

DREAM HOME

Volume 3

Buyer's Guide

**TOP
TRENDS**
FOR YOUR
NEW
HOME

INSIDER
LOOK AT **12**
COMMUNITIES

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Welcome Home...

Buying a home can be both stressful and overwhelming. At Integrity Real Estate, we believe that buying a new home can and should be an enjoyable experience. That is why we developed the Dream Home Buyer's Guide. This informational resource will help you through every step of the process. Our goal is to help you buy a home that goes beyond your dreams, but not beyond your wallet.

Our Dream Home Buyer's Guide features twelve communities and five of the finest new home builders in the area. This issue will give you a better grasp of what each community has to offer and how to capture your specific home buying needs. Inside you will find a local resource guide to cutting edge products and services offered by some of the most trusted service providers in the area.

We hope this guide makes your home buying experience a much simpler, less intimidating process. Integrity is not just in our name, it is our way of doing business. We pride ourselves in serving our customers with excellence and turning dreams into reality.



Featured in this issue:

Everywhere You Want to Be

Get familiar with twelve superior new home communities in Richmond Hill and Savannah. New this year to the Integrity Real Estate lineup are Beaubrook, Shadowbrook, Abbey Lane, Southbridge, The Woods, Fairway Links, Watergrass, and Woodland Trail.

Pet-Friendly Community Tips

Take a look at our guide to finding a pet-friendly neighborhood. Times have changed and developers are welcoming your furry friends.

Making a Difference

From Horizon Homes' dancing Christmas lights to Homes of Integrity's Habitat for Humanity house and Village Park Homes' St. Jude Dream Home Giveaway – Builders are stepping up in a BIG way to make a difference.

Benefits of Buying New Vs. Used

Add up the dollars and cents of owning a new home versus a used home. Rick Fitzer highlights 10 reasons why buying new pays through savings.



Two years ago, we entered the housing market. After a long search, we couldn't find the right home to fit our lifestyle, our budget, and our hearts. And one day our awesome realtor, Penny, introduced us to Homes of Integrity. After reviewing their property portfolio and visiting some of their model homes, we decided to build our next home in the Southbridge neighborhood.

Meagan Mowry and her staff were very helpful. We wanted the house to fit to our needs. We made changes to the plan; took out walls; added a large outdoor space; changed cabinets, appliances, etc.; and our demands were always met with solutions. Even though the house was loaded with upscale products, we asked for more. Meagan not only agreed to it, she also provided us help with vendors. They worked fast and efficiently to close the house in the agreed time frame, despite a hurricane evacuation.

Finally, we moved into our dream home and could not be happier. Beautiful sunsets over the marsh are what we come home to every day. Spending time with our friends and family, sharing great memories with our children, our new home gave us the best mise-en-scene to live a good life.

Thank you Meagan!



Ebru and Mehmet Caglayan
Southbridge Residents

Visit IntegrityNewHomes.com to view more testimonials.

Upon arrival on the coastal shores of Georgia, I had a vision. My vision was to become a homeowner. With the help of my personal realtor, Lorenzo McDonald of Rawls Reality Dream Team, we set out to accommodate that vision. This would be my first time buying, so I wanted it to be a significant process. That it was, due to the fact Horizon Home Builders would be the builders of my beautiful home, The Wysteria.



Hanif Wilson
Mosswood Resident

Horizon Home Builders, alongside Integrity Real Estate, would be the epitome of dynamic duos. In the sports world they would be the equivalent to Michael Jordan and Scottie Pippen. Unprecedented championship performance, which made my transition to becoming a first-time home buyer quite easy. Jack, the superintendent of Horizon Home Builders is very knowledgeable of building homes. Realtor, Ashley McCall worked diligently to make my upgrade amendment a success. In closing I say, choose a championship building company -

Horizon Home Builders.
I'm Hanif Wilson and I approve this message!!

After being burned by another regional builder, our realtor suggested we look at Horizon Home Builders in Savannah.

From the initial sales process, to design selection, construction and closing, Horizon excelled at being communicative and reasonable on all accounts. They made the whole process very easy to follow and put us at ease.

We've been in our home for over a month now and couldn't be happier! We trusted Horizon with the largest purchase of our life, and they made sure we were pleased. Jack, the supervisor in our neighborhood, has always been very responsive and professional. Having built a home before, we knew small issues and defects were to be expected, but Horizon has dealt with them all to our complete satisfaction. If you prefer

a local builder who puts pride in their work over a national builder that only cares about their bottom line, then I suggest you take a look at Horizon Homes.



Chris Houser
Mosswood Resident



12

LOCATIONS

*we're everywhere
you want to be!*

A

Beaubrook

B

Shadowbrook

C

Abbey Lane

D

Southbridge

E

The Woods

F

Claybourn

G

Fairway Links

H

The Commons

I

Watergrass

J

Woodland Trail

K

Waterways

L

Belle Island





A NOTE FROM THE PUBLISHER

Home Ownership... What's the big deal? I get asked this question every now and then. My son is a senior in high school and hasn't really had to "struggle" thus far in his 18 years. We were having a conversation about home ownership recently that made me reflect on why I am so passionate about what we do. Did you know that the average net worth of a renter is \$5,200 and the average net worth of a homeowner is \$238,400? It is my opinion that owning a home is the first building block to securing your financial future. Sadly, home ownership today is at a record low. Home ownership is becoming harder to achieve because there are fewer and fewer affordable homes available within a commutable distance to good paying jobs. This is partly caused by an increase in labor and material costs as well as an increase in government regulations. To purchase or even rent homes in a

safe area with a good school district is becoming increasingly limited to the privileged few who can afford homes at a higher price range. The schools that rank lowest in our state are not coincidentally in areas of under-privileged lower income. How do well meaning parents help their children get ahead if they are unable to buy a home in these "elite" areas? This is the new challenge. So my son, who is deciding which college to attend, will in 4-6 years (God willing) return to the Savannah or Richmond Hill area to start his career (at the very bottom) and will likely not be able to afford to live in his hometown. Millennials are, on average, renting for more than 10 years and are likely to pay more than \$120,000 in rent before they can afford to buy their first home. As I mentioned earlier, wealth historically begins building with home ownership.

I want the most for my children (as all parents do) and I want the American Dream to be easily accessible to all who wish to achieve it. I work every day towards making the playing field equal for everyone – not just people who fit into a certain price category. While reading this issue of our *Dream Home Buyer's Guide*, I hope you interpret our magazine as the open invitation to home ownership that it is designed to be. Our sales agents share this vision of working hard to connect buyers with their Dream Home. Whether it's your first home or your last, we take this responsibility very seriously.

Sincerely,

Meagan Mowry, Publisher
Dream Home Buyer's Guide

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To inquire about advertising in future issues, contact:

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Who we are

Your new construction sales specialists. We are dedicated to assisting you in finding the ideal new home for you and your family. Our decades of new construction experience help us walk you through the building process with ease.

What we do

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- Specialize in listings, we can help you through the home selling process
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- Offer property management services



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Inspired Interiors

Less is more. Current home trends are emphasizing open, simple and smart design. A clean and organized space can have a calming effect, which every home should strive for. In a busy world, our home should be our happy place – to revel, relax and recuperate. Here are a few ways to refresh your living spaces to achieve exactly that.



Large Subway Tile will be trending in 2019. Beautiful white tile texture is a great compliment to an all-white kitchen, where subtle changes in shape break up the space without disrupting the flow.

Modern Hardware can make all the difference. A modern and minimalistic approach to kitchen hardware emphasizes clean lines and can refresh current cabinets.



**Freestanding
Tubs** and walk-in shower combinations are becoming more popular. Why wouldn't they be?

A soaking tub will elevate your master bathroom retreat to an oasis, as they are the epitome of relaxation. Not only does a tub offer elegance, it is an important feature when maximizing the value of your home.

A great way to unify the bathroom is by using tile to create cohesion.

Fireplaces are getting a make-over. Simplified by removing both the hearth and mantle, there is no place for clutter – just beautiful clean lines. Want to elevate this focal point? Add some texture with shiplap.

Shiplap isn't going anywhere. This versatile material achieves satisfaction by adding raw, organic focal points to clean white spaces.



Faux Wood Beams have an ability to transform a space, making it both cozier and more inviting. Made from a high-density polyurethane, these beams resemble real wood but cost and weigh less, which makes them easy to install and budget friendly. Look for marrying rustic with modern in 2019.



 **THE COMMONS**
AT RICHMOND HILL

The Commons at Richmond Hill is a community for the future. Situated on 273 wooded acres in the City limits of Richmond Hill, The Commons features a variety of contemporary townhomes as well as single family residences nestled in the untouched nature of Richmond Hill. You will find pop up leisure areas - featuring community fire pits and hammocks, the venue for your family's cherished memories. This pet friendly community offers pet stations, a fenced pet park and sidewalks throughout. Our large zero entry pool and recreation area features a grilling station, a fitness facility, table tennis, and other entertainment features. The Commons is proud to welcome 519 families to call this unCommonly innovative community their home. Our model home is open seven days a week, located at 219 Waybridge Way, Richmond Hill.

now
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The Nature of **COMMON** *joy*



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 **THE COMMONS**
AT RICHMOND HILL

Bellesara Townhomes

Bellasera Townhomes are today's rare find in townhomes. Two of our three plans offer master bedrooms on the main living area and feature a coveted two-car garage and an optional fourth bedroom with prices starting in the high 100's. Live large while among the untouched nature of this conveniently located Richmond Hill community. Turnkey living appeals to so many of today's active buyers of all ages. When buying a townhome, you do not have to sacrifice your privacy or your coveted closet space. Make Bellasera at the Commons the venue for your family's cherished memories. Come experience our Uncommonly modern and nature-centered community today. Our model home is open seven days a week, located at 219 Waybridge Way, Richmond Hill.



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THE COMMONS AT RICHMOND HILL

Ainsdale Townhomes Starting at \$177,900

Ainsdale Townhomes are today's rare find in townhomes. These exciting new designs feature oversized bedrooms, spacious modern kitchens, wide open living spaces, and an abundance of natural light. Plus, these homes include fabulous standard features such as vinyl plank flooring, granite kitchen countertops, luxurious tiled master showers, and much more. Prices starting in the high 100's. Live large while among the untouched nature of this conveniently located Richmond Hill community. Turnkey living appeals to so many of today's active buyers of all ages. When buying a townhome, you do not have to sacrifice your privacy or your coveted closet space. Make Ainsdale at the Commons the venue for your family's cherished memories. Come experience our Uncommonly modern and nature-centered community today. Our model home is open seven days a week, located at 219 Waybridge Way, Richmond Hill.



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THE COMMONS

AT RICHMOND HILL

Placid Townhomes

Placid Townhomes are today's rare find in townhome living. Offering two plans with master bedrooms on the main floor with large loft area upstairs, and one with a guest bedroom downstairs and all other bedrooms upstairs. Live large while among the untouched nature of this conveniently located Richmond Hill community. Starting in the low \$200s. When buying a townhome, you do not have to sacrifice your privacy or your coveted closet space. Placid Townhomes offer large three and four bedroom floor plans with square footage ranging between 1,995 sq.ft. and 2,288 sq.ft. Make Placid Townhomes at the Commons the venue for your family's cherished memories. Come experience our Uncommonly modern and nature- centered community today. Our model home is open seven days a week, located at 219 Waybridge Way, Richmond Hill.



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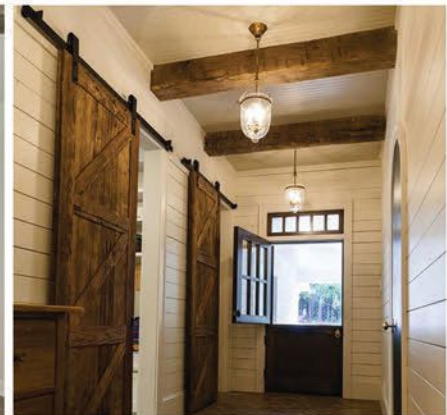
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THE NEW RICHMOND HILL GOLF CLUB

T

he Richmond Hill Golf Club is located in the heart of historic Richmond Hill, Georgia. Scheduled to open in September, the Club will feature a newly renovated golf course with a design that golfers of all skill levels will find both fun and challenging. Boasting a unique par 71 layout, the course will have four different tee combinations, challenging Georgia Tifeagle greens, Celebration Bermuda fairways, and gorgeous ponds. One of the top golf course construction companies in America, MacCurrach Golf Construction, Inc., was brought in to design and build the course. This company is committed to providing the highest level of quality and service for each of their projects. If you would like to see their impressive resume, please visit their website at www.maccurrachgolf.com.

GOLF

The clubhouse will open in September 2019, with the golf course and practice facility scheduled to open in October. Homes of Integrity and Plantation Lumber have teamed together to contract the clubhouse and facilitate the direction of the new ownership group.

The Richmond Hill Golf Club will open as a public course, then make the change to a semi-private club as we meet our member goal. The Club will support the Richmond Hill Golf Teams with a practice facility and will also host their tournaments. A Certified Professional Golf Association teaching Pro will be available for first-time players as well as advanced low handicap players who want to lower their score. The Club will also host weekly golf games, such as Senior Men's Double Bogey Blitz on Monday and Thursday, Women's Double Bogey Blitz on Tuesday, Men's Business Man Split Blitz on Wednesday, and our Famous Men's Saturday Morning Bogey Blitz.



Come join the fun and be a member at the new, redesigned Richmond Hill Golf Club. We invite you to come out and take a tour to see the changes for yourself. Call today to schedule your tour.

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The Life and Legacy of David Minning



On July 19, 2017, we lost a beloved member of the Richmond Hill community. After a courageous 15-month battle with a rare form of bile duct cancer, David Minning passed away at the age of 50. David was a loving son, devoted husband, and caring father. He was deeply respected and loved for his dedication to his family, his friends, his community, his church, and his work. In a memorial eulogy a friend said of David; "If you measured Dave's life by the quality within it, he lived to be a very old man." John Mowry, developer of The Commons at Richmond Hill, named a street in his new development Minning Loop - forever honoring his remarkable friend and the tremendous legacy he left behind.

Born in Detroit, Michigan on December 15, 1966, David was the first grandchild on both sides of his family. From an early age it was evident that David was predestined to be a leader. Throughout his life he proved to be a source of inspiration, support and guidance to his siblings, cousins, and friends. His warm personality, sense of humor, and love of life resulted in rich friendships and many fulfilling experiences. He loved spending his free time with friends and his home was a popular gathering spot for socializing, watching sports, and building strong and enduring relationships. A naturally-gifted athlete, David enjoyed playing various sports throughout his life.

In 2000, David married the love of his life, Monica. Over the next few years their happiness was richly increased as they welcomed two sons, Matthew (now 18) and Michael (16). Devoted parents, they concentrated on building a strong and fulfilling life for themselves and their sons.

Whether on the playing field or in the classroom, David's work ethic was tremendous. In 2001, he earned his Bachelor of Science Degree from Central Michigan University and began working full-time in the automotive industry. David had a dream of someday being able to combine his career with his love of flying, and in 2006 that wish came true. He accepted a job with Gulfstream Aerospace in Savannah and the family relocated to Richmond Hill. While building a distinguished career at Gulfstream, David also earned his master's degree from Embry-Riddle Aeronautical University.

A man of strong faith, Dave and his family began attending Compassion Christian Church (formerly Savannah Christian Church) from the time they moved to Richmond Hill. He loved his church and Bible study group, lived the principles of his beliefs, and took joy in sharing his faith and leading others to the Lord when opportunities were presented.



David also quickly became involved in the South Bryan County Recreation Department soccer program. He began as a coach and then took on additional responsibilities in administrative positions, allowing him to support the program and share his visions for its future. David also served as liaison between the soccer program and the Bryan County Board of Commissioners. He was instrumental in the planning and establishment of DeVaul Henderson Park, a large sports complex. Many of Richmond Hill's soccer players played for "Coach Dave" at one time or another, including his son Matthew. As Matthew developed as a soccer player, David wanted to provide his son with an opportunity to play at a more advanced level. So he and Matthew became part of the Savannah United soccer program. Once again, David contributed by coaching and assisting with administrative needs. Long drives to practices and weekend games in nearby states soon became part of the Minning family schedule, but David's dedication never wavered.

In addition to his support for the soccer programs, David was always very interested in contributing to the advancement of technology in education at Bryan County Schools. He was a STEM (Science, Technology, Engineering, and Math) advocate before the term even existed. With the full support of Gulfstream Aerospace and school administration, he set up stimulating demonstrations on career days, brought in more computers, 3-D printers, and industry-grade computerized engineering design software into the technology program. He also worked on the process of establishing a bridge between schools and local employers. His intent was to build a seamless plan for design and development of specific skill sets needed by employers, allowing graduating students to transition seamlessly into employment. David also collaborated with Richmond Hill Middle School's Principal, Dr. William McGrath, and technology teacher, Mr. John Melcher, in developing and guiding a STEM team at the school. Their efforts were well-rewarded in 2017 when the team was crowned National Champions in the NASA Student Astronaut Challenge at Kennedy Space Center.

After his diagnosis in April 2016, David's faith and consistent testimony were the comfort and strength that carried him, his family, co-workers, and friends through the dark time that loomed on the horizon. It was also during this time that he and his family began to grasp how truly enormous his influential reach had been throughout his life. The community rallied around them, providing support in any way they could.



In March 2017, a tribute night was held before a soccer game at Richmond Hill High School. It had become evident that David would not make it to see his son Matthew's senior walk. So that night, David and his family were able to take an early senior walk with Matthew. Afterward, representatives of Bryan County Board of Commissioners, Bryan County Recreation Association, Savannah United Soccer, Richmond Hill Middle School STEM Program, and the Richmond Hill High School varsity soccer team all detailed David's contributions and expressed their appreciation for his dedication and achievements.

After a large family gathering at Easter, David and his family enjoyed an all-expense-paid luxury vacation in Daytona Beach. The trip was provided by the Jack & Jill Late Stage Cancer Foundation, an organization that funds experiences for families with a terminally-ill parent. After the trip, ten of David's friends from Michigan flew down to spend time with him and enjoy the love and strong bond they had shared through the years.

In the last few weeks of his illness, David had a chance to visit Richmond Hill Middle School and its STEM team. He learned of the team's championship and held the trophy they had been awarded. Also during this time, Gulfstream held a special luncheon where David was honored as the first recipient of "The Minning," a newly-created award to be given annually to an employee that personifies the traits that made David such an outstanding employee. The award plaque is inscribed with, "In honor of an extraordinary man who taught us that we all play better as a team!" At the June meeting of the Bryan County Board of Commissioners, the Board declared June 13, 2017 to be David Minning Day. Although David was unable to attend, his sons proudly accepted the award on his behalf.

A little over a month later, David Minning went to be with the Lord. His life is a testimony to making the most of every day we are given, setting goals high, and embracing new experiences. One of David's favorite Bible verses, which perfectly exemplifies his life and legacy is, "As iron sharpens iron, so one person sharpens another" (Proverbs 27:17). His love of sports is carried on through his sons and the programs he worked so hard to support. Matthew is excelling at soccer and Michael is enjoying playing basketball with South Bryan County Recreation Department.

David's loss is keenly felt by his family and friends as they move forward without him, but they find comfort in knowing that the first words he most likely heard in heaven were "Well done, thou good and faithful servant" (Matthew 25:21).

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Carla Estep, Mortgage Banker

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“After a long search of almost a year and visiting more than eight builders and even more communities, our choice was clear: Homes of Integrity. They were the only ones who answered all of our questions clearly and were open to building our home the way we wanted. Having self-built our first house a few years ago, we know that quality is more than just looking good; It's about material selection, careful workmanship and attention to detail. Homes of Integrity has it all, with a competent and hard-working team. They went beyond our expectations, making sure at each step that there was nothing wrong and that we were satisfied. They're definitely not trying to cut corners and hide it behind a nice coat of paint and they're not named Homes of Integrity without reason! We're proud owners of a Homes of Integrity home and recommend them to anyone looking for a new house in the area.”

-Martin & Evelyn
WaterWays Township Residents

“We were looking to find the perfect home to retire in that put us close to family and the beach. My wife and I flew down to Savannah from Alaska for three days to try and find that perfect location that was matched up with the perfect realty team. On day three, we finally found that combination. Meagan and Lisa with Integrity Real Estate pointed us in the direction of Creekside and a floorplan that fit our every dream and wish. Throughout the entire building process, though most it was long distance, they strived to make sure our every wish and concern was met or handled.

Our home was completed on schedule with every issue being taken care of with the precision and care that you would expect. We could not be happier with our new home or our decision to go with Horizon Home Builders. Lisa and Meagan were right, this is an amazing neighborhood to raise a family and a great place to call home. We have made lots of friends and most importantly, so have our kids. I would highly recommend to anyone looking to build a new home who also wants excellent customer service and someone to help their dreams become a reality! Call Lisa and Meagan to help you with Horizon Home Builders of Savannah!”



-The Cameron Family
Creekside at Richmond Hill Plantation Residents

Go to www.integritynewhomes.com to view these testimonials and others.

Builder's Spotlight



Richard & Robert Flanders at Horizon Home Builders have a simple goal – to build superior homes and provide their clients with exceptional customer satisfaction. With years of construction education and experience, Horizon Home Builders has created a reputation for quality and value, giving their customers an amazing home buying experience from the beginning.

“Superior construction techniques, quality craftsmanship, and superb customer service are the hallmarks of their success.”

At Horizon Home Builders, they take pride in building a solid home for you and your community. Integrity Real Estate is proud to represent Horizon Home Builders in multiple communities in Richmond Hill.





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Lisa Richards-Reed, Realtor®

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lisa@integritynewhomes.com



Golf Course Living

Luxurious features come standard in Claybourn at Sterling Links. With lagoon views nestled in a golf community, Horizon Home Builders took great care to tailor to the consumer by eliminating the need for families to request additional upgrades or high-end options. Granite countertops, hardwood floors, crown molding and high-end cabinetry are a few of the features that are found in Horizon's new homes.

This upscale collection of homes provides one of the last remaining opportunities to own a home in a golf community. Residents enjoy affordable opulent living, charming details and convenient commutes to Fort Stewart, Savannah and Hunter Army Airfield.



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AMENITIES IN COASTAL RICHMOND HILL

THE SCENIC BEAUTY AND COASTAL AMENITIES FOUND IN RICHMOND HILL ATTRACT PEOPLE FROM ALL OVER THE WORLD. AS A COASTAL CITY WITH DEEP HISTORICAL ROOTS, THE OPPORTUNITIES FOR LEISURE, SPORT, AND EXPLORATION ARE ENDLESS.

Marinas & Boat Ramps

The scenic waterways in and around Richmond Hill provide ample locations for boating, kayaking, and canoeing. With two marinas and two boat ramps in the area, water access is readily available.

- Fort McAllister Marina is Richmond Hill's only full-service marina. It offers full-time dock attendants and is able to accommodate everyday vessels as well as yachts up to 100 feet in length. Fishing charters are also available. (912) 767-2632
- Kilkenny Marina (912) 727-2215
- Demerries Creek Boat Ramp – GA DNR (912) 756-2676
- Fort McAllister Boat Launch (912) 264-7218
- Richmond Hill Wildlife Management Area Boat Ramp (912) 262-3173
- Tivoli River Fishing Pier & Kayak Launch



Fort McAllister State Park



Located on the banks of the Ogeechee River, Fort McAllister State Park is an area steeped in both history and natural beauty. The Park showcases the most well-preserved earthwork fortification of the Confederacy, complete with cannons, a hot shot furnace, bombproof barracks, palisades, as well as a Civil War Museum for visitors to explore. Several programs are offered daily on topics such as the Civil War, soldier life, weapons, wildlife, and crafts. The Park also offers tours and holds special events throughout the year.

Nestled among majestic live oaks and salt marsh, Fort McAllister State Park provides an excellent backdrop for camping, fishing, boating, hiking, picnicking, and much more. Seven cabins sit on stilts near the marsh, surrounded by palm trees and palmettos. The shaded campground is bordered by tidal Redbird Creek, a boat ramp, fishing dock, and nature trail. A large picnic area offers river views and playgrounds, while another boat ramp provides access to the Ogeechee River.

For more information on all that Fort McAllister has to offer, call (912) 727-2339 or visit <https://gastateparks.org/FortMcAllister>.

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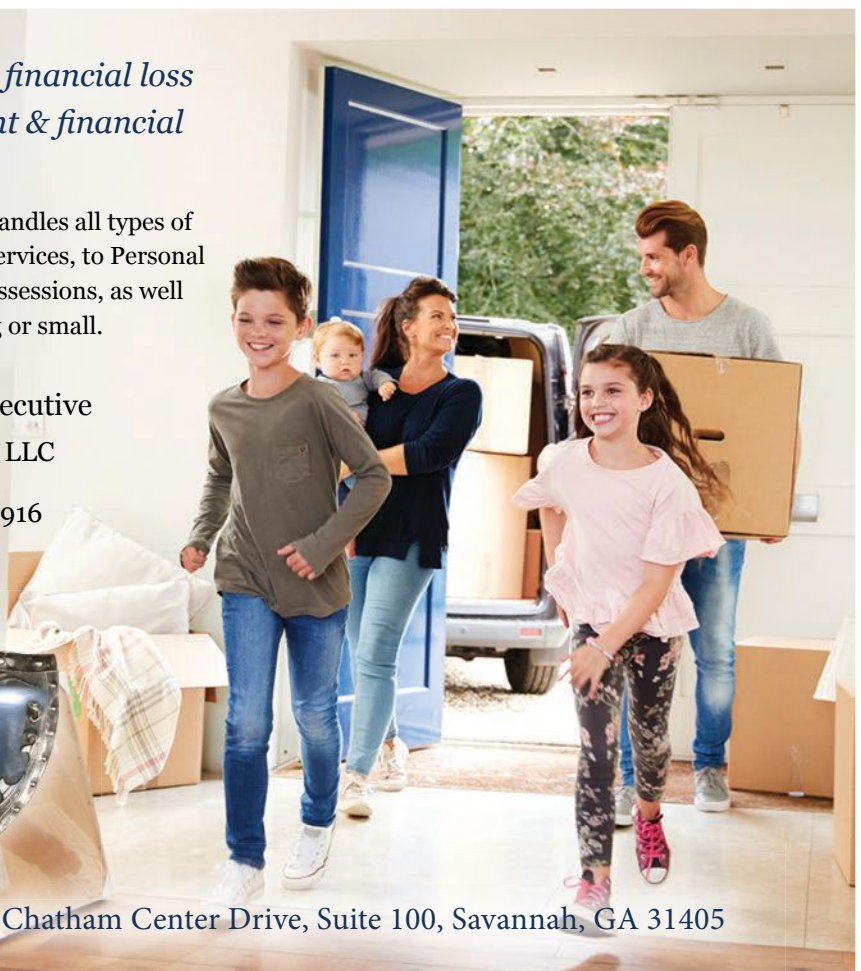
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WHY BUY A NEW HOME VS. USED HOME?

TODAY'S NEW HOMES OFFER MORE BENEFITS THAN EVER BEFORE. HERE'S A QUICK LIST OF THE TOP 10 REASONS WHY SO MANY HOME BUYERS PREFER NEW HOMES TO USED HOMES.

By Rick Fitzer

1

Design Your Dream Home, Your Way

Why settle for someone else's choices, when you can select your favorite cabinets, countertops, appliances, carpets, and flooring? Your new home should reflect your style, not someone else's.

2

Choose a Plan that Fits Your Needs

Do you want a master bedroom on the first floor with massive his and her walk-in closets? Done! Perhaps you would like a sitting room with a fireplace or french doors that open to a private patio. It's easy when you build a home YOUR WAY.

3

All New & Under Warranty

A used home likely has products that are worn out and may soon need replacing. However, your new home is comprised of brand new products that are under warranty and should offer you years of comfort and enjoyment.

4

Energy Costs & Savings

Today, new homes are far more energy efficient than homes built just five years ago. This increased efficiency provides tremendous savings month after month. Current Energy Codes require a H.E.R.S. rating to measure envelope efficiency. You will not find one on a used home.

5

Comfort & Indoor Air Quality

Today's new homes must meet stringent energy standards that were not in place until recently. These standards combine high-performance energy efficiency with state-of-the-art ventilation and air filtration. The result is year-round, draft-free comfort.



Visit us today at IntegrityNewHomes.com, or at any of our award winning communities. Our models are open seven days a week for your convenience.

6

Low Maintenance Lifestyle

Our new homes incorporate the latest innovations in low maintenance exteriors. Our brick, stone, and vinyl require minimal maintenance and protect your investment. Don't spend your time scraping and painting the exterior of a used home.

7

Resort-Style Community Amenities

Our new homes are built in contemporary, master-planned communities with resort-style pools and clubhouses. Many new home communities feature hiking trails and are conveniently located near some of the best new schools and shopping in the area.

8

Advanced Technology & Design

Our new homeWise program incorporates the latest and greatest in home technology and green building practices. Z-Wave thermostats and Schlage Z-Wave Camelot touchscreen deadbolts are just a couple of the standard features offered in our new homes.

9

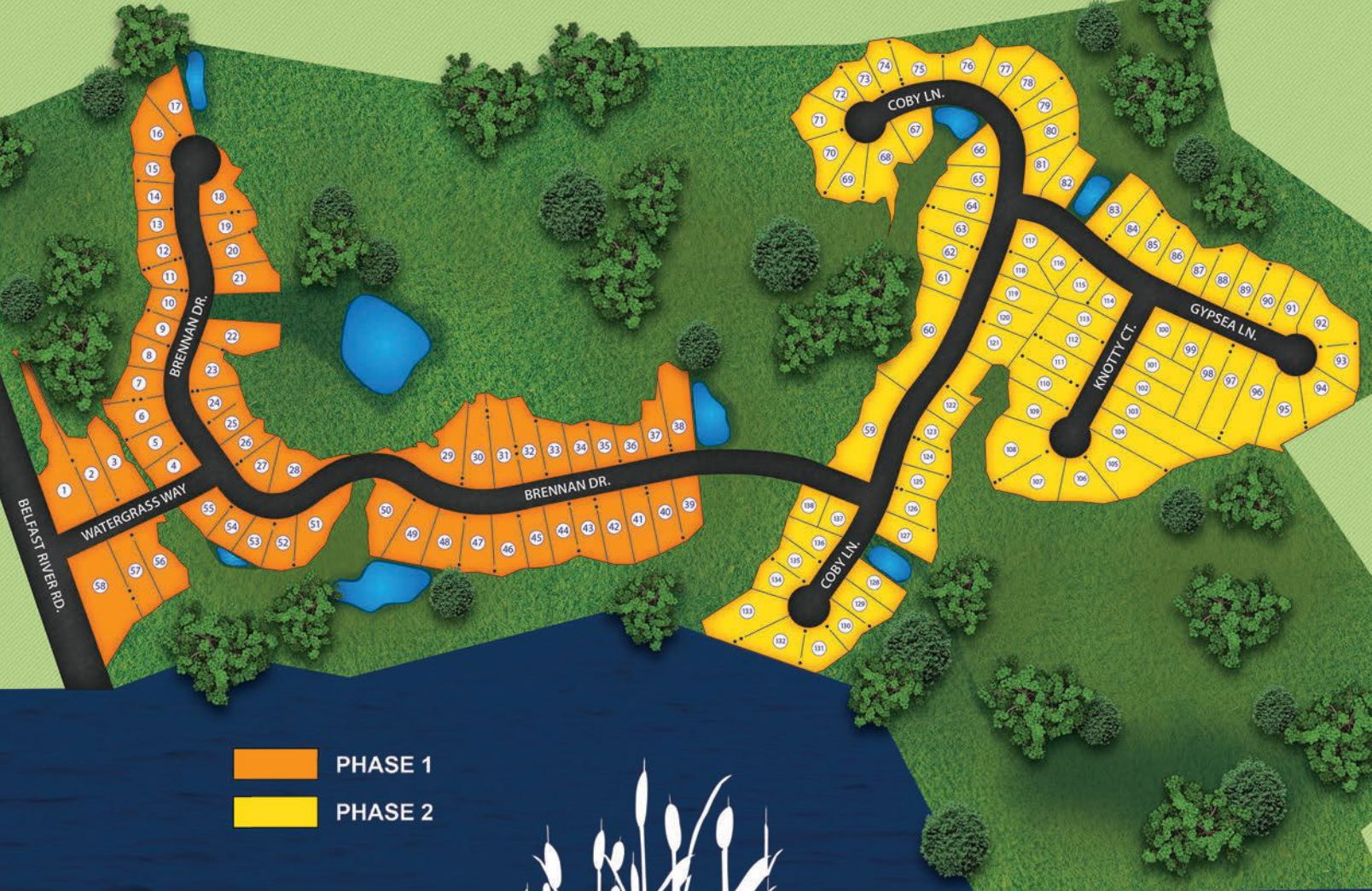
Safety for Your Family

State-of-the-Art circuit breakers and smoke detectors. Air conditioning that uses the latest environmentally-friendly coolants. Cabinets, carpets, and paints that use fewer volatile organic compounds, so that you and your family can breathe easier.

10

That New Home Feel

A used home was someone else's dream, not yours. It reflects their choices and memories. You may learn to love avocado-green appliances but more and more people are choosing to go with that never-lived-in feel.



-  PHASE 1
-  PHASE 2



WATERGRASS



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WATERGRASS

Watergrass is scheduled to complete its Model Home in July 2019, and will be open seven days a week. This new community is nestled in south Bryan County, featuring approximately 180 single family homesites and an amenities package consisting of but not limited to private community pool and complete amenity center. These new homes start in the mid \$200s with a majority of homesites that back up to a nature preserve to ensure privacy. With homebuilders local to Bryan County, this new construction is very much in tune

with what buyers want. All homes offer either all brick or James Hardie® siding. In addition, granite counter tops, stainless steel appliances and hardwood flooring throughout are just some of the home features you'll find in Watergrass. Close proximity to Richmond Hill Middle School and future Richmond Hill High School locations. As a bonus, new road construction will make getting to I-95 from Watergrass much quicker, allowing residents to shorten their commutes to both Savannah and Fort Stewart.



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ABBEY LANE

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For more information on new homes in these communities please contact Meagan Mowry, Realtor[®]



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TECHNIQUES

to Prepare Your Home for Sale



Remove clutter from your home

Start by taking down the majority of photos and wall decor, empty out closets and cabinets, and remove any furniture that makes the space feel small. This allows buyers to envision themselves living there.

Once your home is less cluttered, touch up wall cracks, secure any loose wallpaper and add a new coat of neutral colored paint. In addition, consider changing any wall colors that may only appeal to a specific buyer. Steam clean the carpets and wipe down all windows.



Clean up outside

Before putting your home on the market, make sure that it has curb appeal! Remove any dead branches from trees, prune shrubs, and edge the flower beds. Now is also

a good time to clean the gutters and check for any bee hives or wasp nests. Make sure keep up with mowing the lawn, especially before showings. Lastly, pressure wash the exterior of your home to make a great first impression on potential buyers.

Make updates that are easy and cost effective

Scan the interior of your home to see if you can make easy updates. Look to upgrade your kitchen cabinets with new hardware. See if any light fixtures make the space feel outdated and replace them.

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The 2019 St. Jude Dream Home



St. Jude Children's Research Hospital is leading the way the world understands, treats, and defeats childhood cancer and other life-threatening diseases. Since the hospital opened more than 50 years ago, treatments invented at St. Jude have helped increase the overall childhood cancer survival rate from 20 percent to 80 percent. St. Jude freely shares the discoveries it makes so that doctors and scientists worldwide can use the knowledge to save thousands more children. St. Jude won't stop until no child dies from cancer.

Families never receive a bill from St. Jude for treatment, travel, housing or food – because all a family should worry about is helping their child live. However, it costs roughly \$2 million per day to run this incredible hospital. As communities across America are helping to financially support this cause, Village Park Homes takes on this meaningful task as the 2019 St. Jude Dream Home Builder. This year, Village Park Homes was hand chosen for this coveted role and is honored to take on this meaningful task.

This year's Dream Home for the Savannah area will be located in the beautiful Rice Hope Plantation neighborhood in Port Wentworth, Georgia. Located just minutes from Pooler and downtown Savannah, residents enjoy endless opportunities for shopping, dining, and entertainment. Rice Hope Plantation

offers an array of exclusive lifestyle amenities such as a resort-style clubhouse and swimming pool complete with slide and lazy river, an expansive park with a playground and amphitheater, walking/biking trails, planned fitness center, as well as a lake for fishing and kayaking.

Village Park Homes broke ground on the Dream Home in January 2019 and construction will be completed in early spring. The 3,800 square foot home will feature 4 bedrooms, 5 bathrooms, an expansive kitchen, rear screened porch, built-in bookcases, and many other impressive details. The price per ticket is \$100 and the drawing will be held in June. To purchase tickets and learn more about the St. Jude Dream Home Program, please visit StJude.com. To learn more about Village Park Homes, please visit VillageParkHomes.com.



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Giveaway**

A GUIDE TO FINDING A PET-FRIENDLY NEIGHBORHOOD

Neighborhoods with Dogs

Other dog owners are typically more understanding of the occasional bark-fest and can relate to the responsibilities that come along with owning a pet. The best way to determine if the areas you are most interested in are pet-friendly, is to drive or walk around the area to see if there are people walking dogs. Also, look for pet-friendly signage and pay attention to whether or not streets are conducive to dog walking.



Pet Shops & Groomers

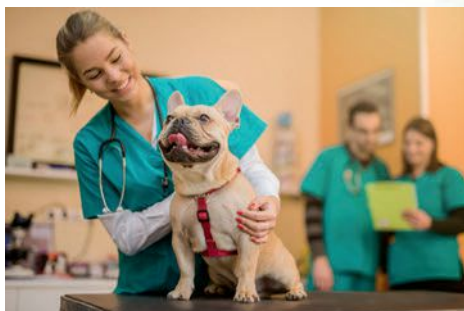
The presence of pet-oriented businesses is often a sign that other pet owners live in the area. Living in close proximity to these businesses provides many conveniences. Ask neighbors for recommendations in order to find the best groomers and boarding facilities.

Neighborhood Parks & Dog Parks

Look for nearby dog parks, waterfronts, or other outdoor recreation areas that may offer a place for your pet to get some exercise. Parks, whether specifically for off-leash running or not, provide you and your pet with a place to exercise and socialize. Check to see if parks have off-leash hours, dog runs, or grassy areas where dogs are welcome.

Sidewalks & Walking Paths

No one wants to walk on the shoulder of the road or on someone else's property, especially on late-night walks. Sidewalks and walking paths that are well lit provide a safe place for adults and children to walk the dog.



Nearby Veterinarians

Being close to a veterinary office makes getting to check-ups much easier and, when necessary, allows for faster access to emergency treatment. Also, veterinarians are typically located in areas with large populations of pet owners. In addition to asking neighbors, it is beneficial to check with local shelters and animal hospitals for recommendations.





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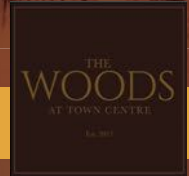
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R **REFRESH**
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G **GROUPING**
Knowing where items are saves time.

E **EYE CATCHING**
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