

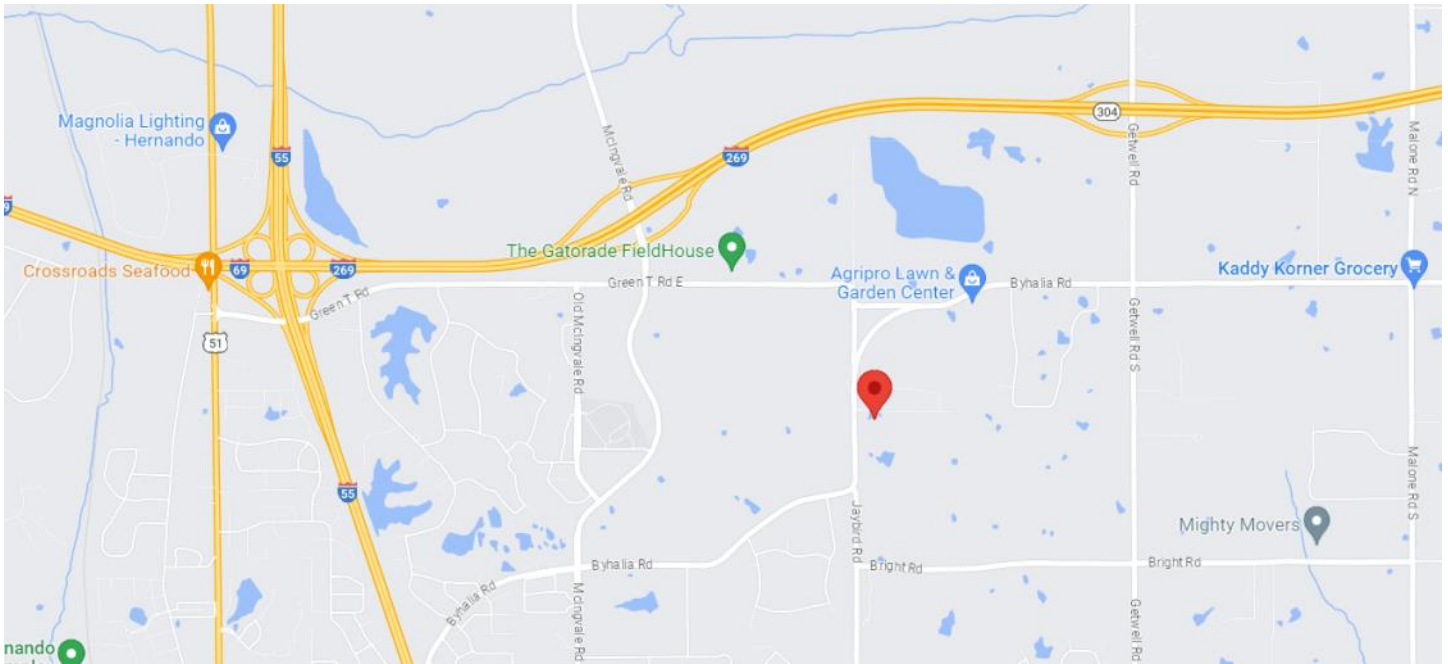
EAST LAKE SUBDIVISION PHASE I



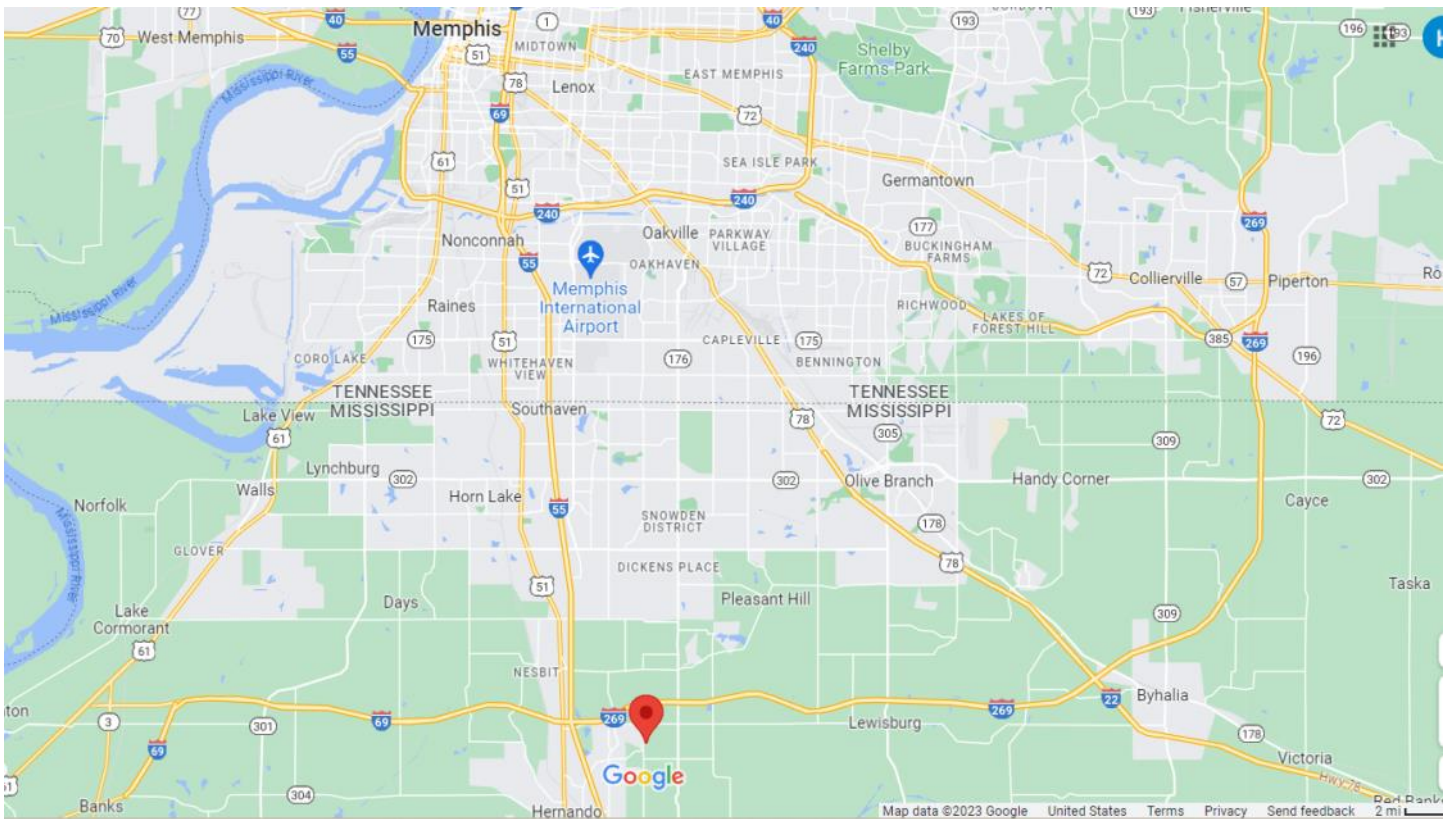
EAST LAKE SUBDIVISION

- 20,000 S.F.-23,999 S.F.
- 24,000 S.F.-27,999 S.F.
- 28,000 S.F.->28,000 S.F.





EAST LAKE is one of Hernando's newest communities and the only to feature 3 neighborhood lakes, walking trails and a future clubhouse. Conveniently located close to I-55 and I-69, but tucked away amongst the trees in a park-like setting. Take I-69 to Getwell exit south. Take a right on Byhalia and follow the bend to East Lake OR take I-55 to east on I-69. Get off on McIngvale. Take a right (south), then left on Tchulahoma, follow the bend to the stop sign. Go straight on Byhalia and the subdivision is less than 100 yards on the left. OR from the Hernando exit off I-55, turn left on Commerce, go to the stoplight at McIngvale. Take a left. Take a right at the next stop light onto Byhalia. Follow the bend to the left and the subdivision will be on your right.



East Lake

Savannah	\$529,900
Evelyn	\$544,900
Filmore	\$559,900
Alice	\$569,900+
Whitney	\$574,900
Parks	\$579,900
Kelly	\$584,900
Abigail	\$589,900
Addison	\$599,900
Caroline	\$609,900
Diana	\$629,900
Blakely	\$649,900

Pricing subject to change at any time prior to contract without notice.



UTLEY PROPERTIES

[Mid-South Commercial & Residential Real Estate | Utley Properties](#)



UTLEY PROPERTIES

662-895-0099 KATIE YOKIE 901-652-6234

EXTERIORS

- * High quality, low-maintenance, and long lasting materials
- * Majority brick home (lifetime manufacturer limited warranty)
- * 8 ft Fiberglass or Steel insulated (no rot) stained exterior door(s) with limited lifetime warranty
- * James Hardie fiber cement siding and trim (30 yr manufacturer limited warranty).
- * Architectural roof (30 yr manufacturer limited warranty)
- * Low-E, Double paned vinyl windows with screens
- * 2-3 car side load garages with decorative doors, garage remotes and mounted keypad
- * Front and Rear weatherproof GFI outlets
- * Professional landscaping with sodded yards
- * Gutters with round downspouts
- * Gray Limestone aggregate driveways, walkways and patios
- * Decorative Light Post in front yard
- * Soffit lights and address plaque
- * Rear porches (some with front porches too)

INTERIORS

- * 9+ ft ceilings on 1st floor (per plan—many taller)
- * 8 ft interior doors first floor
- * Oil rubbed bronze, brushed nickel or black door hardware
- * smooth walls and ceilings throughout
- * designer lighting package allowance
- * smoke detectors and carbon monoxide monitors with battery back-up
- * Cat 5 data pre-wired x 4 (greatroom, master, bonus, outside)
- * wrought iron railing (per plan)
- * stained oak treads (all plans with finished rooms on 2nd floor)
- * all main living and bedrooms blocked and wired for ceiling fans
- * 42" ventless gas fireplace with tile, stone or brick surrounds
- * walk-in closets with wood shelving
- * Engineered waterproof/scratchproof flooring or European Oak wood flooring in main living areas and primary bedroom.
- * Tile bathrooms and laundry areas
- * Stain resistant carpet with high density pad in bedrooms
- * Attic spaces with approx. 150sqft flooring and ventilation
- * Cedar Fireplace Mantles (Timberworks)
- * Built-in bookcases with floating shelves (per plan)
- * Mudroom benches

INTERIORS (CONTINUED)

Kitchen Features

- * 36" gas cooktop
- * Stainless steel appliances including dishwasher, microwave and 1/2 hp disposal
- * Designer cabinets with crown molding *42" uppers
- * Granite countertops
- * Tile backsplashes

Bath Features

- * Freestanding Soaker Tubs
- * 36" base cabinets downstairs
- * Granite countertops in all baths
- * Comfort Height Elongated toilets
- * Tile flooring and tub surrounds
- * Delta faucets (chrome, stainless, bronze or black)

Energy Efficient Features

- * R-30 blown insulation in ceilings, R-13 in the walls
- * Reem Central air conditioning system
- * Reem Pilotless gas central heating system
- * Tankless gas hot water heater
- * Low-E vinyl, double paned windows with screens

Community Features

- * Stocked Lakes
- * Walking Trails
- * 2500 heated sqft minimum
- * HOA with exterior architectural review guidelines
- * Community Mailbox
- * Future Clubhouse
- * Hernando School District
- * County taxes only

Customer Service

- * 4 hour design appointment with consultant to customize your Interior & exterior selections (additional available with charge)
- * 3 Builder walk-through meetings throughout construction
- * 1 year limited warranty & 7 year structural home warranty
- * Complete home portfolio package furnished upon closing with information on all material warranties and contractor contact information.



All brick with a side load garage



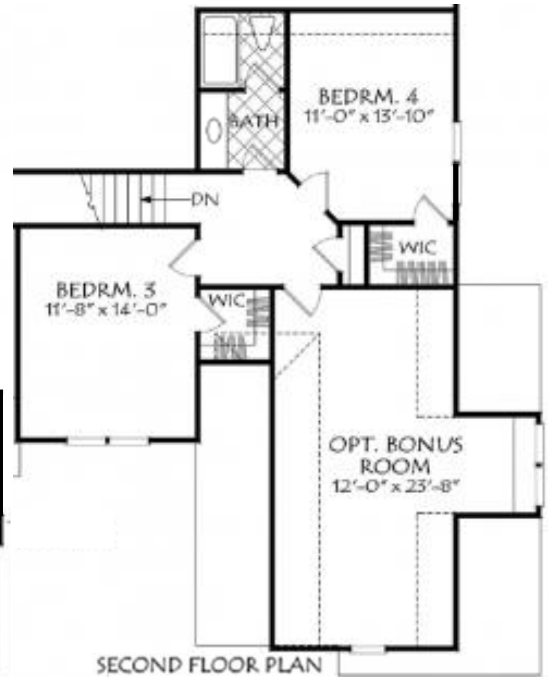
Savannah

HOME FEATURES

- 3661 sqft Under Roof
- 2729 Heated Sqft
- 3 BR 3.5 BA + Bonus
- Open Living Area
- Front & Rear Porches
- Large Walk-in Pantry



Artist rendering. Actual may vary.



3481 sqft under roof

2848 heated sqft

4 Bedrooms (2 down) + Bonus

3 1/2 Baths

Walk-in Pantry & Closets

Covered rear porch

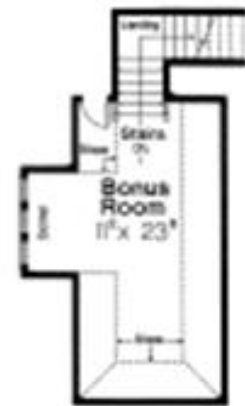
Split/Open floor plan

Evelyn

Artist rendering. Actual may vary.



Filmore



78'-10 1/2"

Upper Floor

4022 sqft under roof

2902 heated sqft

4 Bedrooms & 3 Baths down

Bonus up

3 Car garage

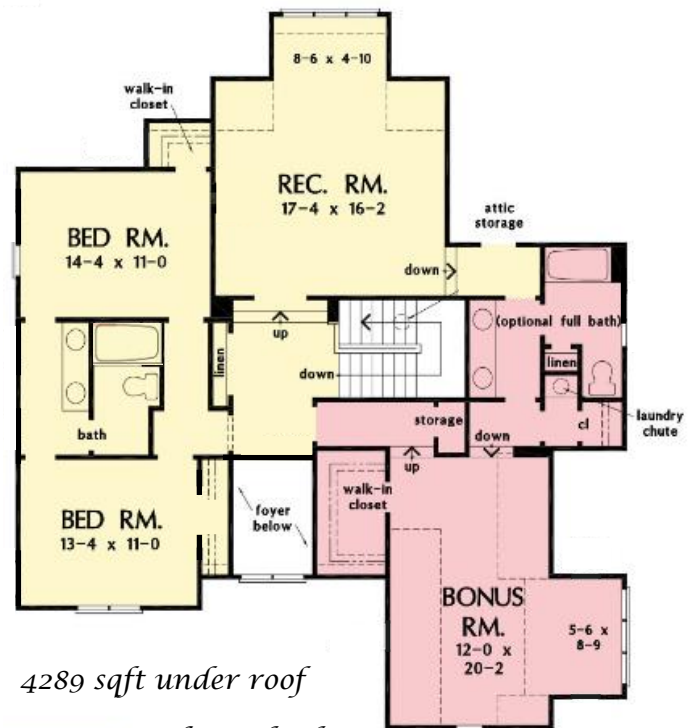
Artist rendering. Actual may vary.



ARTIST RENDERING
 ACTUAL WILL VARY
 BRICK EXTERIOR

Artist rendering. Actual may vary.

Alice



4289 sqft under roof
 2984 to 3560 heated sqft
 4 to 5 bedrooms + bonus
 3.5 to 4.5 baths



Parks



Artist rendering.
Actual may vary.



4071 sqft under roof
3066 heated sqft
4 Bedrooms down
3 1/2 to 4 1/2 Baths

Office
Walk-in Pantry
Large Laundry

Bonus Room up *opt BA
Lots of garage storage
Covered rear porch
Split/Open floor plan

Whitney



4106 sqft under roof

3000 heated sqft

4 Bedrooms

3 Baths

Bonus

Dining or Office

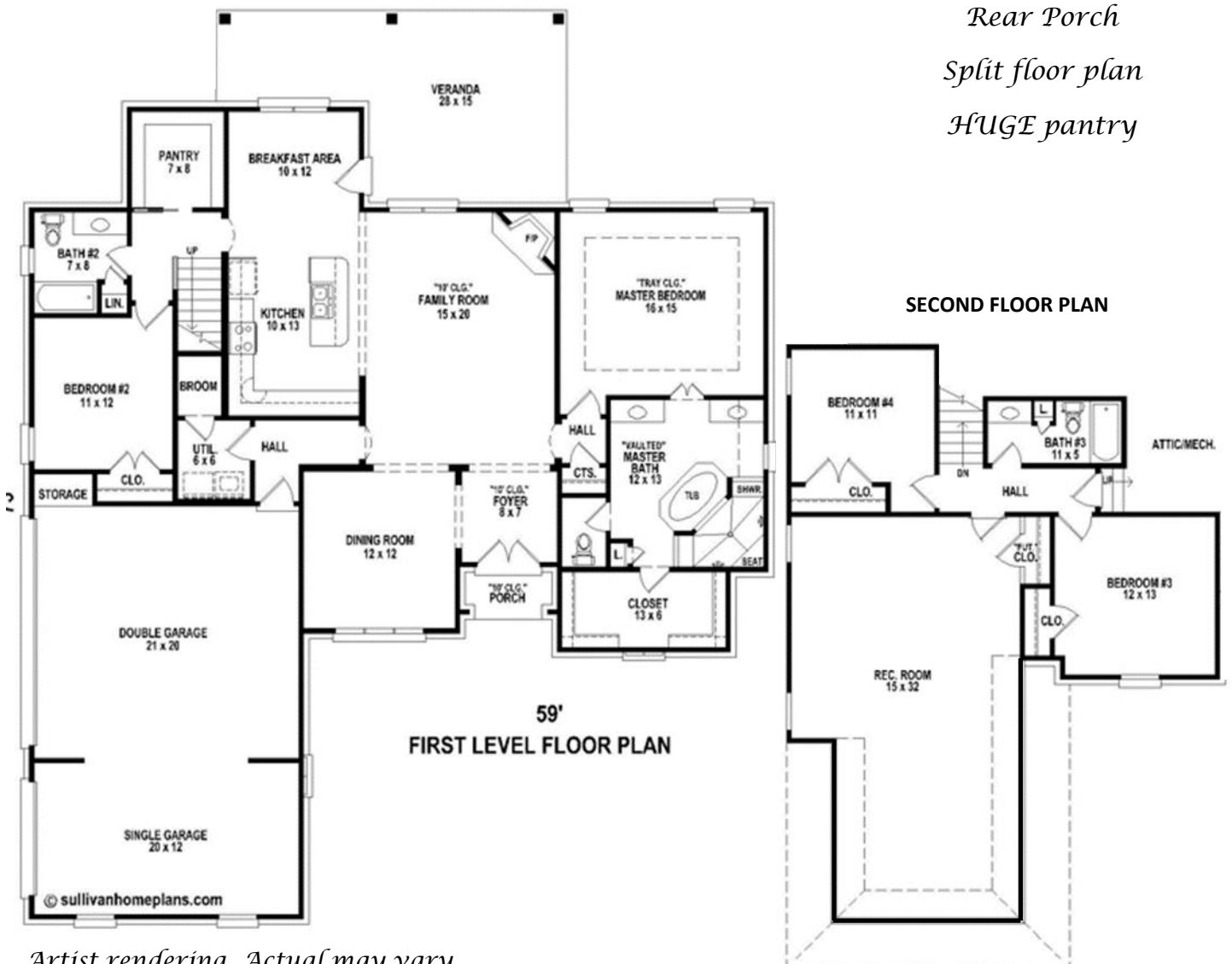
Walk-Through Shower

3 Car Garage

Rear Porch

Split floor plan

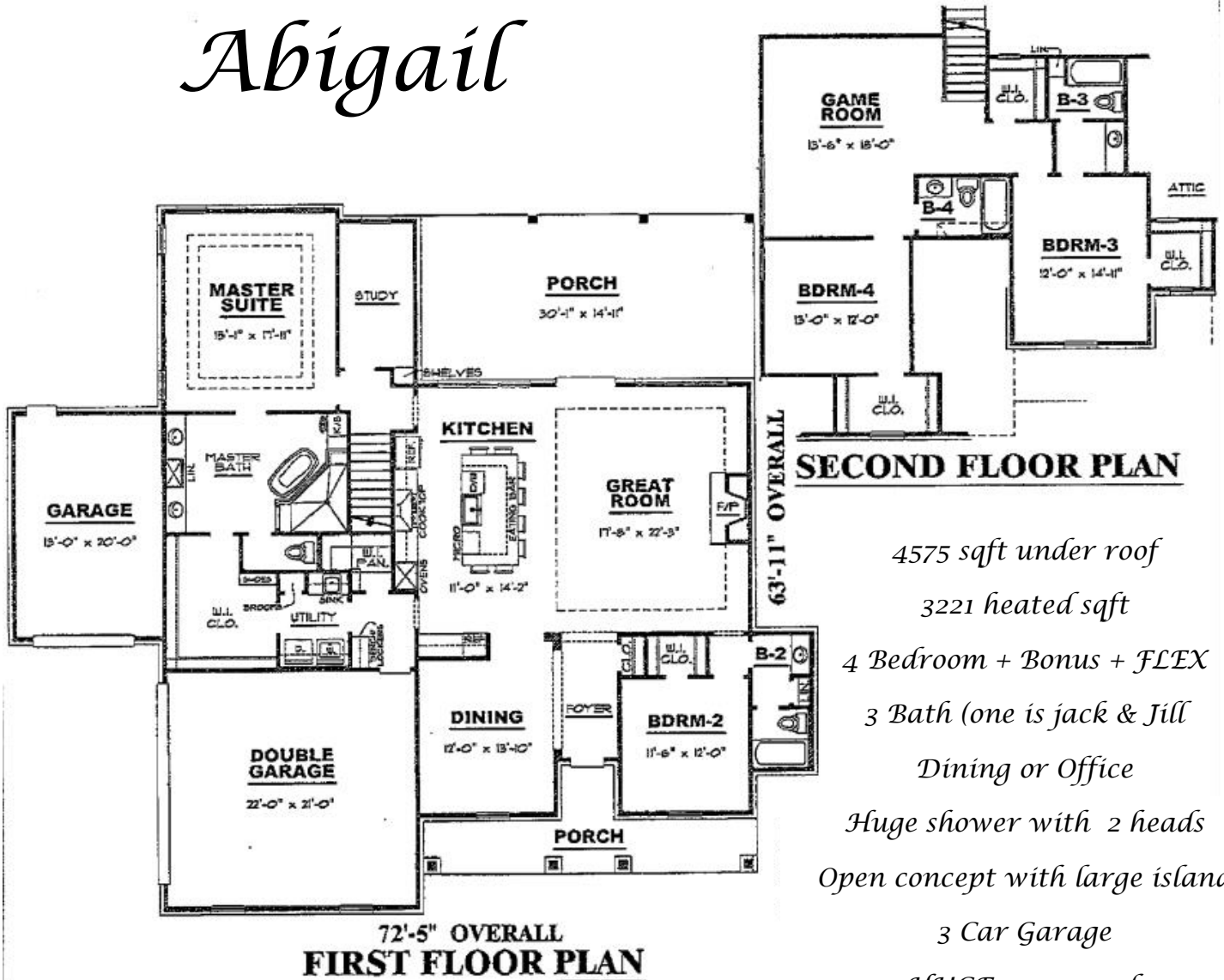
HUGE pantry



Artist rendering. Actual may vary.



Abigail



4575 sqft under roof
 3221 heated sqft
 4 Bedroom + Bonus + FLEX
 3 Bath (one is jack & Jill)
 Dining or Office
 Huge shower with 2 heads
 Open concept with large island
 3 Car Garage
 HUGE rear porch

Artist rendering. Actual may vary.



4433 sqft under roof

3360 heated sqft

5 Bedroom

4 1/2 Bath

Bonus Room

Dining or Office

3 car garage



Addison

Artist rendering. Actual may vary.



Caroline

4462 sqft under roof

3493 heated sqft

4 Bedrooms

3 Baths (1 is Jack & Jill)

Upstairs loft/study area

Dining or office

Primary has separate walk-in closets and vanities

3 car garage *one is tandem

LARGE laundry room

Covered rear porch

Walk-in pantry

Expandable (not shown)

TONS of attic space (3 walk-ins)



SECOND LEVEL FLOOR PLAN

SQUARE FOOTAGE
 2449 HEATED DOWN
 782 HEATED UP
 342 "FUTURE" HEATED UP
 789 GARAGE & STORAGE
 200 FRONT & REAR PORCHES

3151 TOTAL HEATED AREA
 3493 TOTAL POSSIBLE HEATED
 4262 TOTAL ENCLOSED AREA
 4462 TOTAL UNDER ROOF



FIRST LEVEL FLOOR PLAN

Artist's conceptions, all plans subject to change.
 CMR 10-28-15
 Artist rendering. Actual may vary.



4285 sqft under roof

2979 heated sqft

3 bedroom + Study, 2.5 bath

Unfinished bonus up

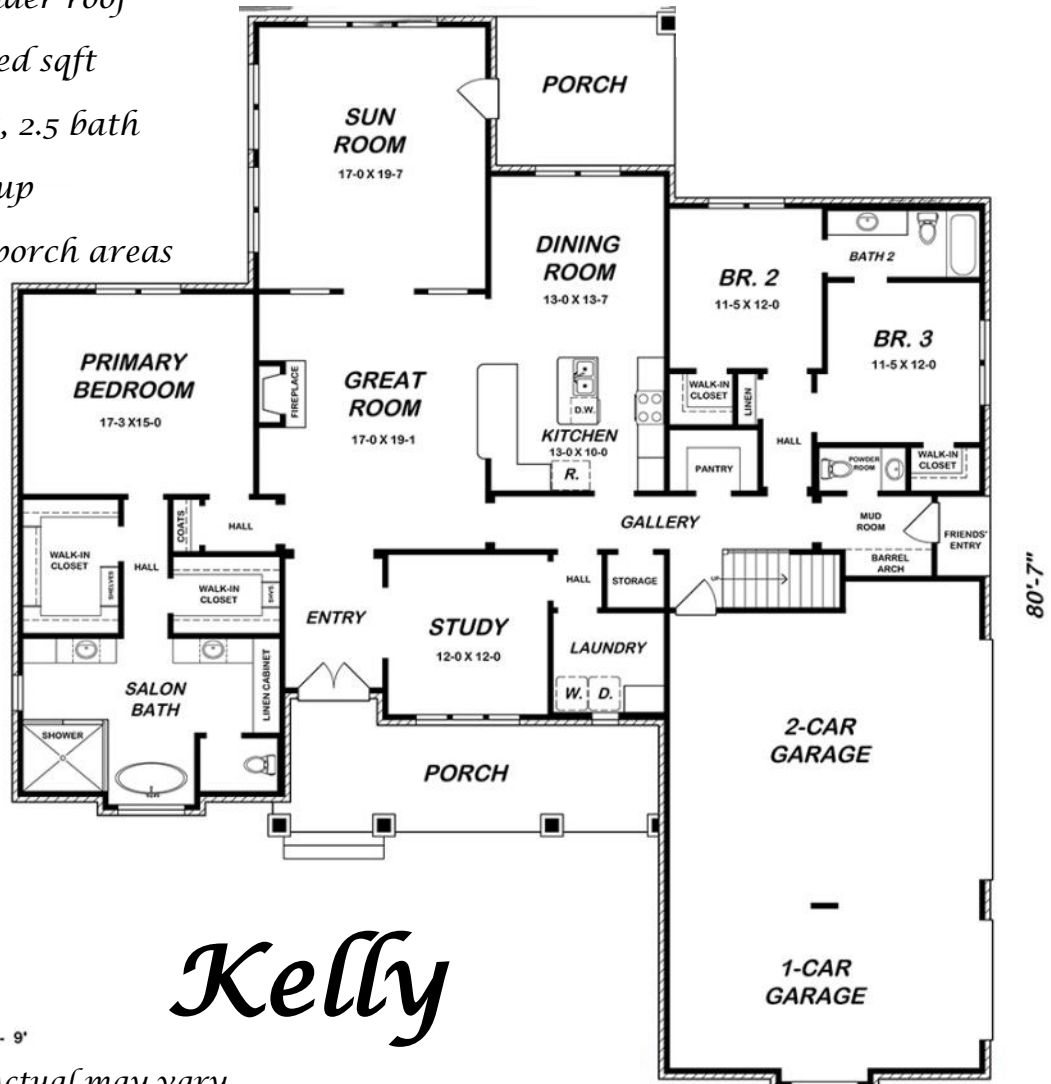
Large sunroom & porch areas

Separate vanities

Separate closets

Walk-in Pantry

3 car garage



Kelly

CEILING HT. DOWN - 9'

Artist rendering. Actual may vary.



Diana

5039 sqft under roof

3280 heated sqft

3 to 4 bedrooms + bonus

3.5 baths

Artist rendering. Actual may vary.



5009 sqft under roof

3890 heated sqft

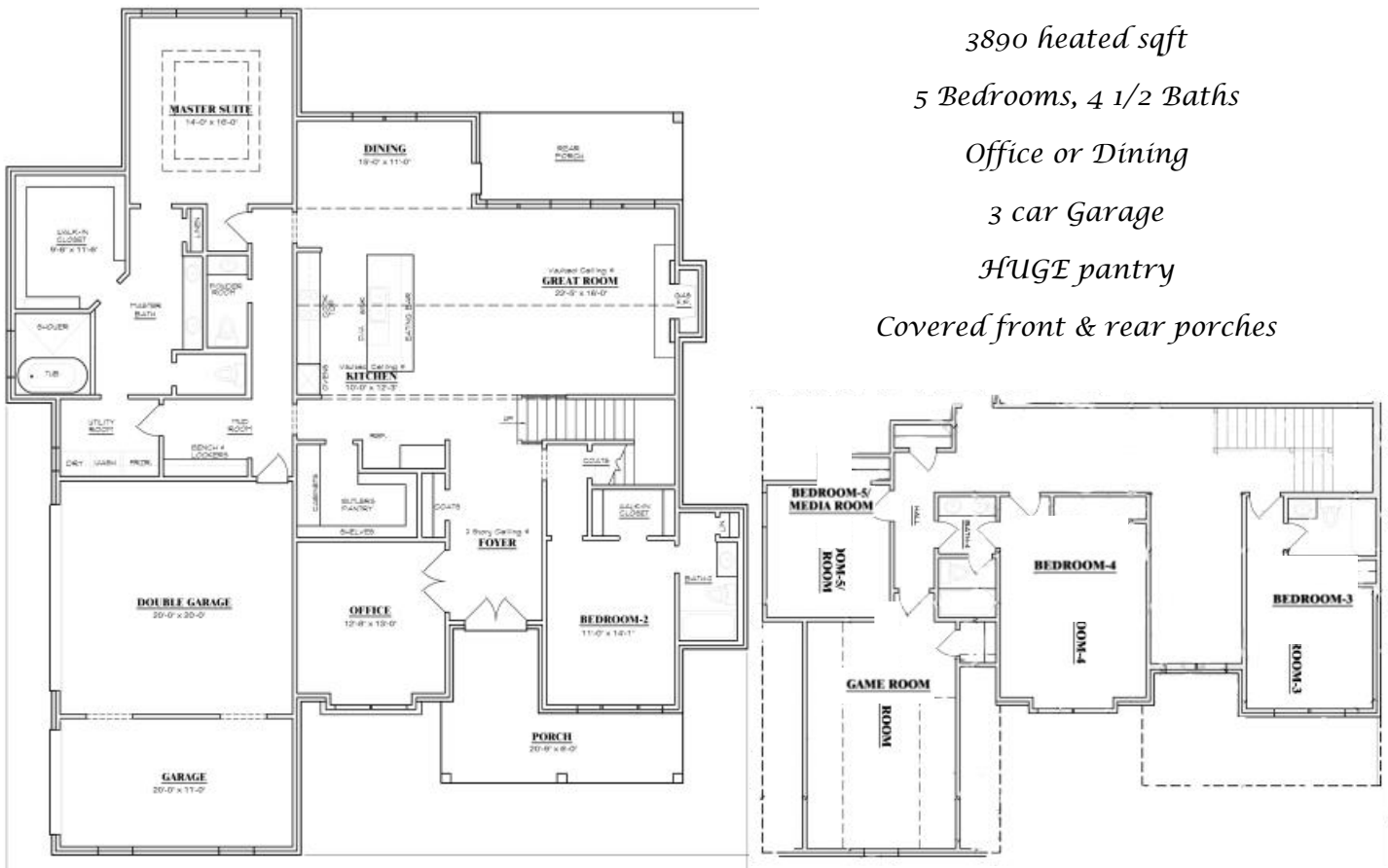
5 Bedrooms, 4 1/2 Baths

Office or Dining

3 car Garage

HUGE pantry

Covered front & rear porches



Blakely

Artist rendering. Actual may vary.