



— THE ESTATES AT —
QUAIL RUN

SALES BY:

COAKLEY

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301-637-2617 (w) | 301-814-3200 (c)

mprose57@aol.com



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NOTE: THIS EXHIBIT IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY.



LOT FEASIBILITY STUDY

10/23/2021

ADDRESS	LOT #	BLK	SEPTIC WALK			ACREAGE	POTENTIAL MODELS	AVAILABLE EXTENSION OPTIONS
			BRs	OUT	WALK			
12909 QUAIL RUN COURT	11	G	5	No	0.9253	MILLIE [SPEC]	2-Car Front / Sunroom-Owners Retreat / Rear Porch	
12907 QUAIL RUN COURT	21	G	6	Partial	0.7127	MILLIE	2-Car Side/ 2 or 3-Car Front / Rear Porch / Sunroom-Owners Retreat	
12905 QUAIL RUN COURT	22	G	5	Partial	0.8413	CHITO	2-Car Front / Rear Porch / Sunroom	
12901 QUAIL RUN COURT	13	G	5	Yes	1.1353	MILLIE CHANDLER	ALL OPTIONS 2-Car Front / Rear Porch / Sunroom-Owners Retreat	
12902 QUAIL RUN COURT	15	G	6	Partial	0.9347	MILLIE CHANDLER	2 or 3-Car Front / All Other Options 2-Car Front / All Other Options	
12904 QUAIL RUN COURT	16	G	6	Yes	1.1737	MILLIE CHANDLER	ALL OPTIONS ALL OPTIONS	
12906 QUAIL RUN COURT	17	G	6	Partial	0.9056	CHANDLER [MODEL]	2-Car Side / Rear Porch / 3rd Floor Loft	
15205 QUAIL RUN DRIVE	18	G	4	Partial	0.9476	CHITO MILLIE	ALL OPTIONS ALL OPTIONS	
15203 QUAIL RUN DRIVE	19	G	5	No	1.5789	ALL MODELS	ALL OPTIONS	
15201 QUAIL RUN DRIVE	20	G	5	No	1.1820	ALL MODELS	ALL OPTIONS	



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BASE SALES PRICES

ADDRESS	LOT	BLK	SEPTIC		ACREAGE	MODEL	ELEVAT.		TOTAL BASE SALES PRICE
			BRs	WALK-OUT			ELEVAT.	PRICE	
12907 QUAIL RUN COURT	21	G	6	Partial	0.7127	MILLIE	A	\$ -	\$ 1,595,000
							C	\$ 41,020	\$ 1,636,020
12905 QUAIL RUN COURT	22	G	5	Partial	0.8413	CHITO	A	\$ -	\$ 1,495,000
							B	\$ 27,815	\$ 1,522,815
							C	\$ 27,815	\$ 1,522,815
12901 QUAIL RUN COURT	13	G	5	Yes	1.1353	MILLIE	A	\$ -	\$ 1,765,000
							B	\$ 45,345	\$ 1,810,345
							C	\$ 41,020	\$ 1,806,020
						CHANDLER	A	\$ -	\$ 1,865,000
							B	\$ 26,130	\$ 1,891,130
							C	\$ 52,255	\$ 1,917,255
12902 QUAIL RUN COURT	15	G	6	Partial	0.9347	MILLIE	A	\$ -	\$ 1,790,000
							B	\$ 45,345	\$ 1,835,345
							C	\$ 41,020	\$ 1,831,020
						CHANDLER	A	\$ -	\$ 1,890,000
							B	\$ 26,130	\$ 1,916,130
							C	\$ 52,255	\$ 1,942,255
12904 QUAIL RUN COURT	16	G	6	Yes	1.1737	MILLIE	A	\$ -	\$ 1,830,000
							B	\$ 45,345	\$ 1,875,345
							C	\$ 41,020	\$ 1,871,020
						CHANDLER	A	\$ -	\$ 1,930,000
							B	\$ 26,130	\$ 1,956,130
							C	\$ 52,255	\$ 1,982,255
15205 QUAIL RUN DRIVE	18	G	4	Partial	0.9476	CHITO	A	\$ -	\$ 1,655,000
							B	\$ 27,815	\$ 1,682,815
							C	\$ 27,815	\$ 1,682,815
						MILLIE	A	\$ -	\$ 1,755,000
							B	\$ 45,345	\$ 1,800,345
							C	\$ 41,020	\$ 1,796,020
15203 QUAIL RUN DRIVE	19	G	5	No	1.5789	CHITO	A	\$ -	\$ 1,730,000
							B	\$ 27,815	\$ 1,757,815
							C	\$ 27,815	\$ 1,757,815
						MILLIE	A	\$ -	\$ 1,830,000
							B	\$ 45,345	\$ 1,875,345
							C	\$ 41,020	\$ 1,871,020
						CHANDLER	A	\$ -	\$ 1,930,000
							B	\$ 26,130	\$ 1,956,130
							C	\$ 52,255	\$ 1,982,255
15201 QUAIL RUN DRIVE	20	G	5	No	1.1820	CHITO	A	\$ -	\$ 1,740,000
							B	\$ 27,815	\$ 1,767,815
							C	\$ 27,815	\$ 1,767,815
						MILLIE	A	\$ -	\$ 1,840,000
							B	\$ 45,345	\$ 1,885,345
							C	\$ 41,020	\$ 1,881,020
						CHANDLER	A	\$ -	\$ 1,940,000
							B	\$ 26,130	\$ 1,966,130
							C	\$ 52,255	\$ 1,992,255

NOTE: PRICES SUBJECT TO CHANGE WITHOUT NOTICE



Square Footage Calculations

CHITO

Above Grade	3817 sq. ft.
Opt. Sunroom	192 sq. ft.
Opt. 3rd Floor Loft	559 sq. ft.
Fully Finished Basement (Per Plan)	1441 sq. ft.
Opt. Sunroom Basement Space	174 sq. ft.
Opt. Rear Covered Porch	Varies sq. ft.

MILLIE

Above Grade	4428 sq. ft.
Opt. Sunroom	192 sq. ft.
Opt. Owner's Retreat	192 sq. ft.
Opt. 3rd Floor Loft	620 sq. ft.
Fully Finished Basement (Per Plan)	1818 sq. ft.
Opt. Sunroom Basement Space	171 sq. ft.
Opt. Rear Covered Porch	Varies sq. ft.

CHANDLER

Above Grade	4909 sq. ft.
Opt. Sunroom	257 sq. ft.
Opt. Owner's Retreat	257 sq. ft.
Opt. 3rd Floor Loft	558 sq. ft.
Fully Finished Basement (Per Plan)	1913 sq. ft.
Opt. Sunroom Basement Space	232 sq. ft.
Opt. Rear Covered Porch	Varies sq. ft.



— THE ESTATES AT —
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CHITO

Elevation C



Elevation A



Elevation B





— THE ESTATES AT —
QUAIL RUN
CHITO

ELEVATION A

SHOWN w/ STANDARD BRICK TO GRADE &
STANDARD FRONT-LOAD GARAGE



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—THE ESTATES AT—
QUAIL RUN
CHITO

ELEVATION B

SHOWN w/ STANDARD BRICK TO GRADE &
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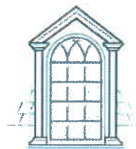
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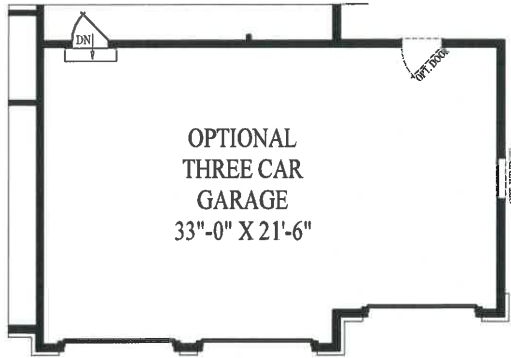
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 CHITO

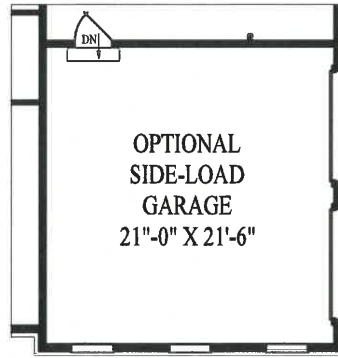
ELEVATION C

SHOWN w/ OPT. STONE TO GRADE &
 STANDARD FRONT-LOAD GARAGE



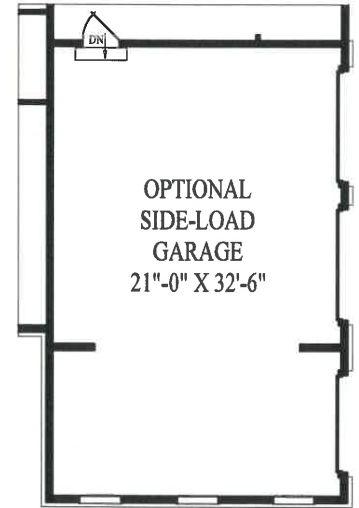
OPTIONAL
 THREE CAR
 GARAGE
 33'-0" X 21'-6"

OPTIONAL 3 - CAR
 GARAGE



OPTIONAL
 SIDE-LOAD
 GARAGE
 21'-0" X 21'-6"

OPTIONAL SIDE-LOAD
 GARAGE



OPTIONAL
 SIDE-LOAD
 GARAGE
 21'-0" X 32'-6"

OPTIONAL 3-CAR SIDE-LOAD
 GARAGE



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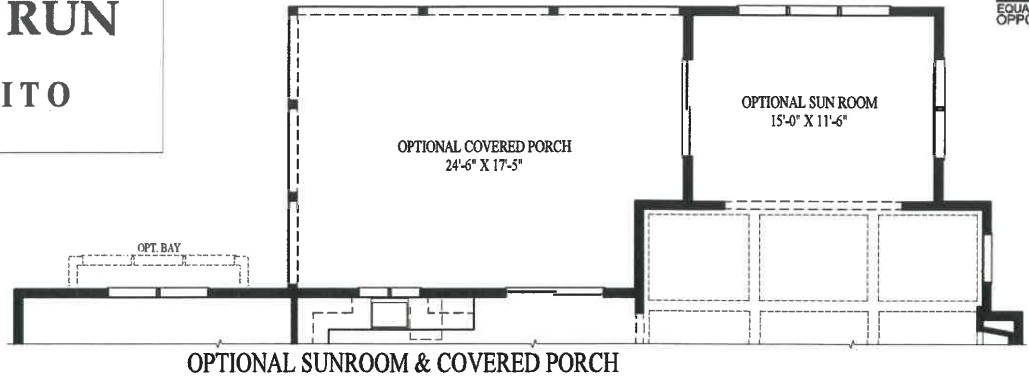
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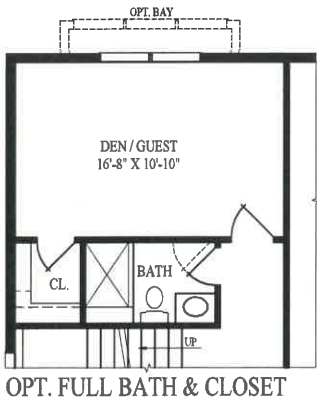


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CHITO

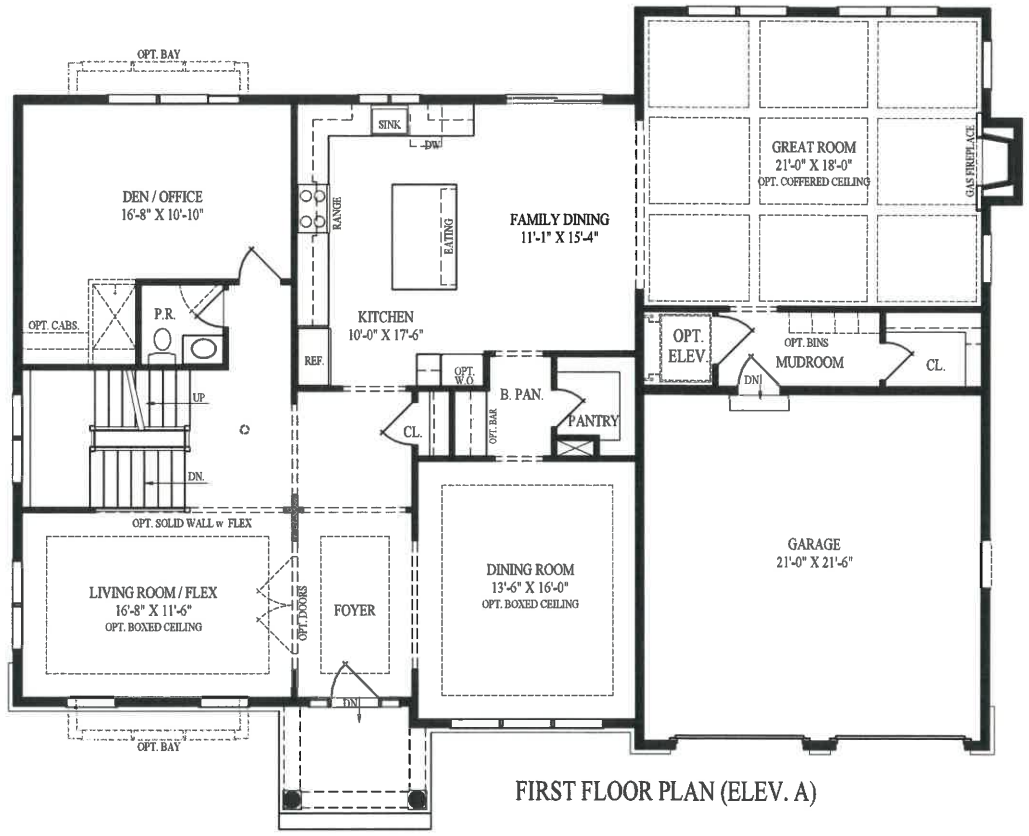
FIRST FLOOR PLAN



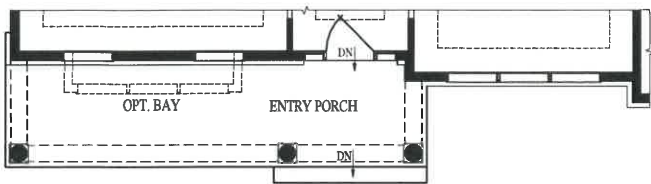
OPTIONAL SUNROOM & COVERED PORCH



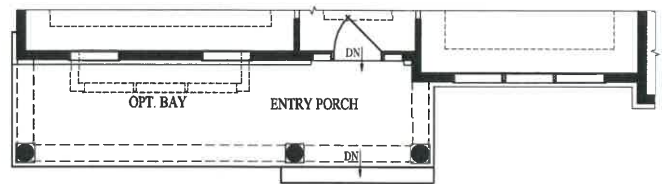
OPT. FULL BATH & CLOSET



FIRST FLOOR PLAN (ELEV. A)



OPT. PORCH LAYOUT (ELEV B)



OPT. PORCH LAYOUT (ELEV C)



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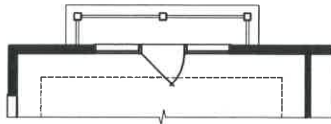
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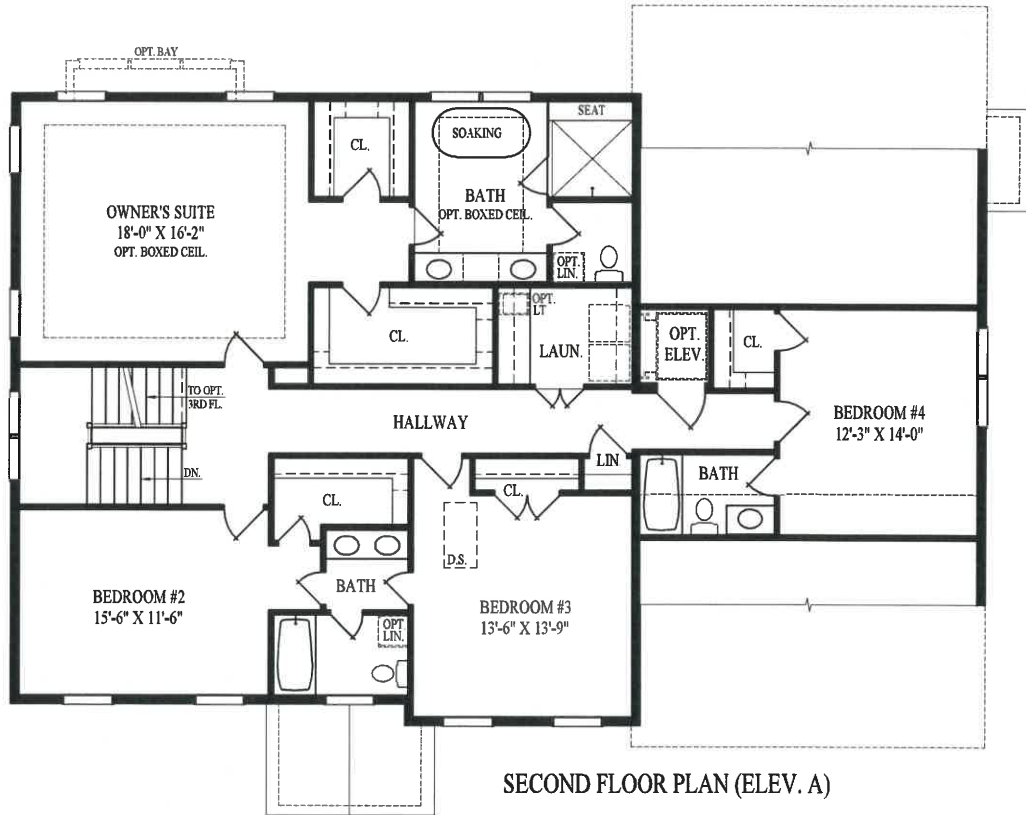
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QUAIL RUN

CHITO

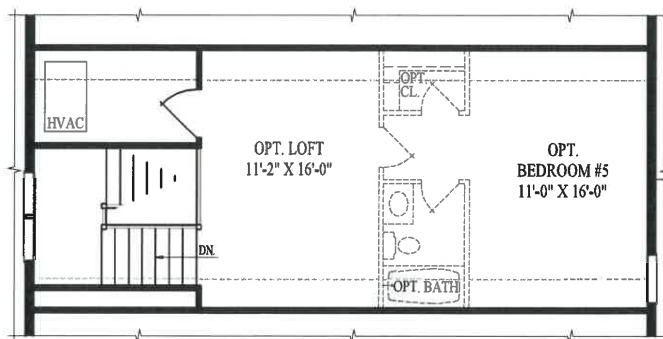
SECOND FLOOR PLAN



OPT. JULIETTE BALCONY



SECOND FLOOR PLAN (ELEV. A)



OPT. THIRD FLOOR PLAN



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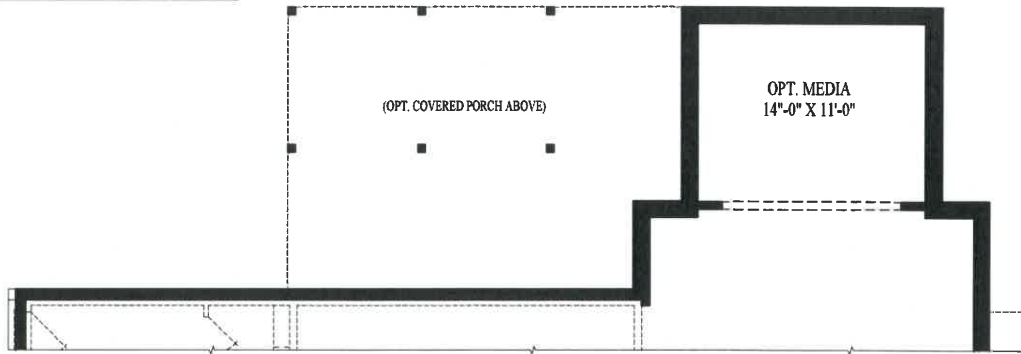
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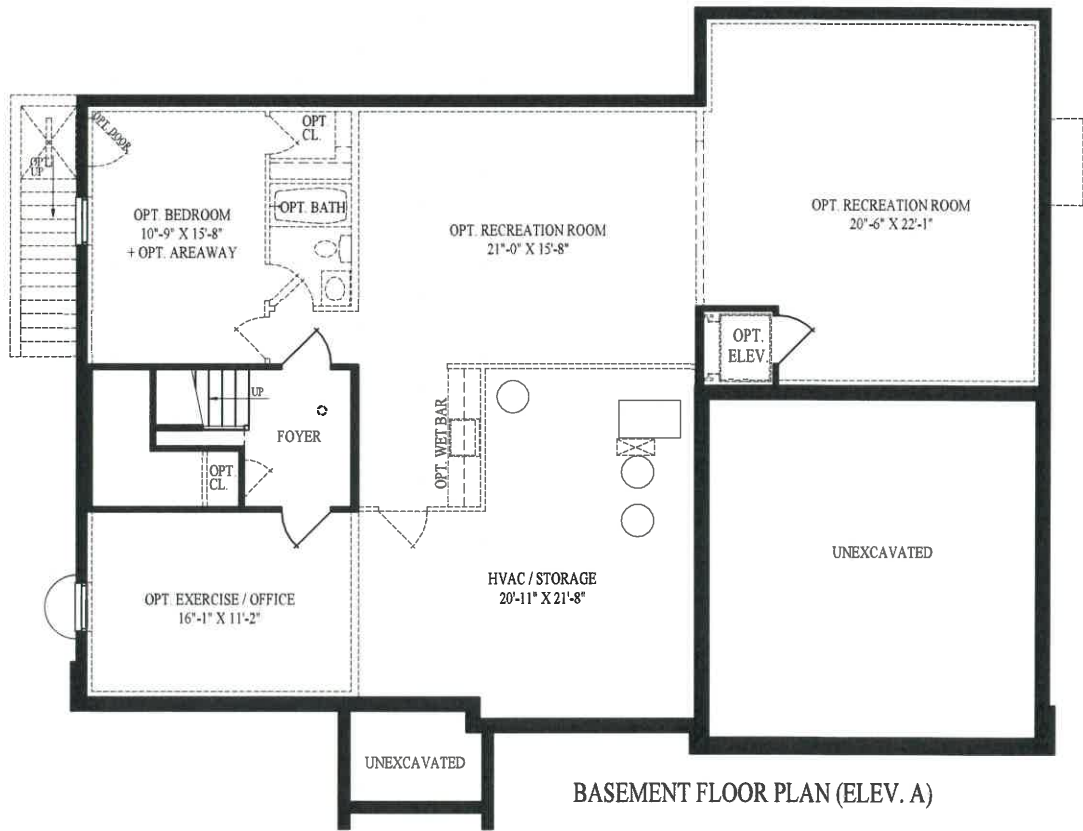
—THE ESTATES AT—
QUAIL RUN

CHITO

BASEMENT FLOOR PLAN



OPTIONAL MEDIA & COVERED PORCH FOUNDATION



BASEMENT FLOOR PLAN (ELEV. A)



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— THE ESTATES AT —
QUAIL RUN

MILLIE

Elevation B



Elevation A



Elevation C





—THE ESTATES AT—
QUAIL RUN
MILLIE

ELEVATION A

SHOWN w/ STANDARD BRICK TO GRADE &
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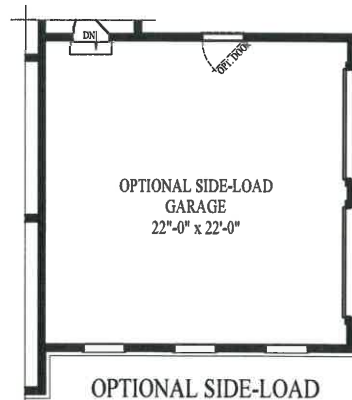
— THE ESTATES AT —
QUAIL RUN
 MILLIE

ELEVATION C

SHOWN w/ STANDARD BRICK TO GRADE &
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OPTIONAL 3-CAR GARAGE



OPTIONAL SIDE-LOAD GARAGE



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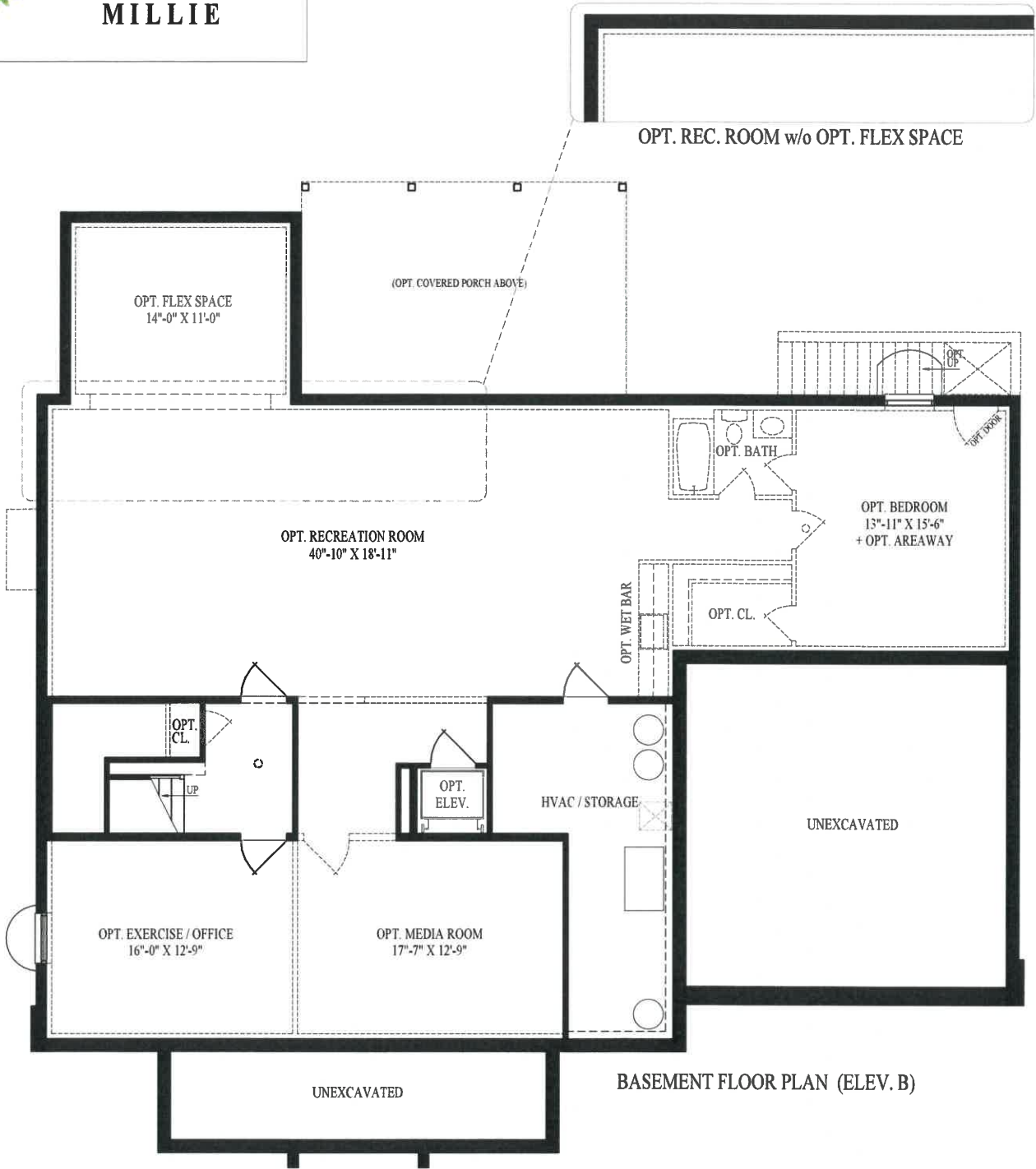
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QUAIL RUN

MILLIE

BASEMENT FLOOR PLAN



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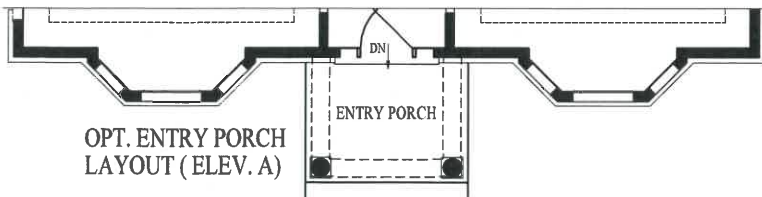
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MILLIE

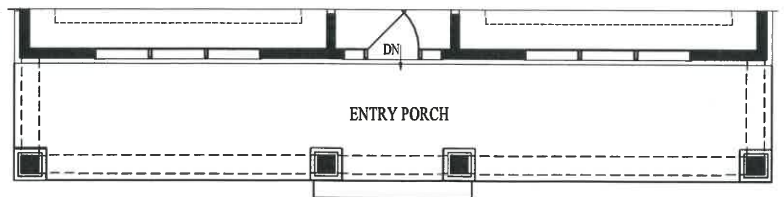
FIRST FLOOR PLAN



FIRST FLOOR PLAN (ELEV. B)



OPT. ENTRY PORCH LAYOUT (ELEV. A)



OPT. ENTRY PORCH LAYOUT (ELEV. C)



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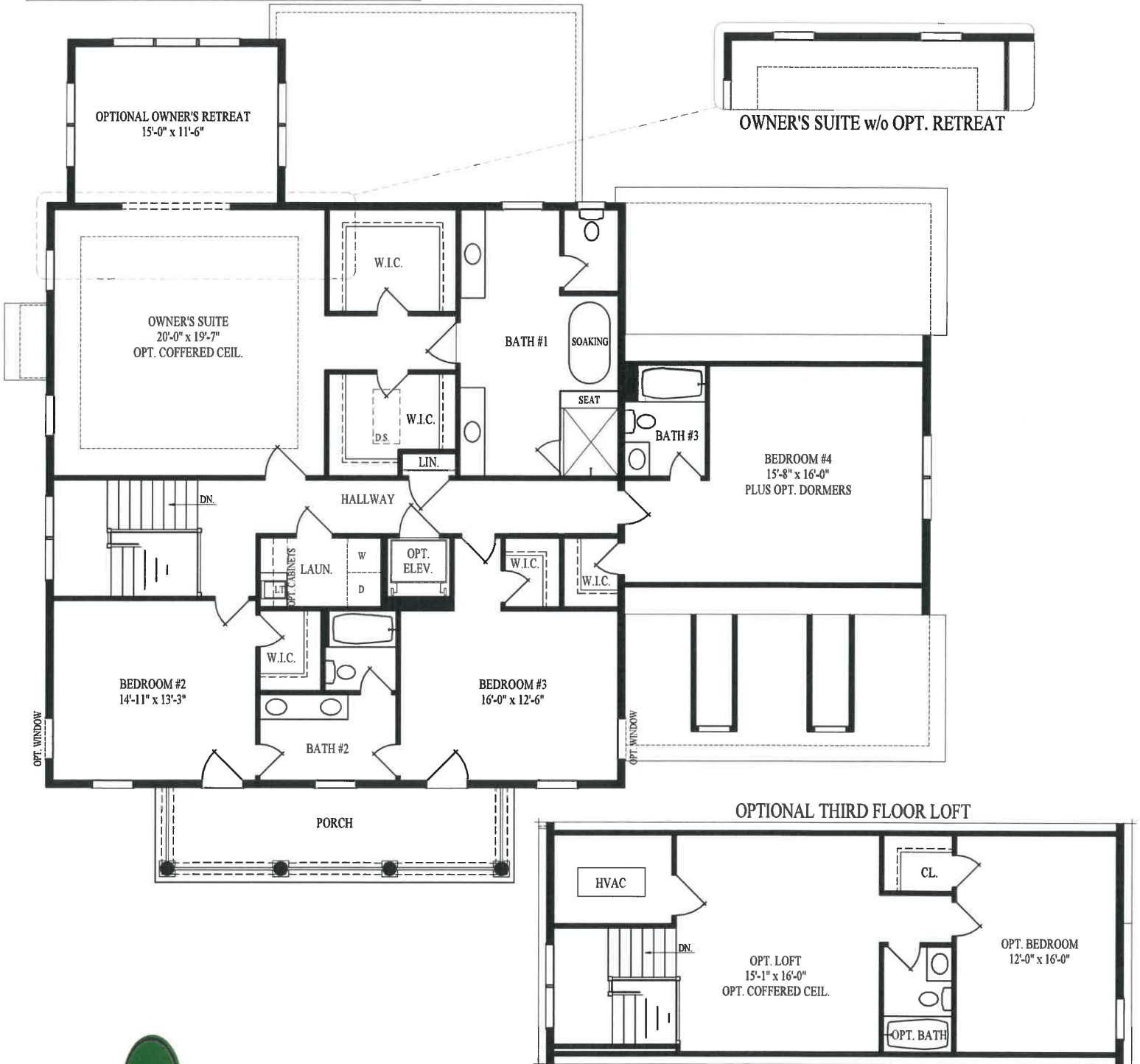
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— THE ESTATES AT —
QUAIL RUN

MILLIE

SECOND FLOOR PLAN



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—THE ESTATES AT—
QUAIL RUN

CHANDLER

Elevation C



Elevation A



Elevation B





—THE ESTATES AT—
QUAIL RUN
CHANDLER

ELEVATION A

SHOWN w/ STANDARD BRICK TO GRADE &
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— THE ESTATES AT —
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CHANDLER

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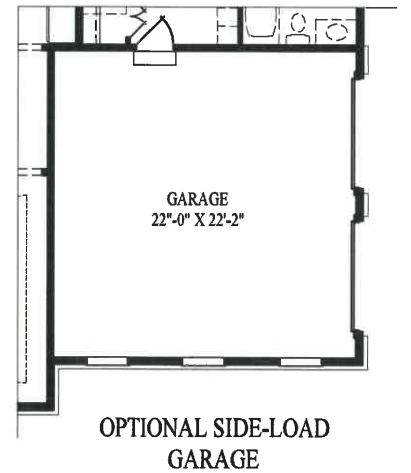
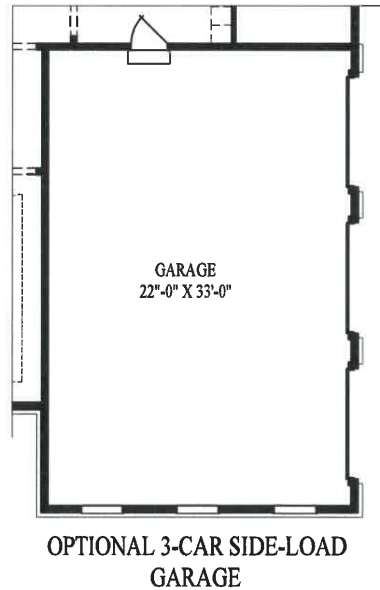
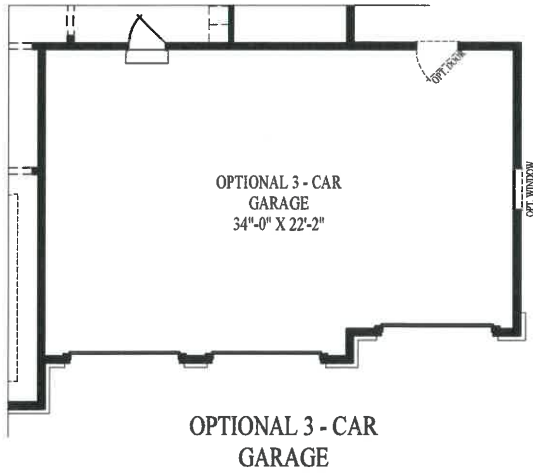
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 CHANDLER

ELEVATION C

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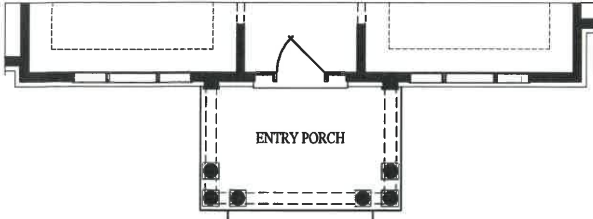


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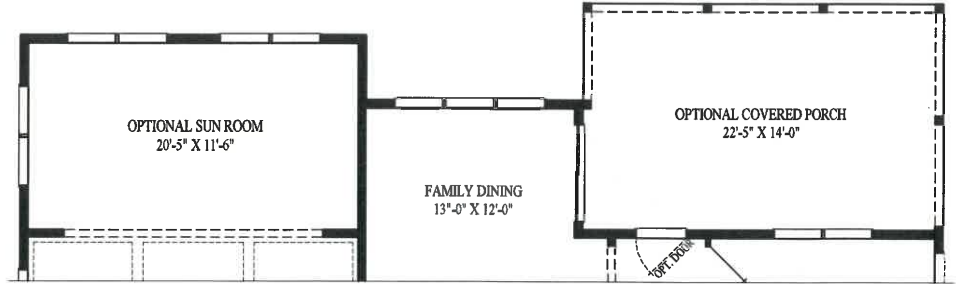


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QUAIL RUN
 CHANDLER

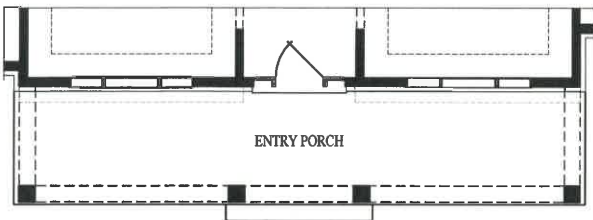
FIRST FLOOR PLAN



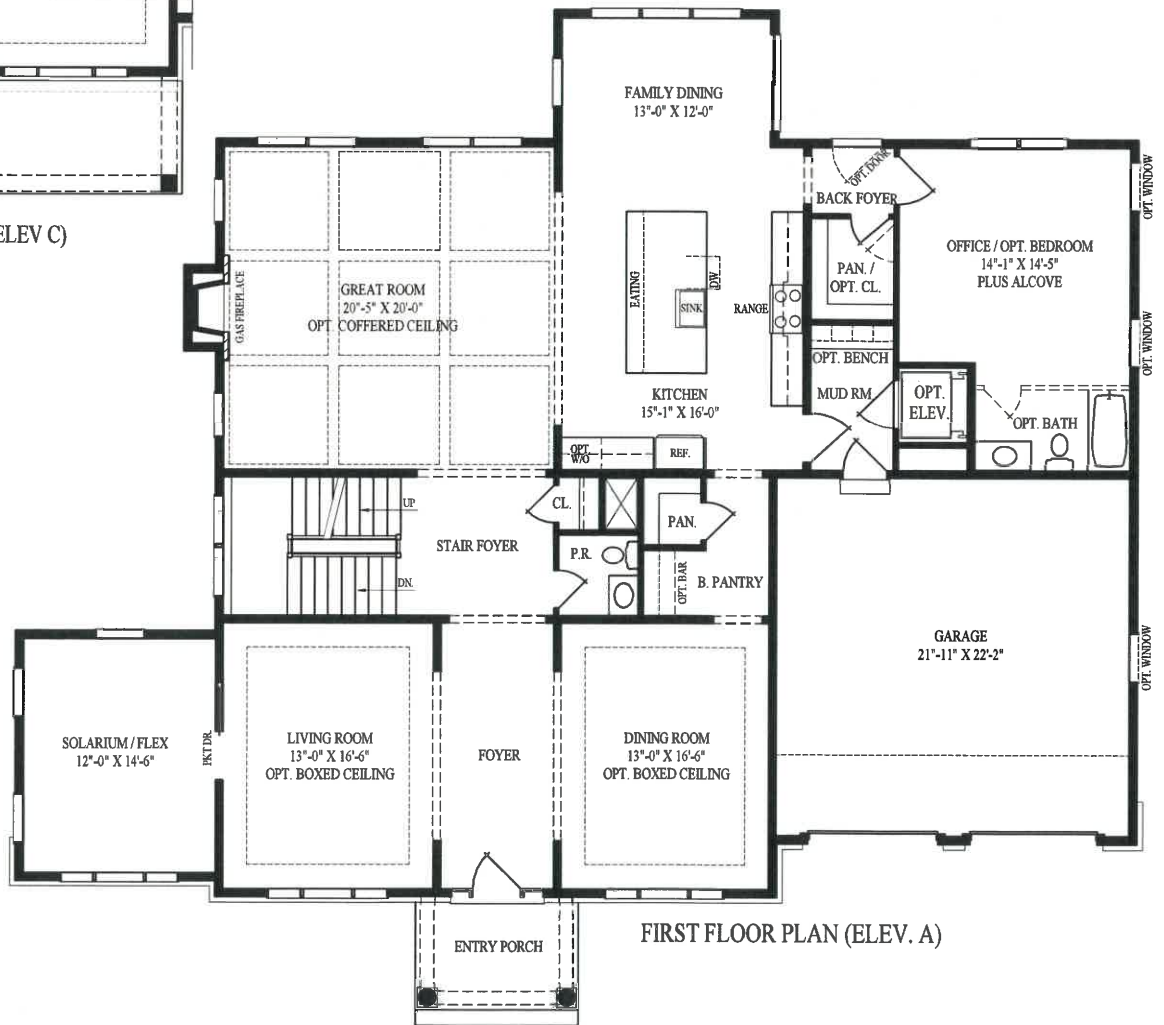
OPTIONAL PORCH LAYOUT (ELEV B)



OPTIONAL SUNROOM & COVERED PORCH



OPTIONAL PORCH LAYOUT (ELEV C)



FIRST FLOOR PLAN (ELEV. A)



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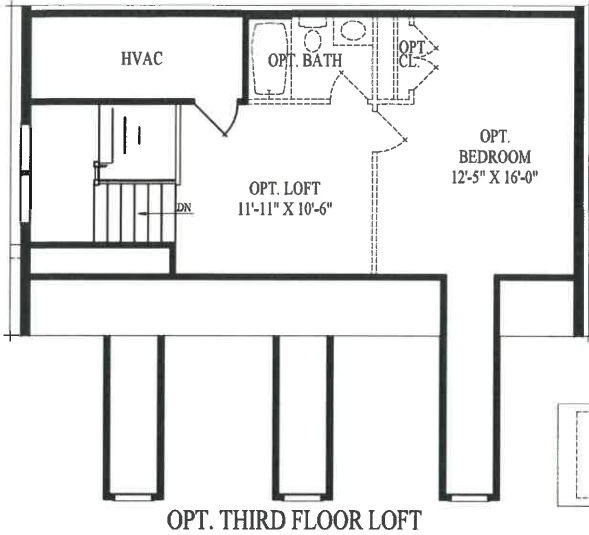
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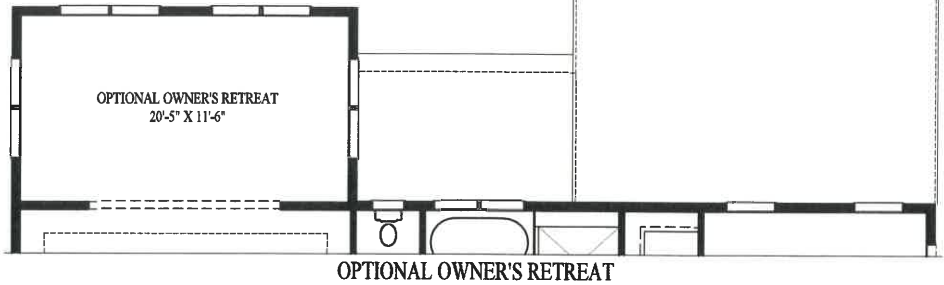


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CHANDLER

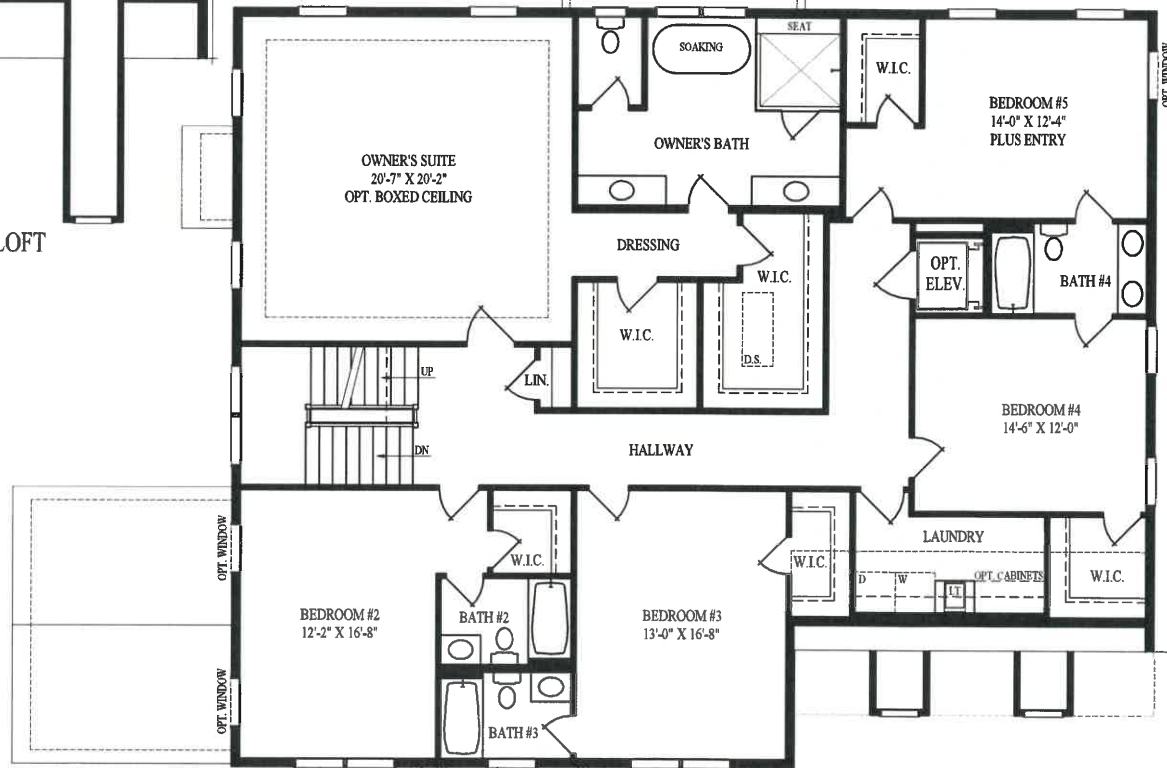
SECOND FLOOR PLAN



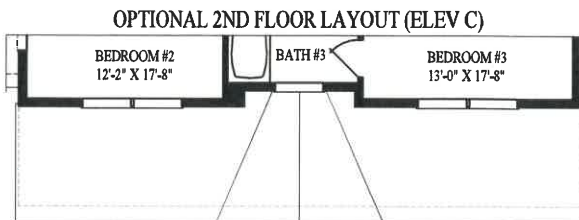
OPT. THIRD FLOOR LOFT



OPTIONAL OWNER'S RETREAT



SECOND FLOOR PLAN (ELEV. A)



OPTIONAL 2ND FLOOR LAYOUT (ELEV. C)



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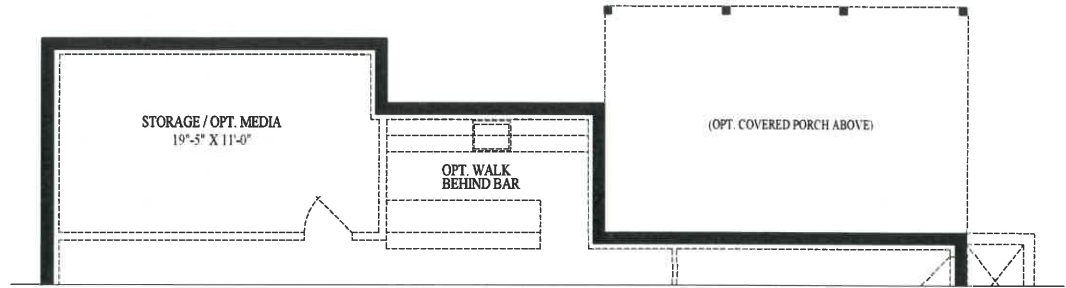
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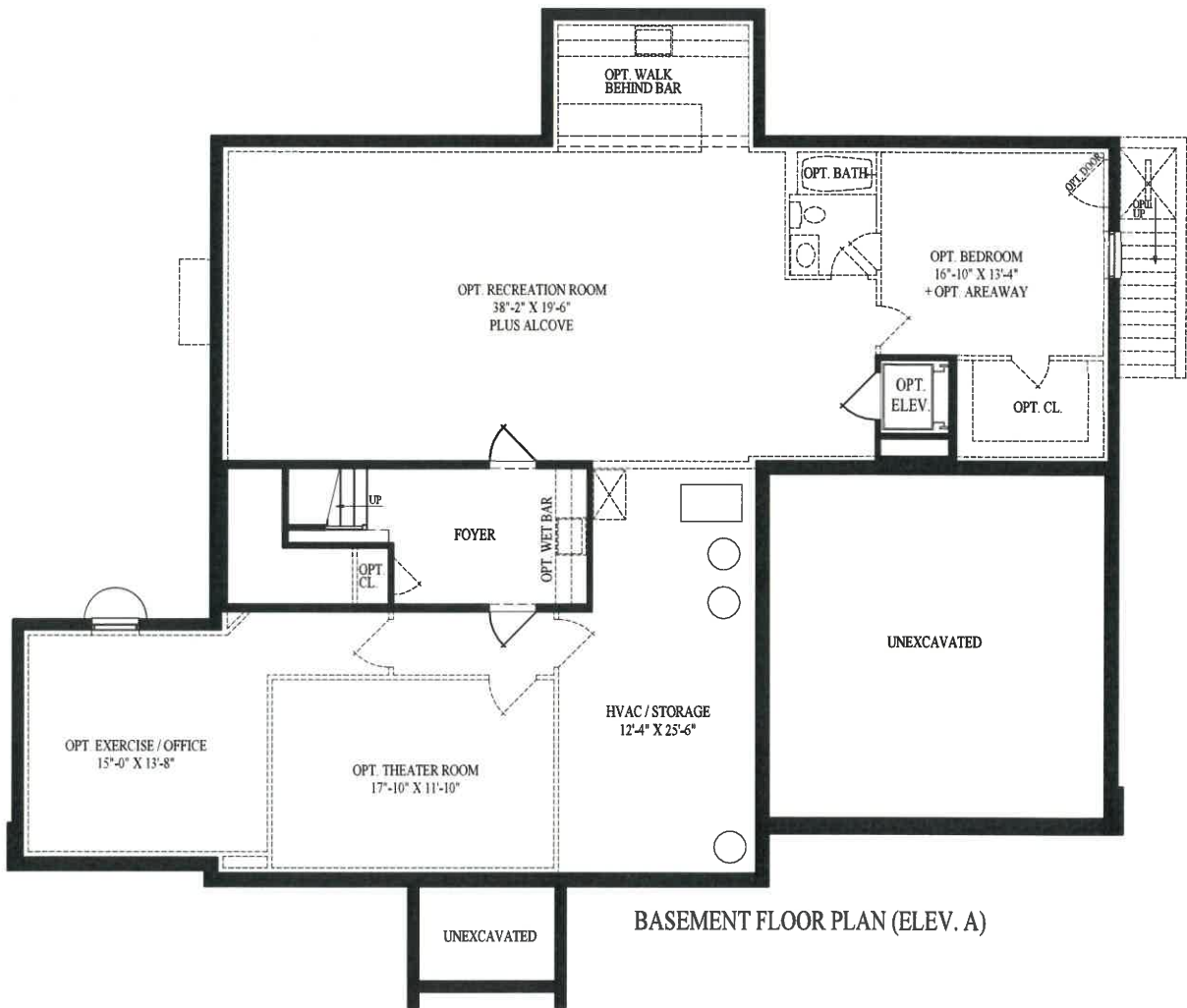


— THE ESTATES AT —
QUAIL RUN
 CHANDLER

BASEMENT FLOOR PLAN



OPTIONAL MEDIA & COVERED PORCH FOUNDATION



BASEMENT FLOOR PLAN (ELEV. A)



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The Estates at Quail Run Standard Features



Custom-Designed Exterior Features

- ¾ to 2+ acres lots with public water & septic
- **CertainTeed** Landmark asphalt roof shingles with **lifetime limited** warranty
- Designer selected exterior colors
- Brick to grade front watertable
- Professionally designed landscape package
- Easy care **CertainTeed**, D5 vinyl siding
- Nickel finish **Schlage** deadbolt locksets on all exterior doors
- Oversized two-car front/side load garage with eight-foot-high doors and asphalt driveway (per plan)
- Two frost free hose bibs with drain-down valves
- Two outdoor electrical receptacles
- Custom-designed mailbox

Kitchen Appointments

- Spacious kitchen with dine-in breakfast area
- 42-inch Carriage House cabinetry
- Center work island with granite countertop
- Single oversized sink with **Delta** single-lever faucet with sprayette and soap dispenser
- **GE PROFILE** appliance package
- Recessed lighting throughout
- Granite countertops with choice of color and finish
- Built-in pantry
- Engineered prefinished hardwood floors

Custom-Designed Interior Features

- Ten-foot (10') ceilings on main level; nine-foot (9') on upper and lower levels
- Floor plans with 3.5 to 5.5 baths
- Three-piece rough-in full bath in basement
- Engineered hardwood flooring on entire first floor excluding the office/den
- Plush wall-to-wall soil-resistant carpeting
- Tile flooring in laundry and mudroom
- Oak staircase on main stairs with stained oak railings and painted balusters
- Elegant oversized colonial crown molding throughout first level and upper hall
- Two-panel **Colonist Masonite** doors throughout
- Two-tone custom **McCormick** paint
- **Schlage** nickel finish door hardware
- 42-inch gas direct vent fireplace with mantel and slate surround in family room
- Three Cat 5-e telephone outlets and two RG6-TV outlets
- Laundry room with washer and dryer hookups on 2nd floor
- Smoke detectors with battery back-up on all levels and in all bedrooms
- CO2 detectors on all levels
- Spacious walk-in closet(s) in owner's suite

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The Estates at Quail Run Standard Features



Owner's Bath Details

- 35-inch tall vanities with granite counter tops and undermount porcelain sinks
- Dual undermount sinks
- Oversized walk-in shower with frameless glass enclosure and stand-alone soaking tub
- Ceramic tile flooring
- Water saving commode with elongated toilet
- **Delta** brushed nickel faucets and bath fixtures

Luxurious Bath Details

- 35-inch tall vanities with granite tops and undermount porcelain sink in all secondary baths
- Porcelain on steel tub in hall baths
- Ceramic tile flooring in all baths
- All baths include water saving commodes with elongated toilet
- **Delta** brushed nickel faucets and bath fixtures

Quality Construction Features

- Engineered floor joist system
- ¾-inch T & G plywood sub floor-*glued, nailed and screwed*
- Complete sub-slab ventilation system
- **BF Goodrich Flow Guard Gold**, CPVC water lines
- **Glued, nailed and screwed** drywall throughout
- **Durock** tile backer on shower walls, bath floors, and laundry room floors
- Indoor fire protection sprinkler system

Energy Efficient & Smart Features

- Rez Net rated certification
- Maintenance-free, single-hung, insulated, double-pane, **Low-E**, tilt windows
- High-efficiency two-zone 95+ gas heat on 1st and lower levels; heat pump on second level.
- Two smart programmable thermostats
- Insulated six-panel front door with electronic **Schlage** Bluetooth lockset
- **Delta** energy-saving faucets and shower heads
- **Quick-Recovery**, high-efficiency, 75-gallon gas water heater
- **R-49** insulation in attic
- **R-21** insulation on exterior framed walls
- **"Dow Weathermate Plus"** housewrap over OSB exterior sheathing
- All exterior walls 2x6 framing for maximum insulation

Personalized Services and Warranties

- Dedicated team of sales consultants
- Pre-construction meeting with personal builder
- Pre-drywall inspection
- Pre-settlement demonstration
- 60-day post-settlement walk-through inspection
- New-construction warranty: 1-year workmanship; 2-year mechanical, 10-year structural
- One-year termite treatment warranty

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