

The Groves – General Information

<u>DEVELOPER/ BUILDER</u>	Boone Homes, Inc. of Roanoke
<u>DIRECTIONS</u>	From Route 419 take 221 South. Go approximately 3.2 miles; turn left on Cotton Hill Road. Go 2 miles and take left on Monet Drive, go straight into <u>The Groves</u> and follow the Model @ signs.
<u>MODEL</u>	Unfurnished Model will change as each sells. Homes used as Models are not for sale.
<u>LOCKBOXES</u>	On Model and all homes for sale, as needed.
<u>FLOOR PLANS/ ELEVATIONS</u>	All lots, plans, and elevations available on all houses offered for sale. Call Tim Garrison, 278-1369, if you need a plan.
<u>CONTRACTS/ RESTRICTIONS</u>	Preprinted contracts and POA packets at Long & Foster South Office. Disclosure IS required and Acknowledgment of Receipt of P.O.A. Package must accompany a contract in order for the contract to be presented.
<u>DEPOSIT</u>	\$2,500 deposit for homes started on speculation. A deposit of 10% of the total contract price, payable to Boone Homes Inc. of Roanoke is required for Build Jobs. No notes accepted. **ALL OPTIONS MUST BE PAID FOR AT CONTRACT SIGNING, AS AN ADDITIONAL DEPOSIT AMOUNT OVER AND ABOVE SELLER'S STANDARD DEPOSIT AMOUNT FOR HOMES BUILT ON SPECULATION AND BUILD JOBS. When lot premiums apply, the lot premium is included in the purchase price of the home (speculation or Build Jobs) and does not have to be added in full to the amount of the deposit.
<u>LOAN APPL.</u>	All loan applications must be made within five business days of contract.
<u>TAXES</u>	\$1.13/\$100 – evaluation at 100%.
<u>HOMEOWNER'S ASSN.</u>	\$120.00 initial contribution at closing. Thereafter, \$45.00 on January 15 of each year following and \$45.00 on July 15 of each year following. Fees cover maintenance of entrance shrubbery, walls and lighting.
<u>CLOSING COSTS</u>	Buyer pays all closing costs.
<u>CONVENIENT LOCATION</u>	
<i>Schools:</i>	Roanoke County Schools – highest overall academic rating in the entire Roanoke Valley Penn Forest Elementary School.....5.8 miles Cave Spring Junior High.....2.0 miles Cave Spring High School.....4.0 miles
<i>Major Hospital:</i>	Lewis Gale Hospital.....6.5 miles Carilion Roanoke Memorial Hospital.....8.4miles
<i>Major Grocery Store:</i>	Kroger Supermarket, open 24 hrs./day.....2.8 miles
<i>Major Shopping Center:</i>	Tanglewood Mall.....4.3 miles
<i>Recreation:</i>	Roanoke Athletic Club.....4.3 miles
<i>Center of Downtown Roanoke:</i>8.3 miles
<i>Roanoke Regional Airport:</i>13.8 miles
<u>UTILITIES</u>	Public Water and Sewer Underground Gas, Electric and Cable Digitally wired for phones in all bedrooms and kitchen (basement where applicable) Digitally wired for TV Cable in all bedrooms and family room (basement where applicable)
<u>MAILBOXES</u>	One standard design and color installed at no expense to Purchaser by Builder
<u>HEAT & AIR</u>	Gas piggy-back heat pump.
<u>ROADS</u>	State maintained.
<u>CURB AND GUTTER</u>	Throughout the community.
<u>STREET LIGHTS</u>	Entire community is accented with street lights maintained by the Homeowners' Association.
<u>COLOR SELECTIONS</u>	Selection appointments for all exterior and interior colors will be coordinated with Pam Humphrey, Boone Homes, Inc. of Roanoke, 278-1363.
<u>WALK THROUGHS</u>	Selling agent to schedule through Pam Humphrey, Construction Asst., Boone Homes, Inc. of Roanoke, 278-1363.
<u>CLOSINGS</u>	Purchaser may retain own attorney at Purchaser's expense.
<u>COMMISSION</u>	Seller pays 3% to Selling Agent, based on original contract price or final settlement price, whichever is less.
<u>LISTING AGENT</u>	Call for assistance/additional information: Tim Garrison, New Homes Manager, 278-1369.

Disclaimer: Sizes approximate/price subject to change/materials subject to change. ALL allowances include materials, tax and shipping. ALL interior selections may be made by Purchaser only if not chosen or already ordered by Seller/Builder. The artist rendering on each job page is a likeness, constructed home may vary in appearance.