


COLONIAL GREEN

For More Information
 Check Out:
WWW.SoldOnRoanoke.com/CG



<u>Lot #</u>	<u>ML#</u>	<u>Style</u>	<u>Price</u>	<u>Lot #</u>	<u>ML#</u>	<u>Style</u>	<u>Price</u>
Lot 5	741948	Appomattox	\$369,950	Lot 6	741946	James	\$374,950
Lot 14	742363	Deerbury	\$399,950	Lot 17	737173	Trillium	\$374,950
Lot 18	737175	Rosebay	\$299,950				
Lot 21A	743765	York	\$276,154	Lot 21C	738394	York	\$264,900

Lots 21 A & 21 C Include a \$4500 Buyer Incentive



The Crescent Homes
(Similar home)



The Cottages
(Lot 14)



The Patio Homes
(Similar home)



The Row Homes at Colonial Green



"The Wilson Team"

Beth Wilson,	Associate Broker	540.309.8000
Tom Wilson,	Associate Broker	540.330.8000
Becky Fields,	REALTOR, ABR	540.309.8284



Colonial Green

General Information

- BUILDER:** Progress Street Builders, Inc.
- DIRECTIONS:** 419N to right on Colonial; just past Ogden Road, turn left on Colonial Green Cir.
- CONTRACTS:** Available at RE/MAX Valley, REALTORS or online at: www.soldonroanoke.com/cg. Purchaser must sign or initial each page. Plans and Specs may be obtained from the listing agents.
- POA DOCUMENTS:** The contract is not binding on the Purchaser for 3 days after they have signed the contract and have the POA documents in their possession. POA documents are available online at: www.soldonroanoke.com/cg
- EARNEST MONEY:** If unit is less than 90% complete (as determined by Seller) a 10% deposit of contract price is required; if it is more than 90% complete, then a \$5,000 deposit would be required. Deposit to be made out to Progress Street Builders and will be deposited in their general operating account. No Notes accepted.
- FINANCING:** Conventional Financing or Cash Only.
- CLOSING COSTS:** Purchaser pays for all their own closing costs, points, prepaid items, PMI, if applicable, and Title Insurance.
- POA FEES:** The maintenance fees are as follows: Row Homes are \$114/Month, The Crescent Homes are \$130/Month, The Cottages are \$173.33/Month. The association shall provide exterior maintenance for dwellings and grounds per the POA documents.
- UTILITIES:** Public Water and Sewer. Underground Gas, Electric and Cable
- TV/TELEPHONE:** All Residences are pre-wired for both cable and telephones.
- MAILBOXES:** Supplied and installed by builder.
- TAXES:** Roanoke City tax rate is \$1.19/\$100; valuation based on 100% assessment.
Note: Row Homes are built to qualify for Roanoke's Energy Tax Credit – The property tax is reduced by 30% for 5 years. Owner must apply to the city to receive the credit.
- SELECTIONS:** Cabinets, countertops, lighting fixtures, and flooring selections will be made at the model. Call Listing Agent to set up an appointment to select these items.
- OPTIONS:** Various upgrades are available including: appliance upgrades, hardwood flooring, tile, cabinets, finished basements, security systems, etc. Prices will be quoted individually. **All upgrades must be paid for at time of signing a change order.** No work will be done until change order is paid.
- WALK-THROUGHS:** Progress Street Builders, Inc. will schedule the walk-through with the Purchaser prior to closing.
- CLOSINGS:** All closing are to be held at Homestead Settlement Services as specified by Builder unless otherwise agreed upon in writing.
- LISTING AGENTS:** **The Wilson Team of RE/MAX Valley, REALTORS. Tom Wilson (330-8000); Beth Wilson (309-8000); Becky Fields (309-8284)**

Prices and/or terms are subject to change without notice. All graphics, artist's renderings, dimensions, site plans, and photographs are for illustration purposes only and are not intended to be exact and correct. They are shown for marketing



purposes and are conceptual only. All marketing materials are intended to show general characteristics and may include options, extras, and upgrades.

