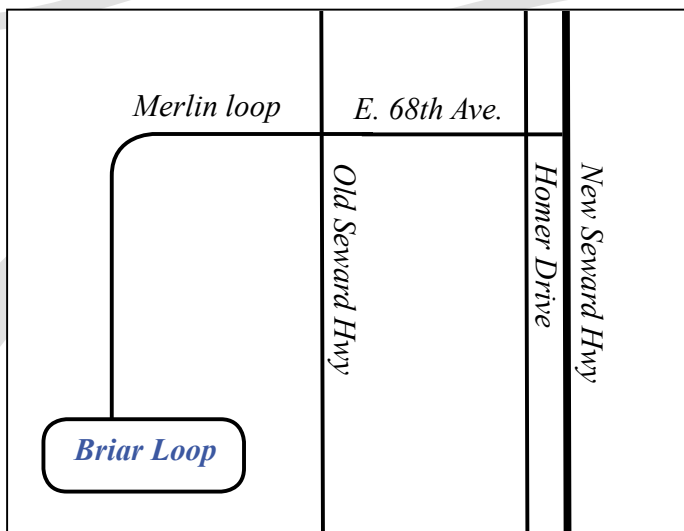


OPEN HOUSE • SAT & SUN • 1-4PM

Only \$209,900

BRIARCLIFF

TOWNHOMES



Off of Old SEWARD ON BRIAR AND BRIDGESTONE.

- 1369 Sq. Ft.
- 3 BEDROOM
- 2 BATH
- 2 CAR GARAGE


Northern Trust
REAL ESTATE, INC.



PAT BAKER

BROKER • MARKETING SPECIALIST

727-9497 • 751-2525

Mobile

Office



7/3/2008

www.PATRICIABAKER.COM

BRIARCLIFF TOWNHOMES

STANDARD AMENITIES

Standard Features

Asphalt driveways
Insulated garage doors
Garage floor drain
Garage door opener
Asphalt shingles #235
Insulated front door with dead bolt
One hose bib per unit
Landscaping

Interior

Wall to wall stain release carpet with half inch pad
Vinyl flooring in entry, baths and kitchen
White paneled doors and trim w/ brass hardware
Brass lighting package
Cathedral ceilings
Washer and dryer
Light textured interior walls
Off-white designer wall paint color with bright white trim
Rounded sheetrock corners
Window Blinds & Screens

Baths

White plumbing fixtures
Chrome faucets and plumbing hardware
Fiberglass tub and shower surround
Exhaust fan with light

Kitchen

Recessed panel oak cabinets
Corian counter tops
Garbage disposal
Dishwasher
Double stainless steel sinks with sprayer
Self-cleaning electric range
Built in microwave
Refrigerator
Water line for ice maker

Prices & specifications are subject to change without notice or obligation.

Builder reserves the right to substitute any structural and or aesthetic materials other than what was agreed upon provided they are of equal or higher quality.

BRIARCLIFF TOWNHOMES

STANDARD AMENITIES *continued*

Energy Efficiency

Energy efficient gas forced air furnace
50 gallon gas hot water heater
Low E argon filled thermo pane windows
Thermo pane sliding glass doors
4 star plus energy rating
Garage unit heater

Life Safety & Convenience

Smoke detectors hardwired with battery backup
Carbon monoxide detector.
Sheet rocked and fire taped garages
Pre-wired for telephone outlets
Pre-wired for cable television
Weather-proof head bolt heater outlet
GFI outlets in wet areas
Programmable set-back thermostats

Prices & specifications are subject to change without notice or obligation.

Builder reserves the right to substitute any structural and or aesthetic materials other than what was agreed upon provided they are of equal or higher quality.

BRIARCLIFF TOWNHOMES

BRIARCLIFF INFORMATION

Approx. Homeowner Dues

Final dues estimated at \$105.00 monthly

Covers:

Management, legal, insurance and audit

Water and Sewer - *individual units*

Grounds maintenance - *common areas*

Snow plowing - *roads and common areas*

Fence asphalt reserve - *common areas*

Lighting - *common areas if applicable*

Schools

Elementary School - Taku Elementary

Middle School - Romig Middle School

High School - West High School

Financing

The builder does provide each home with an FHA appraisal. If a VA appraisal is required, the buyer must pay this non-refundable fee of \$500-\$700 directly to their lender when applying for their loan.

It is the responsibility of the buyer to pay any amount between the appraised value and the total purchase price of the home, if the appraisal does not meet or exceed the sales price.

Please check with the listing licensee about financing. The builder does not accept 90% letters from certain mortgage companies, or out-of-state lenders.

All financing programs must be specified on the Purchase & Sale Agreement. Any changes to financing must be submitted to the builder on an addendum or amendment. Please be aware that financing changes may cause the buyer to incur extra fees.

For more details contact the listing licensee.

BRIARCLIFF TOWNHOMES

Floorplans

As availability of these homes change on a daily basis, please call Pat's office at 751-2525, or log on to her website at

www.patriciabaker.com

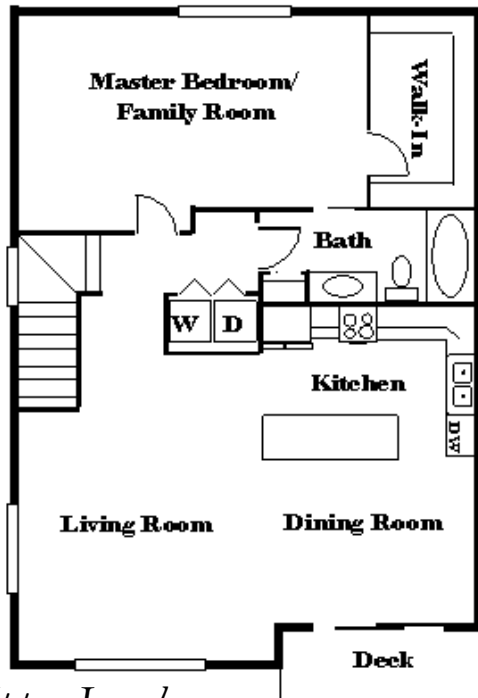
for current availability.

Please Note:

*Floorplans in this booklet reflect the left side of each building.
Units on the right will be mirrored.*

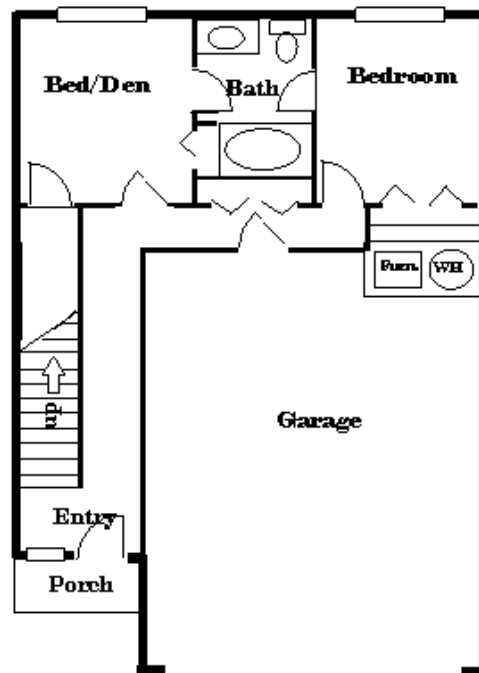
BRIARCLIFF TOWNHOMES

THE RANCHETTE



Upper Level

*Approx. 1,369 sq. ft.
3 bedrooms - upstairs master
2 baths, 2 car garage*

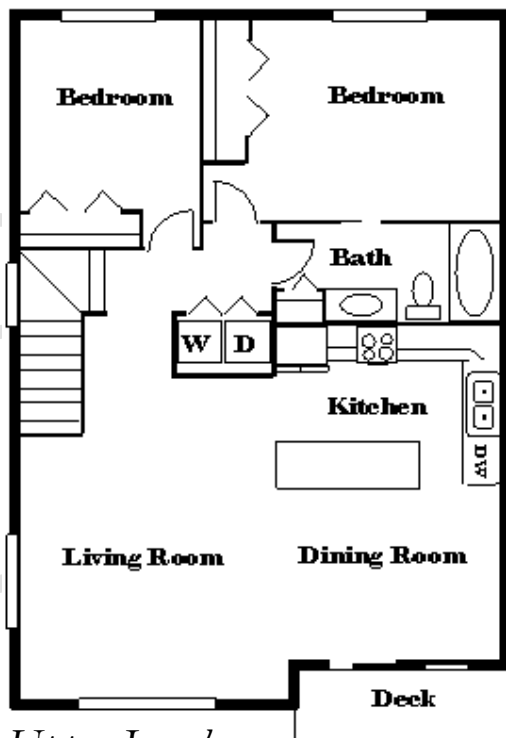


Lower Level

*Floorplan drawings are approximate and may vary from actual construction
Prices and specifications subject to change without notice or obligation.*

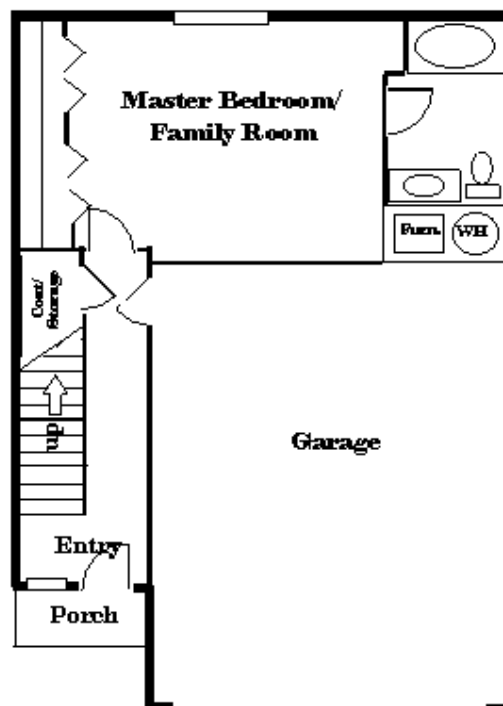
BRIARCLIFF TOWNHOMES

THE RETREAT



Upper Level

*Approx. 1,369 sq. ft.
3 bedrooms - downstairs master
2 baths, 2 car garage*



Lower Level

*Floorplan drawings are approximate and may vary from actual construction
Prices and specifications subject to change without notice or obligation.*

BRIARCLIFF

TOWNHOMES

Unit #	Address	
1	701	Blackburn Court
2	703	Blackburn Court
3	709	Blackburn Court
4	711	Blackburn Court
5	717	Blackburn Court
6	719	Blackburn Court
7	718	Blackburn Court
8	716	Blackburn Court
9	710	Blackburn Court
10	708	Blackburn Court
11	713	Bridgestone Court
12	715	Bridgestone Court
13	721	Bridgestone Court
14	723	Bridgestone Court
15	722	Bridgestone Court
16	720	Bridgestone Court
17	714	Bridgestone Court
18	712	Bridgestone Court
19	706	Bridgestone Court
20	704	Bridgestone Court
21	6980	Briar Loop
22	6978	Briar Loop
23	6974	Briar Loop
24	6972	Briar Loop
25	6968	Briar Loop
26	6966	Briar Loop
27	6962	Briar Loop
28	6960	Briar Loop
29	6956	Briar Loop
30	6954	Briar Loop
31	6950	Briar Loop
32	6948	Briar Loop
33	6944	Briar Loop
34	6942	Briar Loop

Unit #	Address	
35	6947	Briar Loop
36	6949	Briar Loop
37	6953	Briar Loop
38	6955	Briar Loop
39	6959	Briar Loop
40	6961	Briar Loop
41	6965	Briar Loop
42	6967	Briar Loop
43	6971	Briar Loop
44	6973	Briar Loop
45	6977	Briar Loop
46	6979	Briar Loop
47	6901	Briar Loop
48	6903	Briar Loop
49	6907	Briar Loop
50	6909	Briar Loop
51	6913	Briar Loop
52	6915	Briar Loop
53	6919	Briar Loop
54	6921	Briar Loop
55	6925	Briar Loop
56	6927	Briar Loop
57	6931	Briar Loop
58	6933	Briar Loop
59	6938	Briar Loop
60	6936	Briar Loop
61	6932	Briar Loop
62	6930	Briar Loop
63	6926	Briar Loop
64	6924	Briar Loop
65	6920	Briar Loop
66	6918	Briar Loop
67	6914	Briar Loop
68	6912	Briar Loop

BRIARCLIFF TOWNHOMES

Subdivision Plat



For Availability Please Log on to www.PatriciaBaker.com or call Listing Office.
Prices & Specifications Subject to Change without Notice or Obligation.