

GENERAL CONTRACTOR/
BUILDER/DEVELOPER

Fulford



Construction Inc.

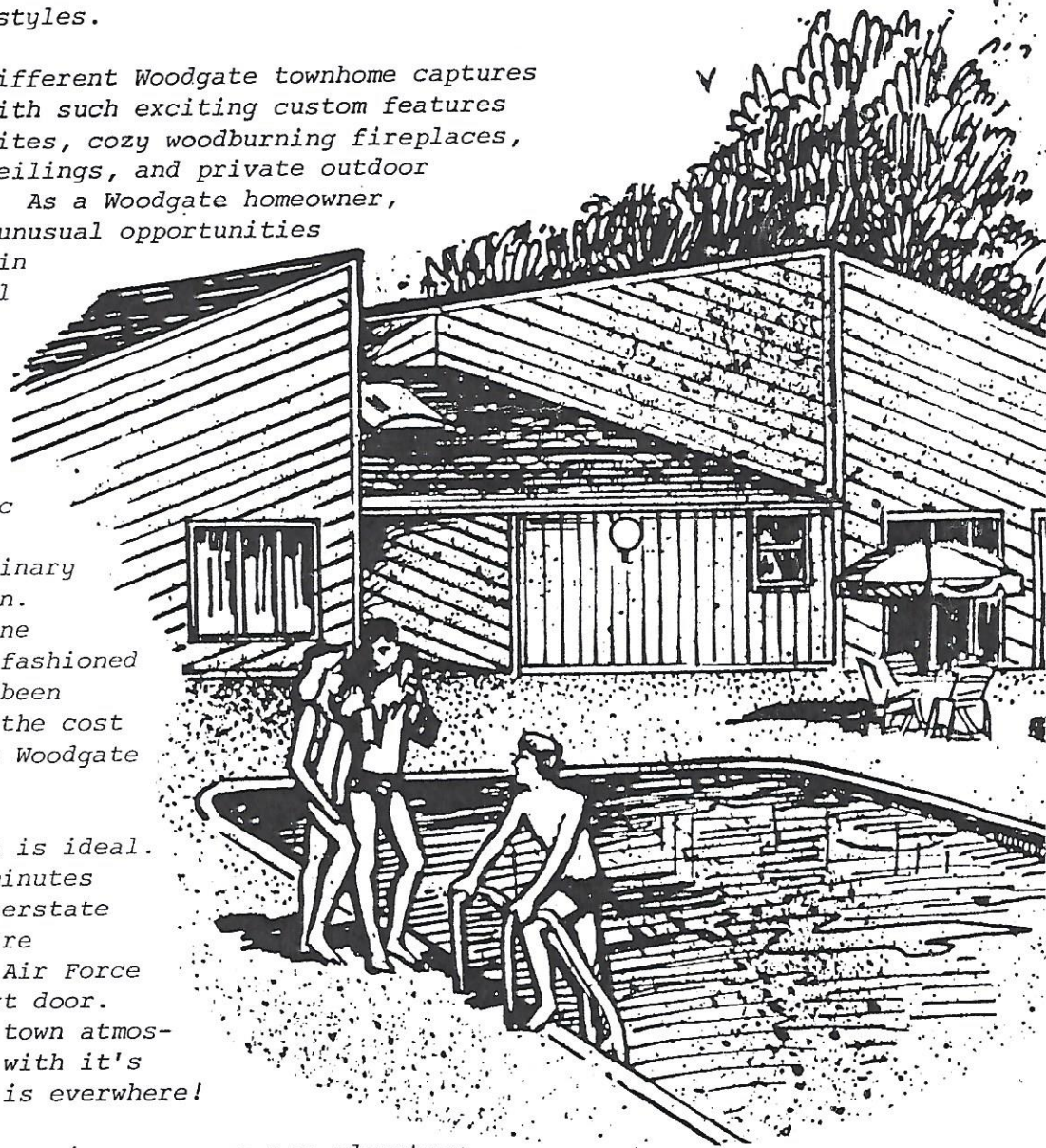
Welcome to Woodgate...a unique neighborhood of elegant town-homes created to combine the advantages of homeownership with today's active lifestyles.

Each refreshingly different Woodgate townhome captures one's imagination with such exciting custom features as lavish master suites, cozy woodburning fireplaces, soaring cathedral ceilings, and private outdoor entertaining areas. As a Woodgate homeowner, you will discover unusual opportunities for relaxation within Woodgate's beautiful grounds..... including tennis, swimming, and socializing at the clubhouse.

The friendly, rustic Woodgate exteriors enclose an extraordinary energy saving design. Expert planning, fine materials, and old fashioned craftsmanship have been combined to reduce the cost of maintaining each Woodgate townhome.

Woodgate's location is ideal. St. Louis is only minutes away on the new Interstate 64. St. Clair Square Shopping and Scott Air Force Base are almost next door. The friendly, home town atmosphere of O'Fallon, with it's excellent schools, is everywhere!

Luxury, quality, convenience..... a new adventure in fine living at Woodgate



PLAN

DESCRIPTION

CUSTOM SERIES TOWNHOMES

- Linden One level, one bedroom and den or two bedrooms, 1½ baths, attached garage, fireplace, kitchen plant window, and patio.
- Tulip Two story, two bedroom or one bedroom plus a lofted balcony, 1½ baths, attached garage, fireplace, plant window in kitchen, and patio.

DESIGNER SERIES TOWNHOMES

- Aspen One level, two bedrooms, full marble bath plus ½ bath, two car garage, cathedral ceiling over the living-dining-kitchen area, skylights, custom wood cabinets, patio and energy efficient heat-pump.
- Dogwood Two story, three bedrooms, 2½ baths, two car garage, fireplace, skylight, custom wood cabinets, patio, master bath has marble shower stall plus tub and a double bowl vanity with knee space. Energy efficient heat-pump.
- Hawthorn ^{TWO}
~~One and half~~ story, three bedrooms, 2½ baths, two car garage, fireplace, skylights, custom wood cabinets. Lower level has total living area with living, dining, kitchen, utility rooms plus family room and master bedroom suite. Family room has cathedral ceiling, breakfast bar and fireplace. Master bath is marble with shower stall, tub, and double vanity. Energy efficient heat-pump.

END UNIT, any model townhome

WOODGATE'S amenities include: Clubhouse, Swimming Pool, Tennis court, Lawn Care, Snow Removal, and Exterior Maintenance of Home.

CUSTOM SERIES FEATURES

Energy Saving Construction Package

- * R30 Attic insulation and R18 front, rear and sidewalls (end Location)
- * R7 Foundation wall insulation
- * Poly vapor barrier over grade in crawl space
- * Windows are double glazed, thermal barrier (non-conductive) units
- * Exterior doors, including door to garage, are insulated metal clad units with adjustable threshold
- * Efficient ridge and eave type attic ventilation
- * Electric forced air heating
- * Central air conditioning system
- * Fireplace equipped with positive damper

Quality

- * Two structurally independent walls between adjoining townhomes
- * 40 inch high vented crawl space
- * 3/4 inch tongue and groove subfloor glued and nailed
- * #215 asphalt-fiberglass selfsealing roof shingles
- * 200 AMP electric service with circuit breaker panel
- * Electric smoke detector
- * Copper water lines and PVC drain piping
- * Shut-off valves placed on all individual water supply lines to fixtures
- * Main water shut-off valve for whole house
- * 2 Freeze resistant hose faucets and outside electric receptacles
- * 52 gallon electric water heater
- * 2 prewired telephone outlets
- * Steel reinforced concrete driveway

Luxury

- * Woodburning fireplace
- * Cathedral ceiling as shown
- * Wall to-wall carpet over 1/4 inch pad
- * Sheet vinyl flooring in entry, kitchen and baths
- * Appliance package includes: Electric range, range hood, dishwasher and garbage disposal
- * Double bowl stainless steel kitchen sink
- * Breakfast bar
- * Greenhouse window over kitchen sink
- * 220 Volt clothes dryer outlet with vent to outside
- * Lighting fixture allowance
- * Exhaust fan in all baths
- * Fiberglass tub-shower combination
- * Cultured marble vanity tops
- * Vinyl coated ventilated closet shelving
- * Prefinished Oak doors with ranch trim
- * Door chime
- * Concrete patio with steps
- * Wood privacy fence on side lot line in rear yard
- * Landscaped and sodded front yard
- * 1 car attached garage

Community

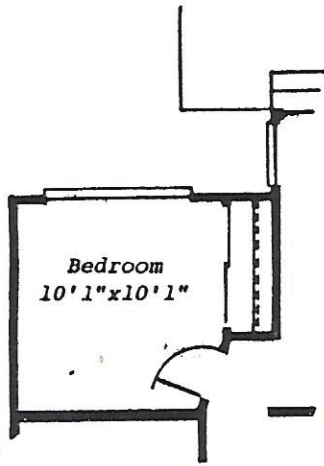
- * Swimming pool
- * Tennis court
- * Clubhouse
- * Underground utilities
- * Concrete walks
- * Street lights
- * Off street guest parking
- * Acres of open green space

Custom Options Available

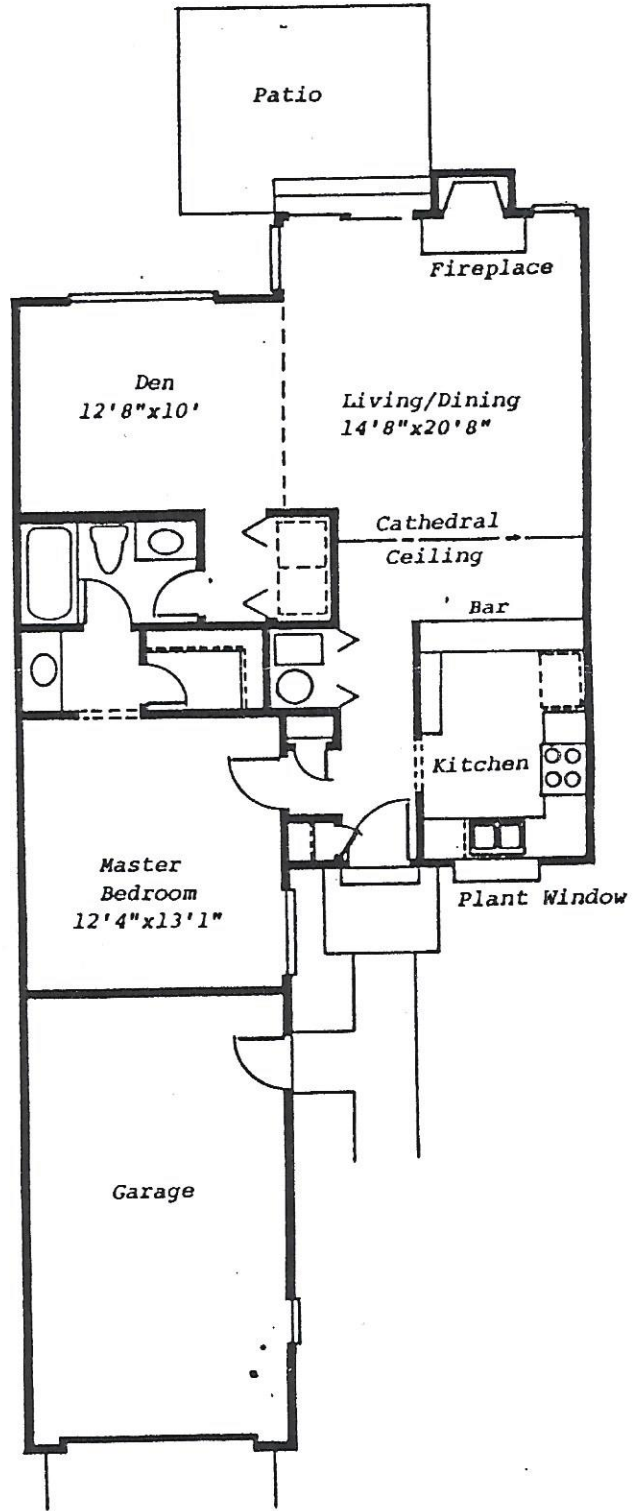
- * Skylights
- * Appliances
- * Garage door operator
- * Consult sales representative for other options available

All features subject to change without notice

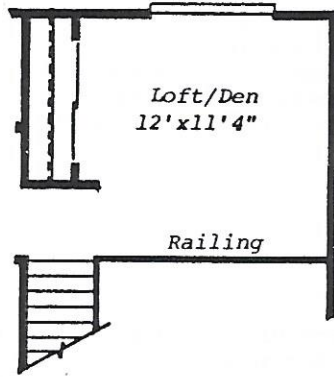
Linden



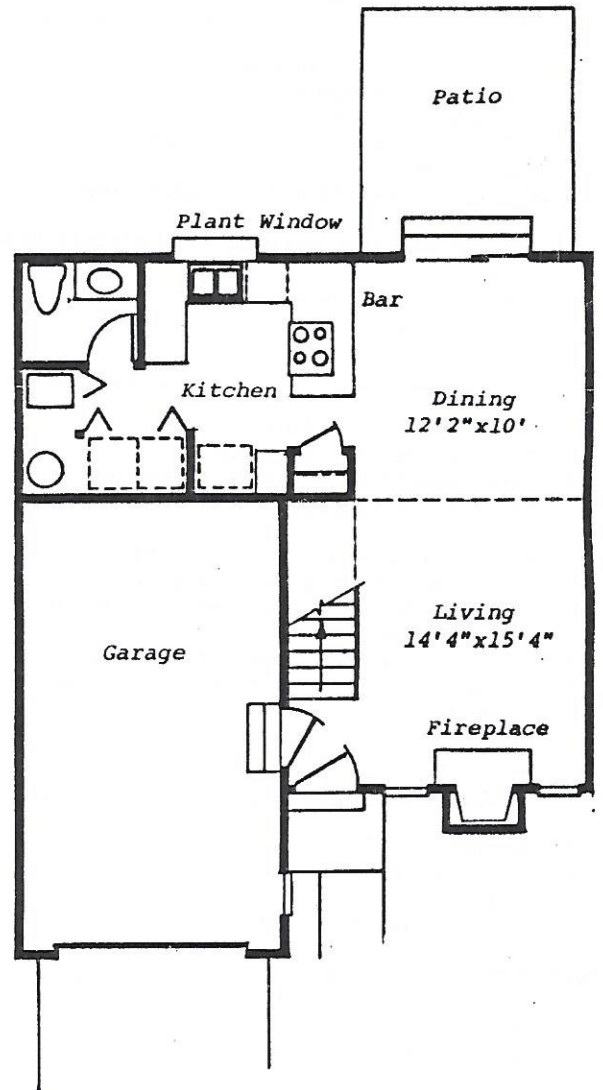
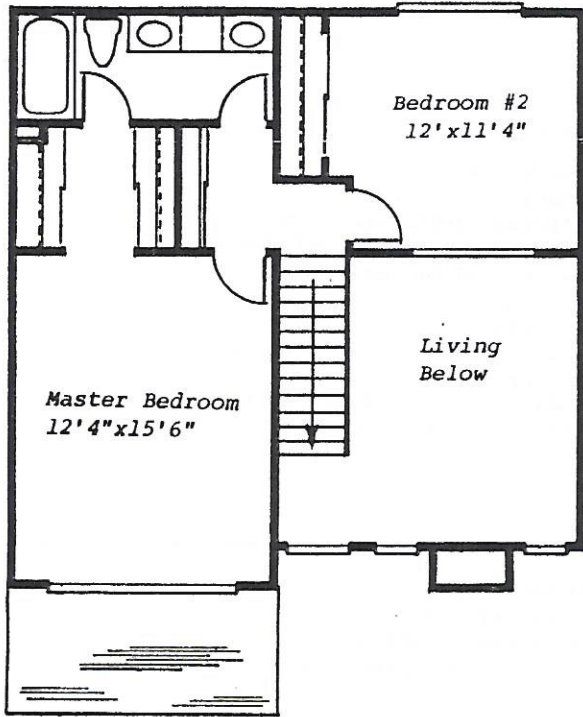
Bedroom Option



Tulip



Loft Option



DESIGNER SERIES FEATURES

Energy Savings Construction Package

- * R30 Attic insulation and R18 front, rear and sidewalls (end location)
- * R7 Foundation wall insulation
- * Poly vapor barrier over grade in crawl space
- * Windows are double glazed, thermal barrier (non-conductive) units
- * Efficient ridge and eave type attic ventilation
- * Energy efficient electric heat pump
- * Fireplace equipped with positive damper
- * Exterior doors, including door to garage, are insulated metal clad units with adjustable threshold

Quality

- * Two structurally independent walls between adjoining townhomes (no common walls)
- * 40 inch high vented crawl space
- * 3/4 inch tongue and groove subfloor, glued and nailed
- * 215# asphalt fiberglass selfsealing roof shingles
- * 200 AMP electric service with circuit breaker panel
- * Electric smoke detector
- * Copper water lines and PVC drain piping
- * Shut-off valves placed on all individual water supply lines to fixtures and a main shut-off for whole house
- * 2 Freeze resistant hose faucets and outside electric receptacles
- * 52 gallon electric water heater
- * 2 prewired telephone outlets
- * Steel reinforced 18' wide concrete driveway

Luxury

- * Fireplace with choice of facing styles
- * Cathedral ceilings as shown
- * wall to wall carpet over 1/2 inch pad
- * Wood parquet flooring in entry
- * Custom wood stair railing in Dogwood and Hawthorn
- * Sheet vinyl flooring in kitchens and bath
- * Built in kitchen pantries
- * Custom fluorescent lighting in kitchen of Dogwood and Hawthorn
- * Self-cleaning range, range hood, energy efficient dishwasher, garbage disposal and double bowl stainless steel sink
- * Single control faucet with sprayer
- * Custom wood cabinetry
- * 220 volt clothes dryer outlet with exterior vented exhaust
- * Shelf above washer-dryer
- * Double dome skylights where shown
- * Generous lighting fixture allowance
- * Heat/fan units in master baths
- * Exhaust fan in hall baths
- * Custom wood vanities with cultured marble tops
- * Double bowl vanity with knee space in master bath of Dogwood and Hawthorn
- * Cultured marble tub and separate shower with double sided glass enclosure in Dogwood and Hawthorn. Aspen has cultured marble tub/shower combination
- * Fiberglass tub and shower combination in hall baths
- * Large walk-in closets
- * Vinyl coated, ventilated closet shelving
- * All bedrooms have ceiling lights
- * Prefinished oak doors with colonial trim
- * Antique brass lever locksets
- * Door chime
- * Concrete patio with steps
- * Wood privacy fence on side lot line in rear yard
- * Landscaped and sodded front yard
- * 2 car attached garage

Community

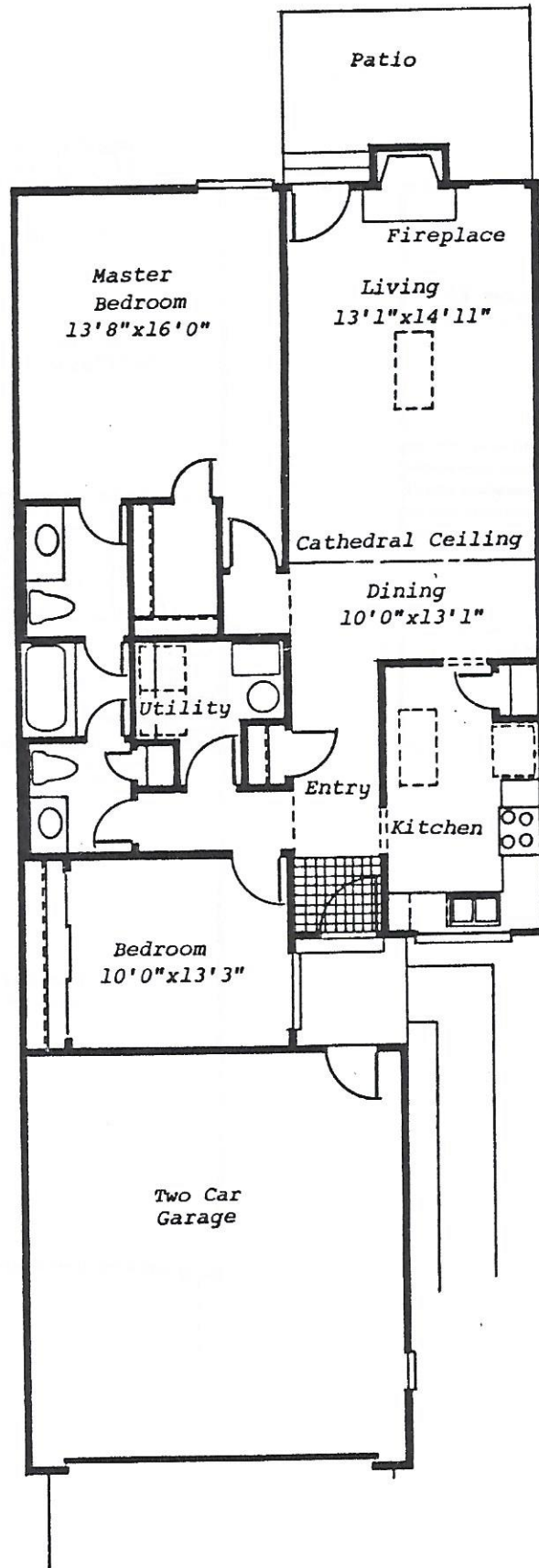
- * Swimming pool
- * Tennis court
- * Clubhouse
- * Underground utilities
- * Concrete walks
- * Street lights
- * Off street guest parking
- * Acres of open green space

Designer Options Available

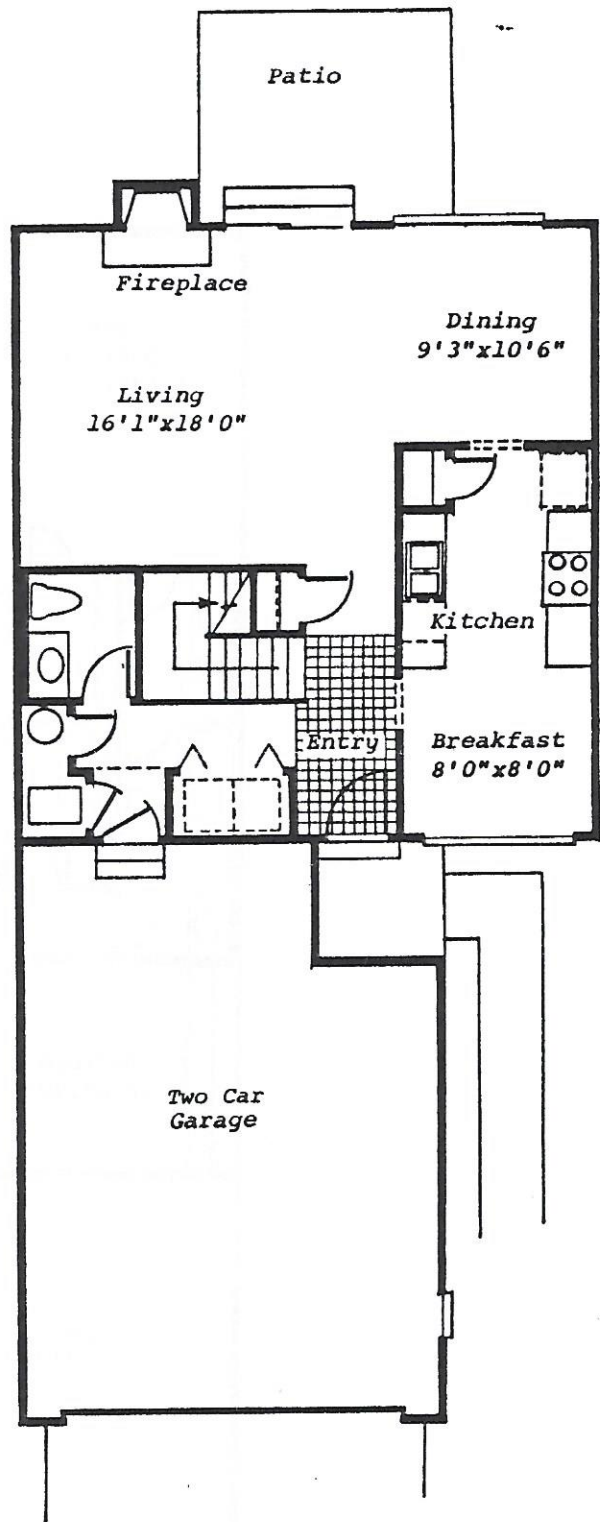
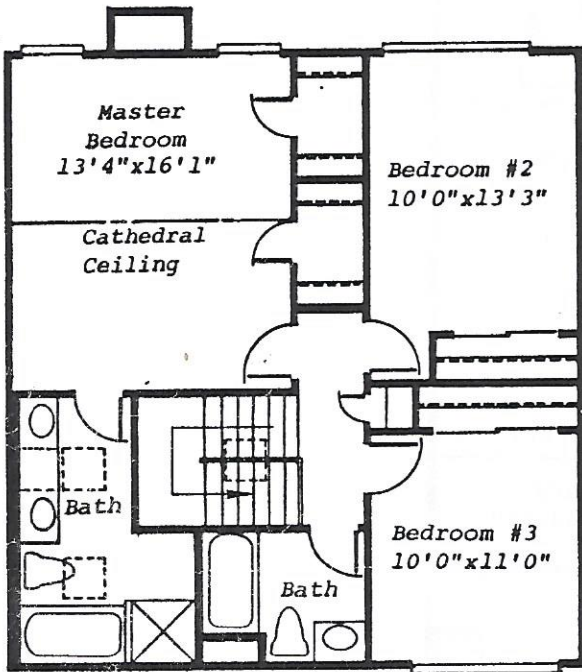
- * Consult sales representative

All features subject to change without notice

Aspen



Dogwood



Hawthorn

