Lot 19	Trade	HOLD
Lot 27	Trade	\$9,000.00
Lot 28	Trade	\$9,100.00
Lot 29	Trade	\$4,500.00
Lot 30	Trade	\$1,000.00
Lot 31	Trade	\$0
Lot 32	Trade	\$0
Lot 33	Trade	\$2,600.00
Lot 34	Trade	\$5,600.00
Lot 35	Trade	\$5,900.00
Lot 36	Trade	\$7,600.00
Lot 37	Trade	\$7,800.00
Lot 38	Trade	\$9,000.00
Lot 39	Trade	\$13,000.00
Lot 47	Trade	\$12,000.00
Lot 48	Trade	\$8,500.00
Lot 49	Trade	\$5,000.00
Lot 50	Trade	\$3,200.00
Lot 51	Trade	\$2,800.00

Homesite #	Collection	Premium
Lot 20	Tryon	\$0
Lot 21	Tryon	\$6,000.00
Lot 22	Tryon	\$7,200.00
Lot 23	Tryon	\$7,400.00
Lot 24	Tryon	\$7,800.00
Lot 25	Tryon	\$8,100.00
Lot 26	Tryon	\$12,900.00
Lot 40	Tryon	\$21,000.00
Lot 41	Tryon	\$21,500.00
Lot 42	Tryon	\$22,000.00
Lot 43	Tryon	\$20,000.00
Lot 44	Tryon	\$28,000.00
Lot 45	Tryon	\$26,000.00
Lot 46	Tryon	\$16,000.00

Cresswind special features in **bold**

KITCHEN

- **Granite counters with 4" granite backsplash**
- **LED flush mount lighting**
- Stainless steel undermount sink with Moen® Arbor chrome faucet
- General Electric® 30" slide-in electric range, microwave and dishwasher, black or white
- Timberlake® maple cabinetry with multiple finishes, crown molding, 36" upper cabinets and pull knobs
- Moen® 1/3 hp garbage disposal
- Ice maker connection

OWNER'S SUITE BATHROOM

- **Oversized showers with zero-entry, ceramic tile floors**
- **Shaw® ceramic tile floors and shower walls**
- **Moen® Brantford 8" spread chrome lever faucets**
- Comfort-height, elongated commode
- Raised double vanities, cultured marble tops with integrated sinks, full-width mirrors, Progress Lighting® fixtures
- Tray coffered ceiling

SECONDARY BATHROOMS

- **Shaw® ceramic tile floors and shower walls**
- **Steel tub/shower, tile surround (walls)**
- Comfort-height, elongated commode
- Raised vanity, cultured marble tops with integrated sinks, Moen® chrome lever faucet, full-width mirrors, Progress Lighting® fixtures
- Powder room features pedestal sink, Moen® chrome or oil-rubbed bronze lever faucet and Shaw® tile flooring per plan

INTERIOR

- **LED flush mount lighting per plan**
- **Schlage® interior lever door handles in brushed nickel**
- **Security system – monitoring included in HOA**
- **Shaw® hardwood flooring in Foyer, Kitchen and Breakfast Area (per plan)**
- **Finished and painted garage walls and ceilings**
- **LiftMaster® garage door opener(s) and (2) remotes**
- **11' ceilings in Great Room**
- **Ceiling fan in Owner's Suite and Great Room**
- **Ceiling lights with fan prewire in Secondary Bedrooms**

- **2-panel, 8' interior doors**
- **Shaw® carpet with 6# pad**
- **Interior trim includes 5 1/4" baseboard, 3 1/2" casing and 4" crown in Foyer, Gallery and Formal Dining Room per plan, Dining Room receives two-piece chair rail**
- **Wood returns with casing wrap on all windows**
- Progress Lighting® fixtures throughout with choice of brushed-nickel or oil-rubbed bronze finish
- Sherwin-Williams® interior paint
- Vinyl-clad shelves in all Closets and Pantry
- Pull-down attic stairs per plan
- Structured wiring package includes three cable outlets and two phone outlets per plan

EXTERIOR

- **Professionally designed landscape package including Bermuda sod on all sides**
- **James Hardie ColorPlus Siding®, HardieTrim® and HardieShingle® per plan for maintenance-free living**
- **GAF® Timberline HD® architectural shingles with limited lifetime warranty**
- **Low-E vinyl windows with tilt sash, insulated glass**
- **Flood lights per plan – one at rear of home**
- **Multi-zone irrigation system with 4-zone programmable timer**
- **Covered porches on ALL plans**
- Insulated, carriage-style garage door with decorative window
- Therma-Tru® fiberglass front door
- Two exterior hose bibs
- Schlage® exterior door locks
- HardieShingle®, General Shale® queen-size brick or natural stone exterior elevations per plan
- Pre-finished aluminum gutters and downspouts
- Pre-finished standing-seam metal porch roofs (per elevation)

BEHIND THE WALLS

- **Rinnai® tankless water heater**
- **R-30 Ceiling insulation and R-13 wall insulation**
- **TAEXX® in-wall pest defense system and Sentricon® in-ground termite protection (contract required for use)**
- Carrier® 14 SEER air conditioning with gas furnace and programmable thermostat
- Huber ZIP System® structural wall sheathing and tape
- 2-10 Home Buyer Warranty plus Kolter 30-day and 11-month post-closing walks



THE CLUB AT CRESSWIND. OPENING FALL 2018.

With a focus on fitness, nutrition and relationships, Kolter's Cresswind communities are designed to help you live better, longer. Cresswind Charlotte's will be home to a stunning 17,000-square-foot community clubhouse, offering resort-style amenities inside and out.

OUTDOOR AMENITIES

- Amphitheatre
- Bocce courts
- Community garden
- Dog park
- Event lawn
- Fireplace and grilling courtyard
- Resort-style pool
- Tennis courts and pickleball courts
- Walking trails

INDOOR AMENITIES

- Arts and crafts room
- Demonstration kitchen
- Full fitness center
- Indoor pool with lap lanes and spa
- Lounge area
- Multi-purpose room
- Yoga/aerobics studio



HOMEOWNERS ASSOCIATION INFORMATION

HOA fees include the following:

- Individual lawn and landscaping maintenance
- Common lawn, landscaping, flowers and irrigation maintenance
- Security monitoring
- Basic cable and wireless internet
- The Club at Cresswind
 - 17,000-square-foot facility with resort-style amenities include:
 - Indoor pool with lap lanes and spa
 - Full fitness center
 - Yoga/aerobics studio
 - Arts and crafts room
 - Demonstration kitchen
 - Lounge area
 - Multi-purpose room
- Outdoor clubhouse amenities include:
 - Resort-style pool
 - Tennis courts
 - Pickleball courts
 - Amphitheatre
 - Event lawn
 - Bocce courts
 - Fireplace and grilling courtyard
 - Community garden
 - Dog park

Monthly fee estimate: \$249.00/\$149 until club opens*

From Charlotte Douglas International Airport to Cresswind Charlotte:

From Charlotte Douglas International Airport, keep left to stay on N. Josh Birmingham Pkwy. Continue onto Little Rock Road. Turn right onto the I-85 N ramp. Take I-85 N to Exit 48 for I-485 toward Rock Hill, follow for 10.4 miles. Take Exit 41 and turn left onto Albemarle Rd., follow for 1 mile. Entrance to Cresswind Charlotte will be on your left.

From Uptown Charlotte to Cresswind Charlotte:

From Charlotte City Center, take US-74 E for 11 miles. Merge onto I-485 N and follow for 10 miles. Take Exit 41 and turn left onto Albemarle Rd., follow for 1 mile. Entrance to Cresswind Charlotte will be on your left.

From I-85 to Cresswind Charlotte:

Take I-85 to I-485 Inner/Matthews and merge onto I-485. Stay on I-485 for 10.4 miles. Take Exit 41 and turn left onto Albemarle Rd., follow for 1 mile. Entrance to Cresswind Charlotte will be on your left.

From I-77 to Cresswind Charlotte:

From North of Charlotte: Take I-77 to I-485 Outer to Exit 41. Turn left off the the exit. Entrance to Cresswind Charlotte will be on your left.

From South of Charlotte: Take I-77 to I-485 Inner to Exit 41. Turn left off the the exit. Entrance to Cresswind Charlotte will be on your left.



8913 Silver Springs Court
Charlotte, NC 28215
(980) 228-9044
www.CresswindCharlotte.com

