

Winchester COMMONS

BUYER PACKET

*AFFORDABLE TOWNHOMES
IN A MAINTENANCE FREE COMMUNITY
IN THE HEART OF WEST KNOXVILLE*



SCAN OR CLICK

EXTERIOR FEATURES

- Brick & Stone Maintenance Free Exterior
- Energy Star Windows
- Grilling Patio/Deck
- Dimensional Roof Shingles

INTERIOR FEATURES

- LVP Flooring (Main Level & Upstairs Hallway)
- LVP Stair Treads
- Ceramic Tile Bath Areas
- Tiled Master Shower
- Appliance Package (Including Counter Depth Refrigerator)
- Tile Backsplash in Kitchen
- Quarts Countertops in Kitchen and Bathrooms
- Two High Efficiency HVAC Systems
- Fiber Internet
- Smart Panel

COMMON GROUNDS

- Professional Landscaping & Maintenance
- Common Mailbox & Trash Pickup
- Area Lighting





This map is intended to illustrate the conceptual layout of the development regarding the location and identifying unit number.



Homeowners' Association

HOA DUES

\$100 per Month

SERVICES INCLUDE

Common Area Irrigation

Common Area Mowing and Landscaping

Mailbox Structure Maintenance

Parking Lot Maintenance

Sidewalk Maintenance

*The City of Knoxville services include common trash pick up,
parking lot lighting electricity, Fire and Police Protection.*



Scan or click here to view the preliminary Covenants and Restrictions.





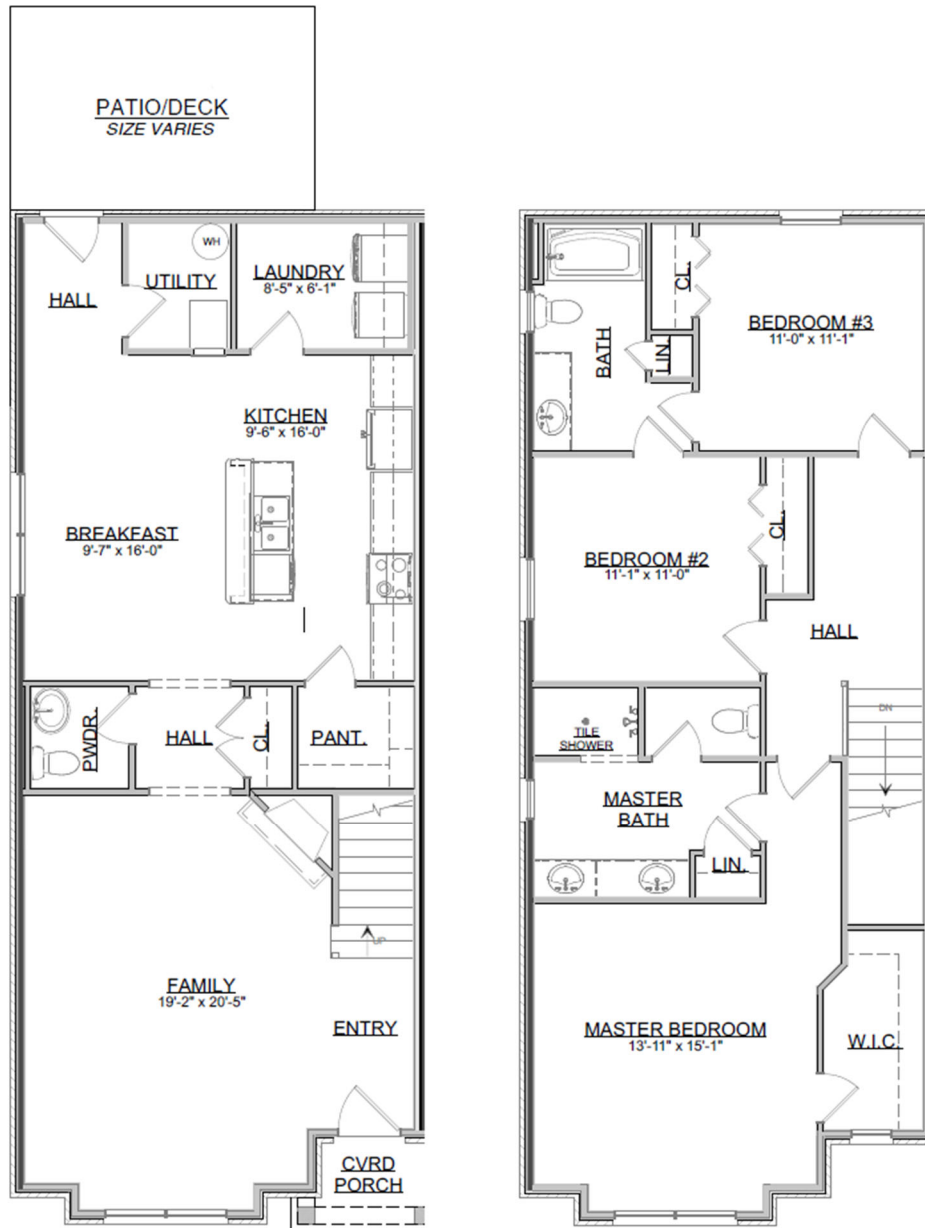
Exterior Selections

BRICK Sand Rock	MORTAR Gray	STONE Kentucky Gray	ROOF Black
WINDOWS White	TRIM White	GUTTERS Black	FRONT DOOR Black



The exteriors of all townhomes in Winchester Commons will be identical and cannot be modified by the owner. The provided rendering is an artistic depiction and is subject to change.





First Floor.....958 Sq Ft

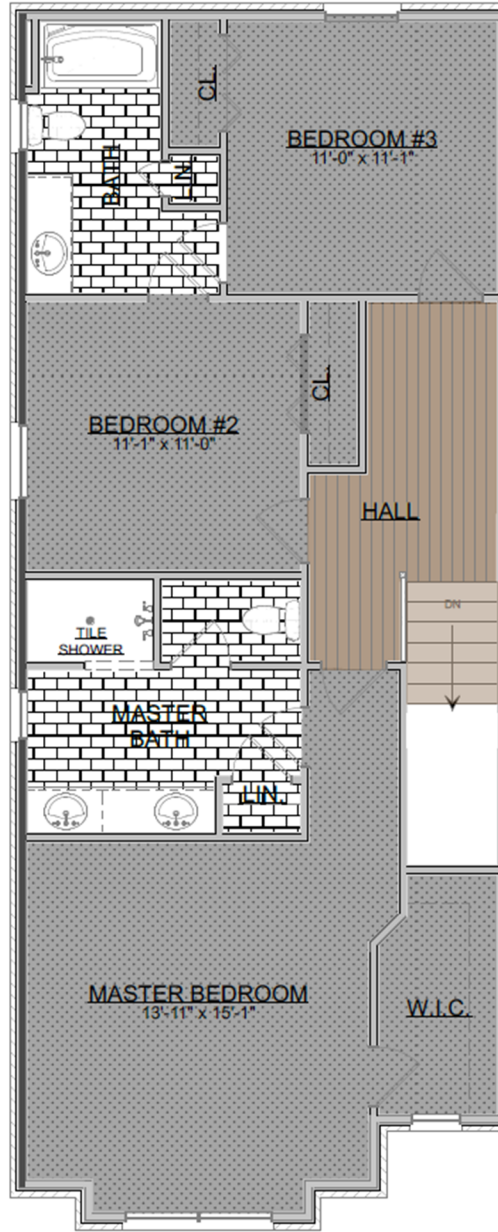
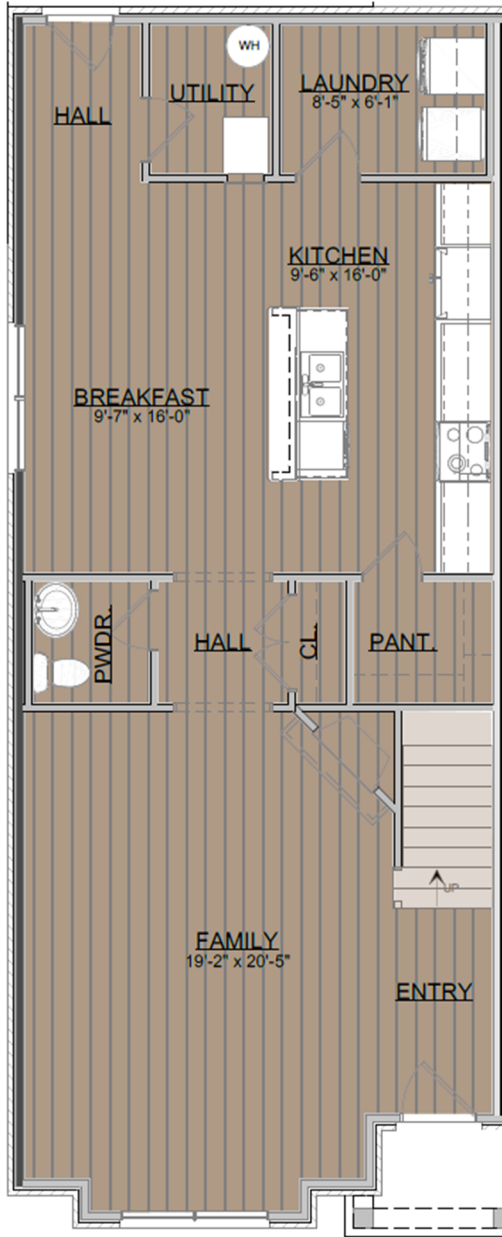
Second Floor.....910 Sq Ft

Total Living.....1,868 Sq Ft




*Stated dimensions and square footage may not be exact and should be verified by buyer.
Patio sizes will vary between units. Townhomes 13-18 will have a wooden deck.*








 **Luxury Vinyl Plank (LVP)**
Stair Treads will be LVP

 **Carpet**

 **Tile**





- | | | |
|---|---|---|
|  Can Light |  Decorative Sconce |  Bar Pendant |
|  Exterior Sconce |  Fan/Light Combo |  Ceiling Fan with Light |
|  Decorative Vanity Fixture |  LED Flush Mount | |



The Lighting Plan is a visual representation indicating the approximate positions of light fixtures and is not to be construed as depicting precise placements.

ASHEN

The Ashen package presents a modern interior aesthetic, dominated by sleek gray hues, clean lines, and minimalistic design elements for a contemporary and sophisticated vibe.



BEECH

The Beech package adopts a craftsman style interior, highlighted by brilliant white tones, natural wood accents, and crafted details that provide a bright and cozy atmosphere.



CYPRESS

The Cypress package features a traditional interior style characterized by soft browns and classic finishes, exuding warmth and timeless elegance.



Until the model home is complete, these design combinations are on display at Smithbilt Homes' Design Center and can be viewed on Sunday afternoons from 2-5 PM. No appointment is necessary.



*Each Design Package will share some common design components that cannot be altered.
Refer to the Common Elements page for the complete list.*



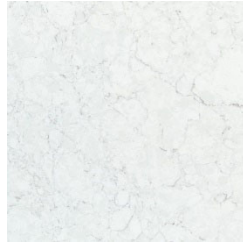
CABINETS

Winstead Stone Gray



COUNTERTOPS

Carrara Trinita Quartz



BACKSPLASH

Marlow Cloud Matte



FLOORING

Salt River LVP



PLUMBING

Woodhurst



LIGHTING

Riley



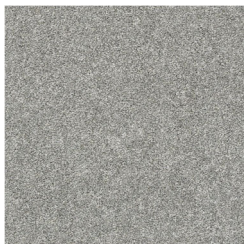
Leyden



Relic White Tile



Stone Path Carpet

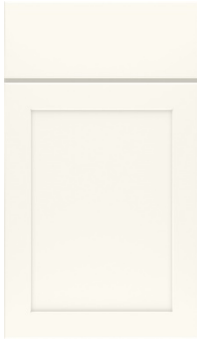


Emmeline



CABINETS

Winstead White



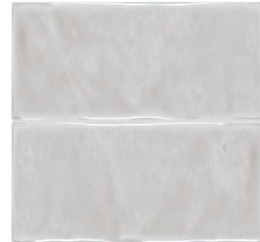
COUNTERTOPS

Eternal Statuario Quartz



BACKSPLASH

Marlow Mist



FLOORING

Driftwood LVP



PLUMBING

Kayra



LIGHTING

Hinton



Westmont Quarry Tile



Essa



Misty Harbor Carpet



CABINETS

Winstead Burlap



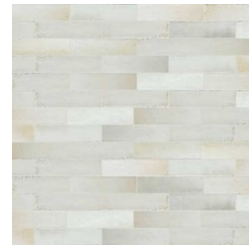
COUNTERTOPS

Calacatta Quartz



BACKSPLASH

Eden Cotone



FLOORING

Wild Dunes LVP



PLUMBING

Ashlyn



LIGHTING

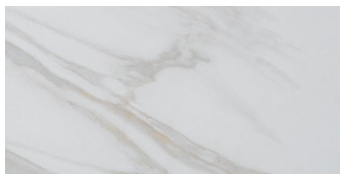
Debut



Rushton



Prime White Marble Tile



Raw Wood Carpet



Emmeline



These selections will be used in each home, regardless of which Design Package is chosen.

APPLIANCES



Refrigerator

36 Inch Wide 23.8 Cu. Ft. Capacity
Counter Depth French Door
Stainless Steel with PrintShield



Range

30 Inch Wide 6.4 Cu. Ft. Slide-In
Electric Range with 5 Cooking
Elements
Stainless Steel



Dishwasher

24 Inch Wide 16 Place Setting
Energy Star Rated Built-In Top
Control Dishwasher with FreeFlex™
Third Rack
Stainless Steel with PrintShield

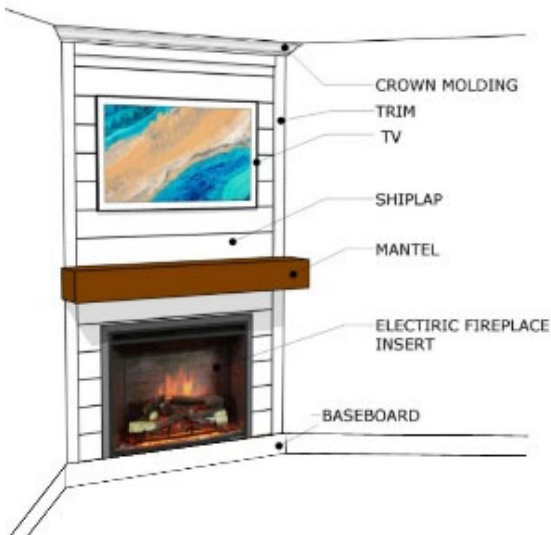


Microwave

30 Inch Wide 2.0 Cu. Ft. Over-the-
Range Microwave with 1000W
of Cooking Power and 7 Sensor
Functions
Stainless Steel

FIREPLACE

White Shiplap



DOORS

Logan



LIGHTING

East Haven



PAINT

Agreeable Gray

SW 7029



On Sunday, April 28, we will start accepting contracts on lots 7-20 and reservations for lots 1-4 and 21-44! See Home List for additional details.

CONTRACTS

1. Buyer must obtain pre-approval from Southland Home Loans within 7 days of contract execution.
2. Earnest money is \$2,500 and is non-refundable.
3. Buyer's contract will specify an exact completion date and closing date.
4. Contracts require future amendments to incorporate the final master deed and restrictions.
5. If represented by a real estate agent, Seller will pay a \$4,000 facilitation fee to the agent. Without an agent, Seller will apply \$4,000 towards Southland Home Loans fees or discount points, in addition to the 1% incentive from Southland Home Loans (refer to Southland Home Loans Addendum). For cash buyers, \$4,000 will go towards future HOA fees.

RESERVATIONS

1. Buyer's \$1,000 deposit is non-refundable except in the following circumstances:
 - a. Seller changes the price of the home
 - b. Seller makes substantial changes to the Master Deed or Bylaws, as determined by Seller
 - c. Seller is unable to execute a contract with a closing date prior to May 1, 2025
2. Buyers will be permitted to select the design package.
3. Buyers must secure a pre-approval from Southland Home Loans.



Lot	Price	Design Package	Available For...	Closing Month
1	\$449,900	Buyer's Choice	Reservation	April, 2025
2	\$449,900	Buyer's Choice	Reservation	April, 2025
3	\$449,900	Buyer's Choice	Reservation	April, 2025
4	\$449,900	Buyer's Choice	Reservation	April, 2025
5	Model Home	Cypress	Not Yet Available	TBD
6	Model Home	Ashen	Not Yet Available	TBD
7	\$449,900	Buyer's Choice	Contract	October, 2024
8	\$449,900	Buyer's Choice	Contract	October, 2024
9	\$449,900	Buyer's Choice	Contract	October, 2024
10	\$449,900	Buyer's Choice	Contract	October, 2024
11	\$449,900	Ashen	Contract	September, 2024
12	\$449,900	Beech	Contract	September, 2024
13	\$424,900	Buyer's Choice	Contract	November, 2024
14	\$424,900	Buyer's Choice	Contract	November, 2024
15	\$424,900	Buyer's Choice	Contract	November, 2024
16	\$424,900	Buyer's Choice	Contract	November, 2024
17	\$424,900	Buyer's Choice	Contract	December, 2024
18	\$424,900	Buyer's Choice	Contract	December, 2024
19	\$424,900	Buyer's Choice	Contract	December, 2024
20	\$424,900	Buyer's Choice	Contract	December, 2024
21	\$474,900	Buyer's Choice	Reservation	January, 2025
22	\$474,900	Buyer's Choice	Reservation	January, 2025
23	\$474,900	Buyer's Choice	Reservation	January, 2025
24	\$474,900	Buyer's Choice	Reservation	January, 2025
25	\$474,900	Buyer's Choice	Reservation	February, 2025
26	\$474,900	Buyer's Choice	Reservation	February, 2025
27	\$474,900	Buyer's Choice	Reservation	February, 2025
28	\$474,900	Buyer's Choice	Reservation	February, 2025
29	\$474,900	Buyer's Choice	Reservation	February, 2025
30	\$474,900	Buyer's Choice	Reservation	February, 2025
31	\$474,900	Buyer's Choice	Reservation	February, 2025
32	\$474,900	Buyer's Choice	Reservation	February, 2025



Lot	Price	Design Package	Available For...	Closing Month
33	\$474,900	Buyer's Choice	Reservation	March, 2025
34	\$474,900	Buyer's Choice	Reservation	March, 2025
35	\$449,900	Buyer's Choice	Reservation	March, 2025
36	\$449,900	Buyer's Choice	Reservation	March, 2025
37	\$449,900	Buyer's Choice	Reservation	March, 2025
38	\$449,900	Buyer's Choice	Reservation	March, 2025
39	\$424,900	Buyer's Choice	Reservation	March, 2025
40	\$424,900	Buyer's Choice	Reservation	March, 2025
41	\$449,900	Buyer's Choice	Reservation	April, 2025
42	\$449,900	Buyer's Choice	Reservation	April, 2025
43	\$449,900	Buyer's Choice	Reservation	April, 2025
44	\$449,900	Buyer's Choice	Reservation	April, 2025

Prices and other terms shown above are valid through May 31, 2024.

READY TO BUY?



BRADEN ROSS

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Southland
REALTORS



Get pre-approved now!

SCAN OR CLICK HERE

