



Ranieri Run

The Jamestown

Elevation 2

Elevations are shown with options.



Base Home

1st Floor – 1,864 sf

One level living! This home comes with three bedrooms on the 1st floor plus an Office/Dining Room and a Great Room. You have the option to combine the Office/Dining Room with Bedroom 3 to create a 2nd owner's suite on the 1st floor. The basement can be finished to add a Recreation Room, a Play Room and another bedroom and bath.

The Elevation 2 rendering shown is an upgrade. Elevation 1 is standard. The garage door shown above is not offered at Ranieri Run. The only garage door offered is a white garage door. The front door shown is not the front door offered. See the sales manager for the standard front door at Ranieri Run and available upgrades. There will be no keystones in the circular vent shown in the gable over the garage.



Ranieri Run

Brochure Floor Plans and Brochure Elevation Disclaimers.

- Seller reserves the right to make changes without notice or obligation.
- Illustrations are an artist's conception and may vary in detail from specifications.
- Room sizes and square footages are approximate and based on the architect's design documents. Actual dimensions will vary.
- Illustrations and floor plans are shown with features that may be optional in different neighborhoods. This applies to all items, including but not limited to floor coverings, windows, fireplaces, baths and rooms. Consult the standard feature sheet and the sales consultant for the standard features in your neighborhood.
- The homes do not come with any furniture or area rugs, furniture shown is for illustration and scale purposes only.
- The brochure floor plan and elevation will be attached to the contract of sale for each home and marked to show which features on the floor plan are included in each specific home.
- Each basement will come with two (2) standard windows. One of these windows will be an egress window. If an area way exit is purchased, two other windows are still included, but in this case neither of them will be an egress window unless an optional egress window is selected and added to the contract.
- The locations of the HVAC systems, hot water tank, sump pump and other equipment are subject to change at the Seller's sole discretion.
- Front doors and garage doors shown on the renderings may or may not be the standard front doors for your specific neighborhood. Check with the sales manager or the standard feature sheet to confirm the standard style of front door or standard style of garage door.
- Window grid patterns vary from project to project. Check with the sales manager or the standard feature sheet to confirm the window grid pattern for your neighborhood. At Ranieri Run, the model home has the standard window grill pattern.
- The kitchen floor plans show a cabinet and appliance layout that may not be accurate and may show features or appliances that are optional. The Sales Manager will have cabinet drawings that show the cabinet layout and appliance locations along with standard and optional appliances for your specific community.
- Check with the sales manager to confirm which columns shown on the plans are required and which columns are optional.
- The number of steps from the home into the garage vary from home to home. The grading of the lot will dictate the elevation of the garage floor, which will determine the number of steps in to the home. The number of steps shown on these floor plans is an example and not a representation of the number of steps in any particular home. If additional steps are required, they may infringe on the adjacent garage parking space and affect the ability to park a large vehicle in that location.
- The basement comes standard with a 3-piece basement bath rough-in. This rough-in will be installed at the bathroom location shown on the optional finished basement plan.
- The layout of the Utility Room shown on the plans may vary. Exact location of all equipment will be determined at the sole discretion of the Seller.
- The washer, dryer and laundry tub shown on the 1st floor are optional.
- The door on the side of the garage is optional.
- All items shown with dashed lines are optional.
- All fireplaces are optional.
- This Jamestown brochure is a preliminary version and subject to change without notice.
- Shake siding in the gable of Elevation #3 is optional.



Homes Built by Sturbridge Willows Road LLC; MHBR #7509
Sales by The Pinnacle Real Estate Company – Agent for Seller



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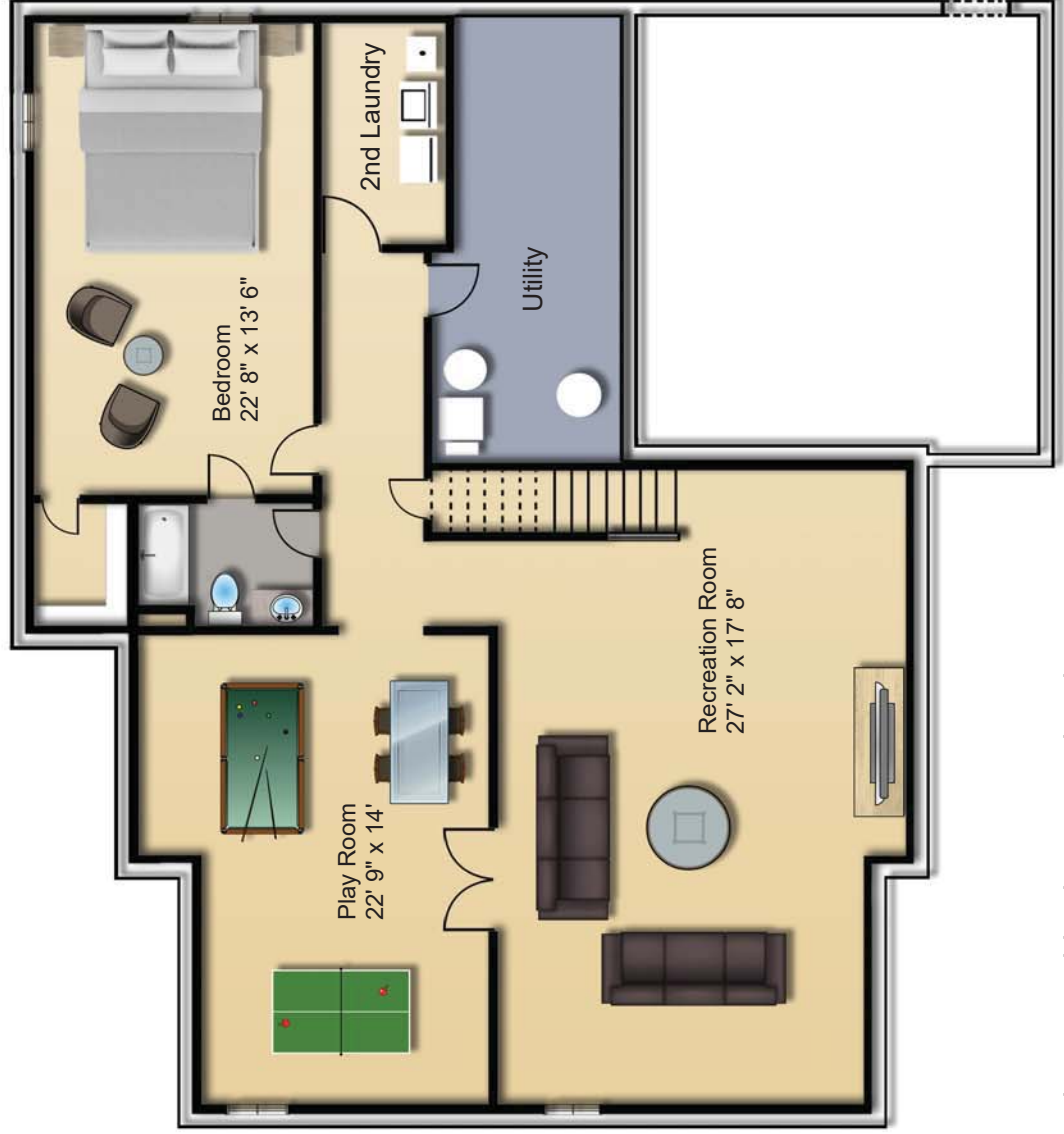
Elevation 1

Elevations are shown with options.



Elevation 1 is standard. The front door shown is not the front door offered at Ranieri Run. See the sales manager for the standard front door at Ranieri Run and available upgrades. There will be no keystones in the circular vent shown in the gable over the garage.

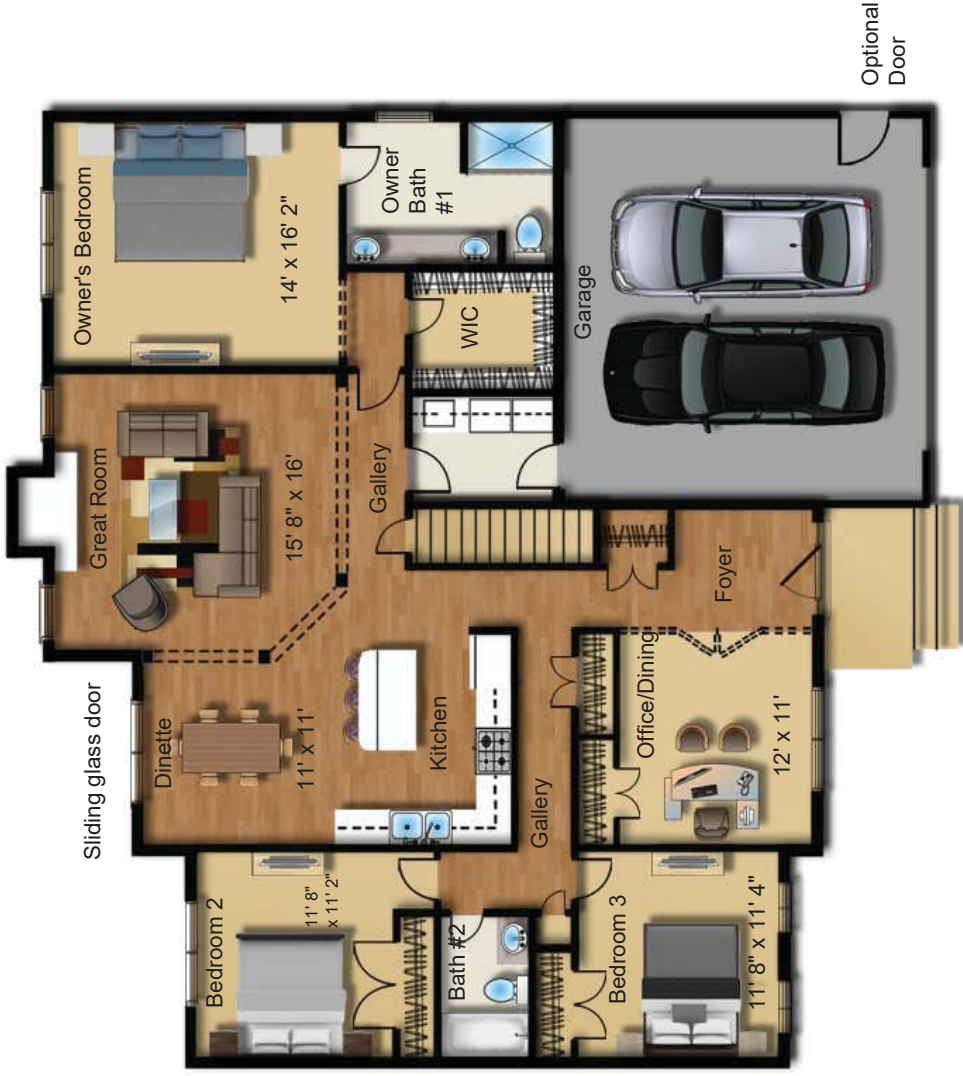
Jamestown Model Finished Basement Plan



Ask sales manager for locations of optional area way exits.

All rooms shown on this plan are optional.

Jamestown Model Main Level



Owner Bath #2

