

**CRESSWIND**<sup>®</sup>  
PEACHTREE CITY

**VIP  
PREVIEW GUIDE**



**GO PEACHTREE CITY. GO CRESSWIND. GO SOON.**

Active adult living from the mid \$200s

Welcome to the VIP Preview Guide for Cresswind Peachtree City. As we prepare to greet you and all the VIPs on property November 12, we encourage you to **TAKE THE TIME TO CAREFULLY READ THROUGH THIS GUIDE**. Doing so will have you ready to make the most of your time and opportunity at Cresswind Peachtree City.

**HOW TO USE THIS GUIDE**

This guide is intended to help you do three things in preparation for the VIP Preview on November 12th:

1. Identify the **Floorplan(s)** you are most interested in
2. Choose the corresponding **Home Elevation(s)** you prefer for that floorplan(s)
3. Select the **Homesite(s)** you would like to build your new home on

In addition we have included information about the Purchase Agreement, Deposit requirements and mortgage options if you are considering financing. Before getting there, however, we first need to determine if Cresswind Peachtree City 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 eleven floorplans. Each floorplan “presentation” includes four pages, and these are arranged as follows:

- PAGE 1 The base Floorplan, i.e. the standard configuration showing layout along with the Base Price planned for the VIP Release. *NOTE: you will see each floorplan is color-coded either Yellow, Blue or Purple. The color indicates which Home Collection the plan is in, and that will be important when we get to the Site Plan.*
- PAGE 2 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 costs.*
- PAGE 3 & 4 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 costs.*

**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, Blue or Purple:

- Homesites that are colored Yellow are designed for Floorplans in the “yellow” collection, i.e. Aberdeen
- Homesites that are colored Blue are designed for Floorplans in the “blue” collection, i.e. Kedron
- Homesites that are colored Purple are designed for Floorplans in the “purple” collection, i.e. Wilksmoor
- If a Homesite has a “**B**” on it, that means the Basement Option is available
- On those Homesites where you see an “**S**”, basements *are not* available

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 and provide estimated premium costs for the homesites you are interested in.

**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 estimated monthly HOA fees, an outline of the VIP Preview event on November 12, and driving directions to Cresswind Peachtree City. 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 Peachtree City.

Sincerely,

Tony Adams

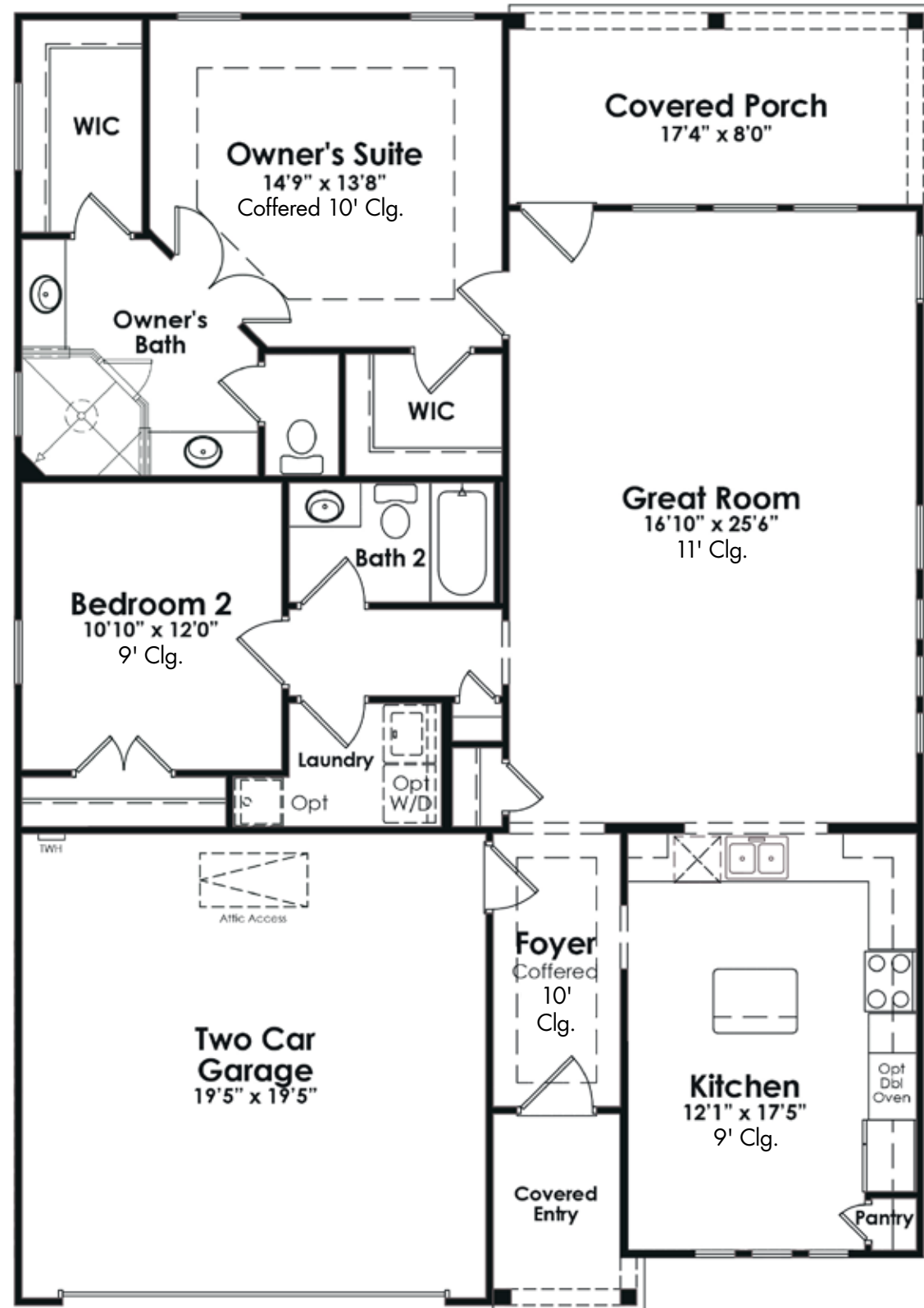
HOME COLLECTIONS

- Aberdeen Collection** . . . . . 4-19
- Ashford . . . . . 4-7
- Beechwood . . . . . 8-11
- Cypress . . . . . 12-15
- Dogwood . . . . . 16-19
- Kedron Collection** . . . . . 20-39
- Hickory . . . . . 20-23
- Laurel . . . . . 24-27
- Maple . . . . . 28-31
- Oakside . . . . . 32-35
- Redwood . . . . . 36-39
- Wilksmoor Collection** . . . . . 40-47
- Spruce . . . . . 40-43
- Willow . . . . . 44-47
- SITE PLAN . . . . . 48-49
- LOT PREMIUMS/PRICING . . . . . 50-51
- STANDARD FEATURES . . . . . 52-53

# Ashford

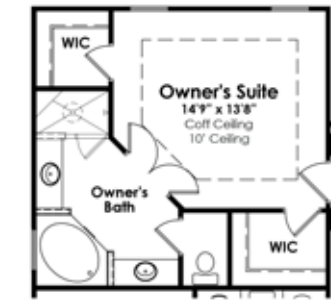
The Aberdeen Collection

2 Bedrooms, 2 Baths, Great Room, 2-Car Garage



# Ashford

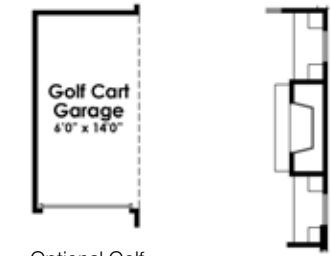
The Aberdeen Collection



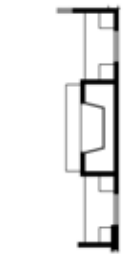
Optional Owner's Bath w/Garden Tub



Optional 4' Garage Extension



Optional Golf Cart Garage



Optional Great Room Fireplace & Built-ins



Optional Screened Porch (Optional Open Sunroom also Available)



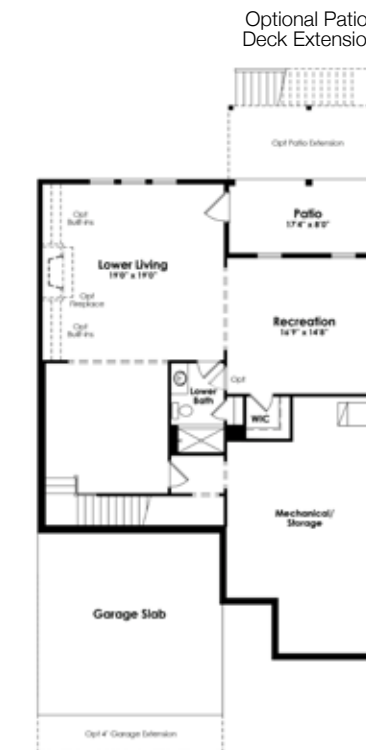
Optional Finished Loft w/Closet & Bath (Unfinished Loft also Available)

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

Base price: \$123,456



Optional Unfinished Basement



Optional Finished Basement 1



Optional Finished Basement 2

*Ashford*

The Aberdeen Collection



AH



AB



AS



BH



BB

*Ashford*

The Aberdeen Collection



BS



CH



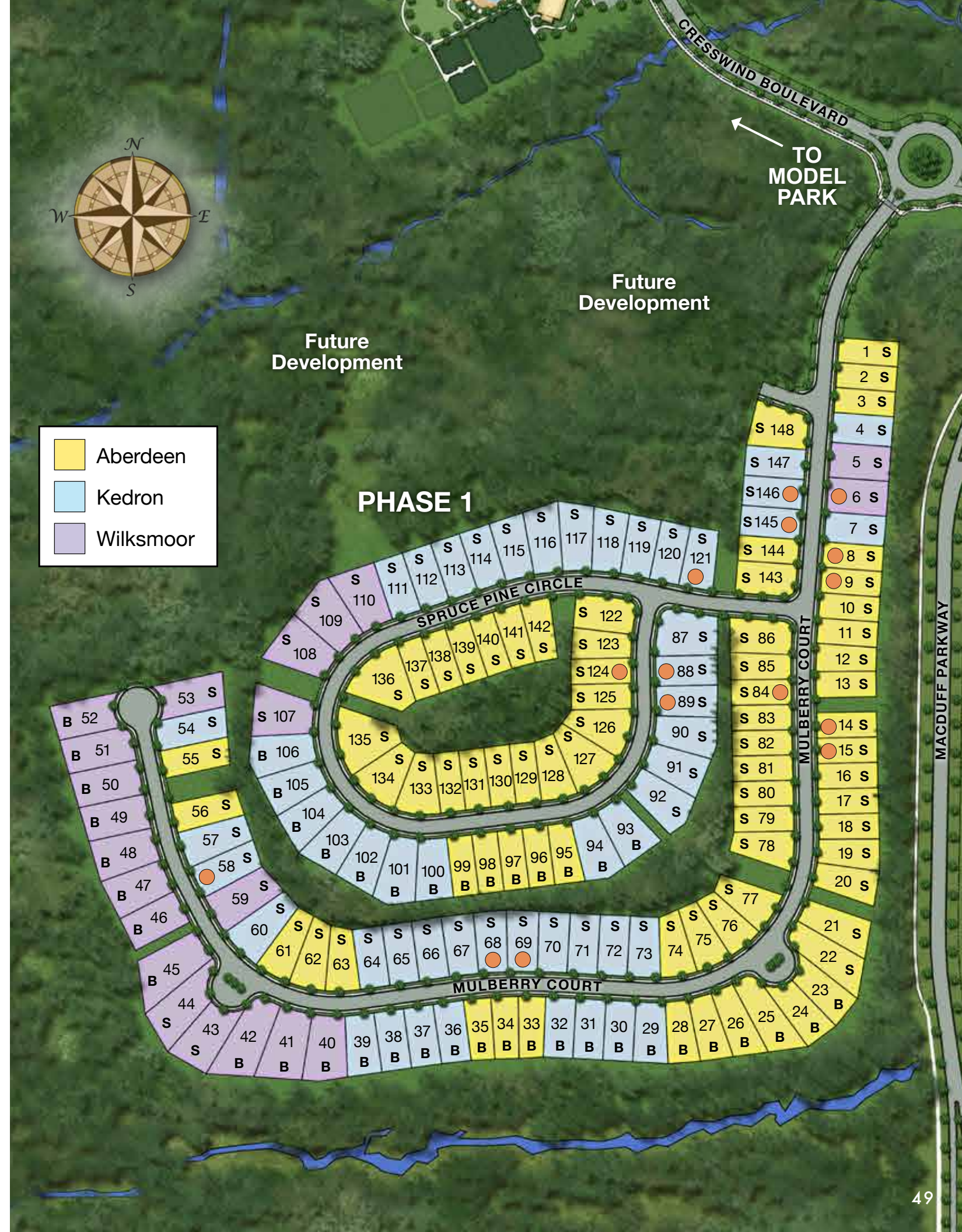
CB



CS

● INVENTORY HOMES

Homesite #	Home Plan	Homesite Premium
6	Spruce AS	\$5,000
8	Ashford CH	\$5,000
9	Dogwood CH	\$5,000
14	Dogwood AB	\$7,500
15	Cypress AS	\$5,000
58	Laurel CB	\$0
68	Hickory AB	\$3,500
69	Maple CH	\$3,500
84	Cypress CH	\$0
88	Hickory CH	\$0
89	Laurel CH	\$0
121	Laurel AH	\$2,500
124	Ashford AB	\$7,500
145	Hickory AS	\$7,500
146	Redwood CB	\$7,500



Homesite #	Series	Slab/ Basement	Premium
1	Aberdeen	S	\$10,000
2	Aberdeen	S	\$5,000
3	Aberdeen	S	\$5,000
4	Kedron	S	\$5,000
5	Wilksmoor	S	\$5,000
6	Wilksmoor	S	\$5,000
7	Kedron	S	\$5,000
8	Aberdeen	S	\$5,000
9	Aberdeen	S	\$5,000
10	Aberdeen	S	\$5,000
11	Aberdeen	S	\$5,000
12	Aberdeen	S	\$5,000
13	Aberdeen	S	\$7,500
14	Aberdeen	S	\$7,500
15	Aberdeen	S	\$5,000
16	Aberdeen	S	\$5,000
17	Aberdeen	S	\$5,000
18	Aberdeen	S	\$5,000
19	Aberdeen	S	\$5,000
20	Aberdeen	S	\$7,500
21	Aberdeen	S	\$7,500
22	Aberdeen	S	\$5,000
23	Aberdeen	B	\$5,000
24	Aberdeen	B	\$10,000
25	Aberdeen	B	\$15,000
26	Aberdeen	B	\$20,000
27	Aberdeen	B	\$20,000
28	Aberdeen	B	\$20,000
29	Kedron	B	\$20,000
30	Kedron	B	\$20,000
31	Kedron	B	\$20,000
32	Kedron	B	\$20,000
33	Aberdeen	B	\$20,000
34	Aberdeen	B	\$20,000
35	Aberdeen	B	\$20,000
36	Kedron	B	\$20,000
37	Kedron	B	\$20,000

Homesite #	Series	Slab/ Basement	Premium
38	Kedron	B	\$20,000
39	Kedron	B	\$20,000
40	Wilksmoor	B	\$25,000
41	Wilksmoor	B	\$25,000
42	Wilksmoor	B	\$25,000
43	Wilksmoor	S	\$30,000
44	Wilksmoor	S	\$30,000
45	Wilksmoor	B	\$25,000
46	Wilksmoor	B	\$25,000
47	Wilksmoor	B	\$25,000
48	Wilksmoor	B	\$25,000
49	Wilksmoor	B	\$25,000
50	Wilksmoor	B	\$25,000
51	Wilksmoor	B	\$30,000
52	Wilksmoor	B	\$30,000
53	Wilksmoor	S	\$20,000
54	Kedron	S	\$0
55	Aberdeen	S	\$3,500
56	Aberdeen	S	\$3,500
57	Kedron	S	\$0
58	Kedron	S	\$0
59	Wilksmoor	S	\$0
60	Kedron	S	\$0
61	Aberdeen	S	\$2,500
62	Aberdeen	S	\$2,500
63	Aberdeen	S	\$2,500
64	Kedron	S	\$3,500
65	Kedron	S	\$3,500
66	Kedron	S	\$3,500
67	Kedron	S	\$3,500
68	Kedron	S	\$3,500
69	Kedron	S	\$3,500
70	Kedron	S	\$5,000
71	Kedron	S	\$5,000
72	Kedron	S	\$10,000
73	Kedron	S	\$10,000
74	Aberdeen	S	\$10,000

Homesite #	Series	Slab/ Basement	Premium
75	Aberdeen	S	\$10,000
76	Aberdeen	S	\$10,000
77	Aberdeen	S	\$12,500
78	Aberdeen	S	\$12,500
79	Aberdeen	S	\$10,000
80	Aberdeen	S	\$7,500
81	Aberdeen	S	\$5,000
82	Aberdeen	S	\$2,500
83	Aberdeen	S	\$0
84	Aberdeen	S	\$0
85	Aberdeen	S	\$0
86	Aberdeen	S	\$2,500
87	Kedron	S	\$2,500
88	Kedron	S	\$0
89	Kedron	S	\$0
90	Kedron	S	\$0
91	Kedron	S	\$7,500
92	Kedron	S	\$12,500
93	Kedron	B	\$12,500
94	Kedron	B	\$10,000
95	Aberdeen	B	\$7,500
96	Aberdeen	B	\$5,000
97	Aberdeen	B	\$3,500
98	Aberdeen	B	\$3,500
99	Aberdeen	B	\$3,500
100	Kedron	B	\$3,500
101	Kedron	B	\$3,500
102	Kedron	B	\$3,500
103	Kedron	B	\$3,500
104	Kedron	B	\$0
105	Kedron	B	\$0
106	Kedron	B	\$0
107	Wilksmoor	S	\$0
108	Wilksmoor	S	\$20,000
109	Wilksmoor	S	\$15,000
110	Wilksmoor	S	\$15,000
111	Kedron	S	\$15,000

Homesite #	Series	Slab/ Basement	Premium
112	Kedron	S	\$15,000
113	Kedron	S	\$15,000
114	Kedron	S	\$15,000
115	Kedron	S	\$15,000
116	Kedron	S	\$15,000
117	Kedron	S	\$15,000
118	Kedron	S	\$15,000
119	Kedron	S	\$15,000
120	Kedron	S	\$15,000
121	Kedron	S	\$2,500
122	Aberdeen	S	\$0
123	Aberdeen	S	\$0
124	Aberdeen	S	\$7,500
125	Aberdeen	S	\$7,500
126	Aberdeen	S	\$10,000
127	Aberdeen	S	\$10,000
128	Aberdeen	S	\$8,500
129	Aberdeen	S	\$7,500
130	Aberdeen	S	\$7,500
131	Aberdeen	S	\$7,500
132	Aberdeen	S	\$7,500
133	Aberdeen	S	\$10,000
134	Aberdeen	S	\$10,000
135	Aberdeen	S	\$12,500
136	Aberdeen	S	\$12,500
137	Aberdeen	S	\$7,500
138	Aberdeen	S	\$7,500
139	Aberdeen	S	\$7,500
140	Aberdeen	S	\$7,500
141	Aberdeen	S	\$7,500
142	Aberdeen	S	\$0
143	Aberdeen	S	\$2,500
144	Aberdeen	S	\$0
145	Kedron	S	\$7,500
146	Kedron	S	\$7,500
147	Kedron	S	\$7,500
148	Aberdeen	S	\$7,500

Cresswind special features in **bold**

#### KITCHEN

- **Hardwood flooring in Kitchen and Breakfast Area**
- **Granite counters with 4" granite backsplash**
- **LED flush mount lighting**
- Stainless steel undermount sink with Moen® chrome faucet
- General Electric® 30" slide-in gas range, microwave and dishwasher
- Aristokraft® Sinclair Birch cabinetry with crown molding, 36" upper cabinets and pull knobs
- Moen® 1/3 hp garbage disposal with countertop air switch
- Vinyl-clad shelving in Pantry
- Ice maker connection

#### OWNER'S SUITE BATHROOM

- **Oversized showers with custom-tiled pans**
- **Shaw® ceramic tile floors and shower walls**
- **Moen® Brantford 8" spread chrome lever faucets**
- American Standard® comfort-height, elongated commode
- Raised double vanities, cultured marble tops with undermount sinks, full-width mirrors, Progress Lighting® fixtures

#### SECONDARY BATHROOMS

- **Shaw® ceramic tile floors and shower walls**
- **American Standard® steel tub/shower**
- American Standard® comfort-height, elongated commode
- Raised vanity, cultured marble tops with undermount sinks, Moen® chrome lever faucet, full-width mirrors, Progress Lighting® fixtures
- Powder room features American Standard® pedestal sink, Moen® chrome lever faucet and Shaw® hardwood flooring

#### INTERIOR

- **LED flush mount lighting per plan**
- **Dexter® interior level door handles in brushed nickel or oil-rubbed, bronze finish**
- **Security system – monitoring included in HOA**
- **Shaw® hardwood flooring in Foyer, Kitchen, Breakfast Area and Powder Room (per plan)**
- **Finished and painted garage walls and ceilings**
- **LiftMaster® garage door opener(s) and (2) remotes**
- **Ceiling fan in Owner's Suite and Great Room**
- **11' Ceilings in Great Room**
- **Tray ceilings per plan with crown molding**

- **Sherwin Williams® interior paint with multiple color schemes**
- **Ceiling lights with fan prewire in Secondary Bedrooms**
- **2-Panel 8' interior doors**
- **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 2-piece chair rail
- Progress Lighting® fixtures throughout with choice of brushed-nickel or oil-rubbed, bronze finish
- Wood returns and sill with casing wrap on all windows
- Vinyl-clad shelves in all Closets
- Pull-down attic stairs
- Structured wiring package includes three cable outlets and two phone outlets (per plan)

#### EXTERIOR

- **100% HardiePlank® with 30-year warranty including HardiePlank® lap siding, HardieSoffit®, HardieTrim® and HardieShingle® (per plan) for maintenance-free living**
- **GAF® Timberline HD® architectural shingles with lifetime warranty**
- **Low-E vinyl windows with tilt sash, insulated glass**
- **Flood lights per plan**
- **Multi-zone irrigation system with 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®, Hanson®/Forterra® queen size brick or Oldcastle® Waterford stone exterior elevations
- 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
- OSB exterior sheathing with housewrap weather barrier
- 2-10 Home Buyer Warranty plus Kolter 30-day and 11-month post-closing walks