

TERRA ALTA ESTATES

**SINGLE FAMILY HOMES
AND
SINGLE FLOOR CONDOS**

**MAINTENANCE-FREE LIVING JUST OUTSIDE
FRANKLIN ESPECIALLY ATTRACTIVE TO
“EMPTY-NESTERS” AND INDEPENDENT
SENIORS**

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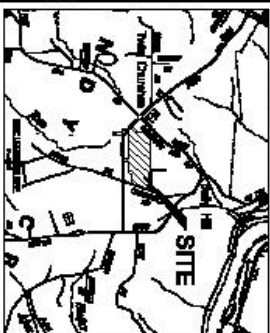


The Lifestyle.....

Terra Alta Estates

- ❑ Terra Alta Estates, located close to Franklin, is a planned and maintained community especially well-suited to empty-nesters and independent seniors.
- ❑ Terra Alta Estates offers a safe and carefree lifestyle to those seeking to simplify and downsize.
- ❑ We offer a wide range of floor plan choices as well as a selection of options and upgrades to make each home unique.
- ❑ Available home options include condominiums and single family homes.
- ❑ Terra Alta Estates offers superior amenities for our residents including low-impact walking trails and a large forested recreation area.
- ❑ Terra Alta Estates is a maintained community. Community maintenance such as lawn care, landscaping and snow removal is handled by the Homeowners and Condominium Association.
- ❑ Phase One is under construction now.

TERRERA ALTA ESTATES



PLANNED RESIDENTIAL DEVELOPMENT

- 7 SINGLE FAMILY HOMES
- 4 DUPLEX UNITS
- 40 QUADPLEX UNITS

PRD LOT AREA: 25.80 ACRES
 REMNANT LOT AREA: 36.48 ACRES
 PRD OPEN SPACE AREA: 12.8 ACRES (50%)
 DVA/CRE: 1.99

OTHER FEATURES:

- ALL PUBLIC UTILITIES
- TOWNSHIP-MAINTAINED ROADS
- COMPREHENSIVE STORMWATER MGMT.
- HOMEOWNERS/CONDDO ASSOCIATION
- COMMON MAINTENANCE-MONTHLY FEES

DEVELOPMENT BY:

TERRA ALTA
 PROPERTIES, LLC.



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The Team.....

Terra Alta Estates

- Terra Alta Properties LLC consists of three technical, detail-oriented and quality-focused partners.

- The intricate details of extensive planning/permitting, road construction, sewer and water lines, stormwater management, landscaping design, walking trail placement and all of the other aspects of this development have been guided directly by the partners in conjunction with Gateway Engineers – not simply relegated to an engineering firm. We have a personal commitment to this project and have designed Terra Alta to be a quality environment in which we would live.

- During construction, these same three technical, detail-oriented professionals will be overseeing what happens on-site.

- This said, you can see that quality and attention to detail will be assured.

The Builder.....

Terra Alta Estates

- Terra Alta Properties LLC will be the Developer for all phases of the Terra Alta Estates development.
- Condominiums and single family homes of modular construction are being offered. These homes are built by Structural Modulars Inc. in Clarion, Pa. (www.smihomes.com).
- Floor plan designs of the condominiums are limited to several choices, although interior walls can be moved to suit the customer's wishes. Single family home floor plans are limited only by the imagination of the buyer.
- In addition, if the purchaser of a single-family home lot wishes, they can request to use their own builder , pending approval of the builder and the design by Terra Alta.

The Building Process.....

Terra Alta Estates

- Terra Alta will provide to you copies of the various floor plans we have available along with base model prices. Floor plans of our four condominiums are fairly firm, although interior modifications including wall placement can be accommodated at additional cost. Floor plans of single family homes can be changed to suit individual tastes.
- You can reserve a lot or unit by entering into a Deposit Agreement and making a small deposit. This deposit is fully refundable and will provide the basis to retain your lot/unit within our development until a formal sales contract is established.
- Terra Alta will then work with you to determine what floor plan best suits your needs and meets your budget. This will include selection of the number of bedrooms, bathrooms and other features desired.
- Terra Alta will then review the list of options with you such as types of appliances, cabinetry and countertops, flooring, wall coverings, bathroom fixtures, etc.....
- Finally, Terra Alta will arrange a meeting involving you and the builders. During this meeting, we will review all of the choices and selections you have made and finalize a price with your selections included. We will also review the change/work order authorization process, discuss the initial walk-through, 90 day and 1 year warranty service and discuss closing details.

The Building Process.....

Terra Alta Estates (cont'd)

- With all of this completed, you will work with our Real Estate Attorney in Franklin. He will assist you with the paperwork required to obtain financing and start construction. He can also provide the necessary paperwork and documents to the bank of your choice to assist with the financing process.
- When you receive written confirmation from your bank approving the necessary financing, you then sign a Purchase & Sale Agreement with Terra Alta and you will be provided a firm date for start of construction.
- During the construction process, Terra Alta will provide to you routine and scheduled updates regarding construction progress. In the case of a single family home, payments to Terra Alta will be made under the terms of the loan agreement with your bank. Condos are paid for in full at closing.
- One month before closing, we will provide all necessary paperwork to the escrow agent for review.
- Before closing, you will meet with us at your new home and conduct a Pre-Closing Inspection. You will be given a detailed orientation of the operation of your new home and any final items needing finished will be identified and addressed. All utilities will be connected and operational prior to closing.
- Closing is anticipated to occur within 120 days after the start of construction. Terra Alta gives each homeowner a 90 day warranty and a one year builder's warranty.

Standard Features.....

Terra Alta Estates

STRUCTURAL/EXTERIOR

ROOF TRUSSES @ 24" O.C. (LOAD AS REQUIRED)
10" GABLE & EAVE OVERHANGS
5/12 ROOF PITCH 2- STORY AND RANCH MODELS
12/12 ON CAPE CODS
5/8" O.S.B. ROOF SHEATHING
OWENS CORNING 30YR ARCHITECTURAL SHINGLES
30LB FELT PAPER
ICE GUARD
R-30 – KRAFT FACED FIBERGLASS INSULATION / CEILING
SHINGLE OVER RIDGE VENT
2 X 6 EXTERIOR WALLS @ 16" O.C.
CERTAINTED VINYL SIDING OR ALCOA WITH HOUSE WRAP
R-19 KRAFT FACE FIBERGLASS INSULATION / WALLS
SIMONTON DOUBLE HUNG DOUBLE TILT VINYL WINDOWS INSULATED
LOW "E" GLASS AND FULL SCREEN WITH ARGON
1-3/4" INSULATED EXTERIOR STEEL DOORS WITH
THRESHOLD COVERS
36" FRONT DOOR, 6 PANEL W/KWIKSET LEVER PRIMED WITH
THRESHOLD COVERS
36 REAR DOOR, 9 LITE W/KWIKSET LEVER PRIMED WITH
THRESHOLD COVERS
8'-0" HIGH SMOOTH FLAT CEILING T/O
SATIN NICKEL HARDWARE

FLOOR SYSTEM

24'-0" WIDE MODULES: 2 X 8 JOISTS @ 16" OC
OVER 24'-0" WIDE: 2 X 10 JOISTS @ 16" OC
3/4" O.S.B. TONGUE & GROOVE SUBFLOOR GLUED & SCREWED
36 OZ. SHAW WEAR DATED CARPET
7/16" (6LB) PADDING
CONGOLEUM VINYL FLOORING
1/4" UNDERLAYMENT IN KITCHENS, BATHS, FOYERS AND LAUNDRY

INTERIOR

DOUBLE MARRIAGE WALL 2 X 3 @ 16" O.C.
(FIRST FLOOR TWO STORY AND 4 BOX CAPES
2 X 4 @ 16" O.C.)
INTERIOR WALLS, 2 X 4 @ 16" O.C.
INTERIOR WALLS, 1/2" DRYWALL, PRIMED
1/2" HIGH STRENGTH CEILING DRYWALL PRIMED
6 PANEL COLONIST PAINTED WHITE DOORS WITH KWIKSET
LEVER HARDWARE.
POPLAR COLONIAL BASE AND CASING, PAINTED WHITE OR STAINED
FAWN OR AUTUMN
WIRE CLOSET SHELF SYSTEM
SATIN NICKEL HARDWARE
VAPOR BARRIER PRIMER PAINT

KITCHEN/BATH

ARISTOKRAFT CABINETRY OAKLAND SERIES
WILSON ART & FORMICA LAMINATE COUNTERTOPS IN
CURVE-FLO, E-TOP 1200 OR 2000
RANGE HOOD VENTED TO OUTSIDE WHERE POSSIBLE
PRICE PFISTER FAUCETS
14" SOFFITS OVER KITCHEN CABINETS WITH RECESSED LIGHT
ABOVE SINK
8" DEEP DOUBLE BOWL STAINLESS STEEL SINK
1 PIECE FIBERGLASS TUB & SHOWER
1.6 GALLON WATER SAVER WATER CLOSETS
VANITIES WITH LAMINATE TOP AND SELF-RIMMING BOWL
MEDICINE CABINETS WITH MIRROR & LIGHT
PRICE PFISTER ANTI-SCALD FAUCETS IN SHOWERS AND
TUB/SHOWERS
EXHAUST FAN/LIGHT UNIT WITH DOUBLE SWITCHES (70CFM)

ELECTRICAL

200 AMP ELECTRIC SERVICE
ELECTRICAL WIRING AS PER NEC & IRC
RANGE RECEPTACLE INSTALLED
TWO EXTERIOR GFCI RECEPTACLES
CARBON MONOXIDE DETECTORS WHERE REQUIRED
CEILING LIGHTS ALL BEDROOMS / LIVINGROOMS
ARC FAULT BREAKERS WHERE REQUIRED

PLUMBING

ALL PLUMBING STUBBED THROUGH FLOOR
VENT STUBBED INTO ATTIC
EXTRA VENT FOR FUTURE USE (RADON, ETC.)
CAPE COD MODELS HAVE 3" WASTE AND ONE
EACH HOT AND COLD SUPPLY TO SECOND
FLOOR AREA
COPPER WATER SUPPLY LINES OR PEX STUBBED
PVC DRAIN WASTE VENT SYSTEM
SHUTOFF VALVES AT SINKS AND WATER CLOSETS
DISHWASHER HOOK-UP

AVAILABLE OPTIONS

STRUCTURAL / EXTERIOR

24" OC WALLS / 16" OC ROOFS
 7 / 12, 9 / 12, 12 / 12 ROOF PITCH AND HIP STYLE ROOF
 GABLE & SHED STYLE ROOF DORMERS
 CATHEDRAL & VAULTED CEILING
 ARCHITECTURAL SHINGLES - 40yr-50yr
 SHUTTERS (COLORS / LOUVERED OR paneled)
 SIMONTON WINDOWS WITH INTERNAL GRIDS (DESERTAN OR CLAY)
 FULL LINE OF PRODUCTS FROM MULTIPLE MFGS. INCL. ANDERSEN, PELLA, ETC.
 BOW, BAY, OCTAGON, TRAPEZOIDAL, & GLASS BLOCK WINDOWS
 SKYLITES - FIXED OR OPERABLE
 ALL JELDWIN DOORS / SIDELIGHTS (PAINTED, STAINED, COMPOSITE JAMBS)
 OPEN JOIST 2000
 BRICK, STONE, CEDAR OR UPGRADED VINYL SIDING, LOG SIDING
 VINYL EXTERIOR DECORATIVE ACCENTS
 7 / 16" OSB ON ROOFS
 LARGER OVERHANGS AVAILABLE
 HIGHER CEILING HEIGHTS AVAILABLE ON 1ST FLOOR, 2-STORY, 4 BOX CAPES

INTERIOR

CARPETING (BERBER OR PLUSH)
 CERAMIC, WOOD LAMINATE, RESIDENTIAL
 VINYL TILE & HARDWOOD FLOORINGS
 INTERIOR DOORS (OAK, BIRCH, PINE, CHERRY)
 MOLDINGS (OAK, MAPLE, CHERRY)
 STAINED LIGHT OR DARK / CUSTOM STAIN COLORS AVAILABLE
 FIREPLACES; WOOD BURNING, NATURAL GAS OR LPG WITH WOOD OR MARBLE,
 SINGLE OR DOUBLE TRAY CEILING
 STONE OR BRICK SURROUNDS
 DECORATIVE ROMAN ARCHWAYS
 WOOD CLOSET SHELVING

KITCHEN / BATH

COMPLETE LINE OF ARISTOKRAFT & CUSTOM CABINETRY BY KAHLE'S KITCHENS INC.
 FORMICA & WILSONART BRAND COUNTERTOPS
 OPTIONAL STYLES (DIAMOND TOP, SQUARE EDGE, AMORE)
 SOLID SURFACE COUNTERTOPS
 UNDERMOUNT & INTEGRATED SINKS / OPTIONAL STYLES
 GARDEN TUBS WITH OR WITHOUT JETS & HEATERS
 COMPLETE LINE OF CLARION BATHWARE TUBS & SHOWERS
 COMPLETE LINE OF PRICE PEISTER FAUCETS
 CULTURED MARBLE VANITY TOPS
 PEDASTAL SINKS
 ELONGATED & HANDICAP TOILETS

MISCELLANEOUS

AIR CONDITIONING / RADIANT FLOOR HEAT / PEX HOME RUN
 INTERCOM SYSTEMS
 CENTRAL VACUUM SYSTEMS
 BRASS EXTERIOR LIGHT FIXTURES
 RECESSED & UNDER CABINET LIGHTING
 INSULATION OPTIONS (R-11 - INTERIOR WALLS /
 R-21 - EXTERIOR WALLS / R38 - CEILING)
 COMPLETE ADA COMPLIANT OPTIONS
 ENERGY STAR AND "GREEN" PRODUCT OPTIONS THROUGHOUT

THIS IS A LIST OF THE MANY OPTIONS AVAILABLE FOR YOUR NEW HOME. ASK YOUR SALES REP FOR MORE INFORMATION ON ALL OUR AVAILABLE OPTIONS.

The Homeowners Association.....

Terra Alta Estates

Terra Alta Properties LLC retained the services of Attorney Don Graham from the north Pittsburgh area to establish the Homeowners and Condominium Association.

- Attorney Graham has extensive experience with similar developments in north Pittsburgh, including the very popular Adams Ridge community between Cranberry and Mars.

- The Homeowners and Condominium Association was established to oversee and manage the maintenance of all property. Homeowners pay a monthly maintenance fee based upon the proportional maintenance requirements of each type of dwelling within the development. Eventually, the homeowners will take over control of the Homeowners and Condominium Association and govern them.

- The “common grounds” – the walking trails and open grounds will be available to all residents of the development. The costs of maintenance of the common grounds will thus be shared by all homeowners.

The Homeowners Association.....

Terra Alta Estates (Cont'd)

Single Family Home and Condominium maintenance differ slightly :

- Lawn and landscape maintenance, snow removal and paved surface care are covered at all homes and condominiums.
- Maintenance of the Condominiums additionally includes exterior home maintenance, such as window cleaning, siding cleaning and roof repair/replacement.
- Window cleaning and exterior cleaning will also be available for single family homes and will be charged based upon size of home under individual contracts.

Some of the Homeowner Association covenants will include :

- No age restrictions.
- Restrictions on pets.
- Noise / nuisance restrictions.