

The Fairmount Lifestyle

Community Features & Amenities

Fairmount Square is the newest in urban living. Eastbrook Homes has blended the rich history of the past with the energy efficiencies and convenience of the future. Our town homes offer two and three bedroom designs complete with green building practices. Best of all, every home includes a garage.

Located in the heart of the East Hills neighborhood, off Hollister between Wealthy & Cherry Steets, this Urban Homes community truly defines what modern living in a Historic Urban setting is all about.

Livability, Walkability, Affordability...



888-390-8835



Eastbrook Home's Creation Studio

Features, Options & Upgrades

Eastbrook's Home Creation Studio showcases state-of-the-art kitchens, entertaining islands, furniture-style vanity cabinets, home theatre systems and several spa and bath vignettes. The Home Creation Studio features galleries with cabinets and counter-tops, home electronics and flooring vignettes. Other galleries are dedicated to interior finishes, exterior trim and siding and lighting vignettes. All open up a world of possibilities for our customers to personalize their homes in our 4,000 foot design center.

From the outside to the inside, and from the expansive planning of our communities to each detail available to you within these walls, at Eastbrook Homes we want to give you the best of both worlds by marrying great value with inspiring design. We strive to delight our customers and build each home as if it were our own. We've created this environment to rouse your creativity and help you define your style. Open yourself up to the process, explore your options and your end result will be uniquely yours. Where will the process lead you? Only you know. Journey on...

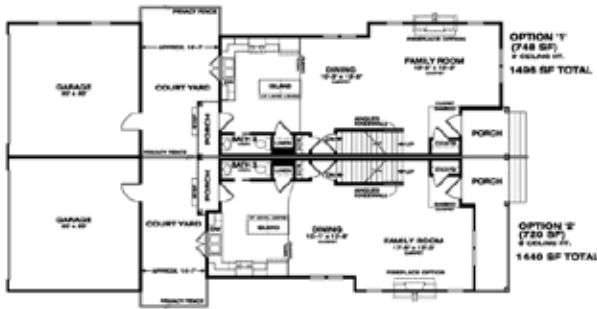


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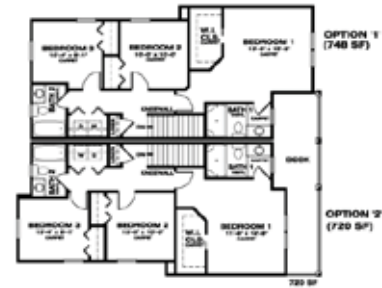
Floor Plans

Fairmount Building 'A' Floor Plan



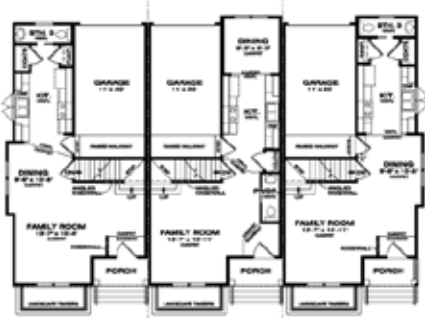
MAIN LEVEL

Fairmount Building 'A' Floor Plan



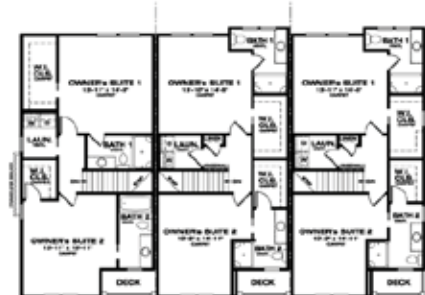
UPPER LEVEL

Fairmount Building 'B' Floor Plan



MAIN LEVEL

Fairmount Building 'B' Floor Plan



UPPER LEVEL

Fairmount Building 'C' Floor Plan



MAIN LEVEL

Fairmount Building 'C' Floor Plan



UPPER LEVEL



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Features & Options

Exterior & Interior Features:

- Eastbrook provides construction financing at no charge to you!
- Written warranty and Eastbrook customer care program
- Professionally landscaped entry-ways and architectural integrity.
- Easy maintenance vinyl siding and overhangs
- Professional Landscaping package
- Architectural 30 year shingles
- Pella Pro-Line Insulated, Low E, Double Hung windows
- Jeld Wen exterior doors with adjustable thresholds - front door is Fiberglass wood grain
- Schlage handle set with deadbolt and interior hardware
- Beaded style garage doors
- Elegant carpeting by Mohawk
- Congoleum easy-care vinyl flooring
- Natural Bamboo Hardwood entryway
- Raised two-panel Cambridge interior doors and painted trim
- Whole-house humidifier system
- One exterior ground fault outlets and one frost-free faucets
- Concrete walkway from front entrance to driveway and concrete driveway
- Decorative Kichler lighting package
- Maintenance-free wire closet shelving
- Four RG6 television jacks (all home run)
- Two "4-pair" Category 5 telephone jacks (all home run)

Kitchen, Bath & Laundry:

- Homecrest recessed panel wood cabinetry with vinyl toe kick.
- Choice of Wilsonart laminate countertops
- Tall tub insulated multicycled dishwasher
- Over the range microwave
- Garbage disposal
- Icemaker Line for future refrigerator
- Gas line for future range (electrical available for an additional investment)
- Single recessed light over kitchen sink (where specified)
- Moen Chateau chrome kitchen and bath faucets
- Choice of brass, brushed nickel, chrome or aged bronze towel bars and toilet tissue holder
- Easy clean cultured marble one piece bath vanity tops and sinks
- Plumbing rough-in for future basement bath (in specific plans)
- Conveniently located laundry area
- Gas line and vent for dryer (20 amp electrical available for an additional investment)

Quality, Energy & Security:

- ENERGY STAR PLUS CERTIFIED
- R-38 ceiling insulation (where possible)
- R-13 fiberglass batt insulation within 2x4 exterior walls
- 7/16" exterior sheathing
- D.R. Nelson Energy Seal applied to exterior openings
- D.R. Nelson Energy Seal and insulation around windows and doors
- House wrap moisture barrier
- Continuous vented soffit, ridge vent and baffled truss bays
- 5/8" ceiling drywall
- Glued and screwed 3/4" tongue-and-groove floor decking
- Clad basement sashes with screens
- Watch Dog waterproofing on basement walls (where soil conditions require)
- High efficiency furnace and water heater
- 100 amp electrical service with circuit breakers
- Digital programmable thermostat
- Electrical outlet for future garage door opener
- Smoke detectors with battery back-up
- Privacy locks for master bedroom and bathrooms



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Fairmount Square Site Plan



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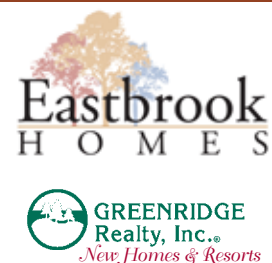
Your Investment

Pricing Guidelines

| Address <small>(Building ID)</small> | Unit# | Basic Investment | Carriage House <small>("A" Plan Only)</small> | Options <small>(Price)</small> | Grand Total |
|---|-------|------------------|--|-----------------------------------|-------------|
| A-1 | | | | | |
| Model | 1 | | \$43,490 | | SOLD |
| 232 Hollister Ave. | 2 | \$165,990 | \$43,490 | \$60,420 | \$269,900 |
| A-2 | | | | | |
| 228 Hollister Ave. | 3 | \$174,990 | | | \$174,990 |
| 226 Hollister Ave. | 4 | \$172,990 | | | \$172,990 |
| A-3 | | | | | |
| 224 Hollister Ave. | 5 | \$174,990 | | | \$174,990 |
| 222 Hollister Ave. | 6 | \$171,990 | | | \$171,990 |
| A-4 | | | | | |
| 220 Hollister Ave. | 7 | \$173,490 | | | \$173,400 |
| 218 Hollister Ave. | 8 | \$171,490 | | | \$171,490 |
| A-5 | | | | | |
| 214 Hollister Ave. | 9 | \$173,490 | | | \$173,490 |
| 212 Hollister Ave. | 10 | \$171,990 | | | \$171,990 |
| C-1 | | | | | |
| 911 Blodgett St. | 11 | \$154,490 | | \$30,410 | \$184,900 |
| 913 Blodgett St. | 12 | \$148,490 | | \$11,410 | \$159,900 |
| 915 Blodgett St. | 13 | \$153,490 | | \$16,410 | \$169,900 |
| C-2 | | | | | |
| 917 Blodgett St. | 14 | \$153,490 | | | \$153,490 |
| 919 Blodgett St. | 15 | \$148,400 | | | \$148,490 |
| 921 Blodgett St. | 16 | \$153,490 | | | \$153,490 |
| C-3 | | | | | |
| 923 Blodgett St. | 17 | \$153,490 | | | \$153,490 |
| 925 Blodgett St. | 18 | \$148,400 | | | \$148,400 |
| 927 Blodgett St. | 19 | \$148,400 | | | \$148,400 |
| 929 Blodgett St. | 20 | \$153,490 | | | \$153,490 |



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Your Investment

| Address <i>(Building ID)</i> | Unit# | Basic Investment | Carriage House <i>("A" Plan Only)</i> | Options <i>(Price)</i> | Grand Total |
|---------------------------------|-------|------------------|--|---------------------------|-------------|
| C-6 | | | | | |
| 930 Blodgett St. | 21 | \$153,490 | | | \$153,490 |
| 928 Blodgett St. | 22 | \$152,490 | | | \$148,490 |
| 926 Blodgett St. | 23 | \$123,990 | | | \$153,490 |
| C-5 | | | | | |
| 924 Blodgett St. | 24 | \$153,490 | | | \$153,490 |
| 922 Blodgett St. | 25 | \$148,490 | | | \$148,490 |
| 920 Blodgett St. | 26 | \$153,490 | | | \$153,490 |
| C-4 | | | | | |
| 918 Blodgett St. | 27 | \$153,490 | | | \$153,490 |
| 916 Blodgett St. | 28 | \$148,490 | | | \$148,490 |
| 914 Blodgett St. | 29 | \$153,490 | | | \$153,490 |
| B-2 | | | | | |
| 910 Blodgett St. | 30 | \$141,400 | | | \$141,490 |
| 908 Blodgett St. | 31 | \$136,490 | | | \$136,490 |
| 906 Blodgett St. | 32 | \$136,490 | | | \$136,490 |
| B-1 | | | | | |
| 904 Blodgett St. | 33 | \$141,400 | | | \$141,400 |
| 902 Blodgett St. | 34 | \$136,490 | | | \$136,990 |
| 900 Blodgett St. | 35 | \$141,990 | | \$17,910 | \$159,900 |

Condominium Dues & Fees

| | | | |
|----------------------|----------|---------------------------|------------|
| "A" Building: | \$82/mo. | + Carriage House \$16/mo. | = \$98/mo. |
| "B" Building: | \$70/mo. | | |
| "C" Building: | \$74/mo. | | |



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