



913.300.1434

MissionRanchOP.com

GRAND RESERVE INFORMATION

COMMUNITY MANAGERS

Angela Fitzgerald

913.708.5743

Angela@ReeceNichols.com

Michelle Capek

913.488.9404

MCapek@ReeceNichols.com

11/19/2018





GRAND RESERVE

HOME SITE PRICING

Open to Approved Custom Home Builders

HOME SITE #	SIZE	FEATURE	PRICE
69	18,651 Sq. Ft.	WALKOUT	\$194,950
70	18,764 Sq. Ft.	WALKOUT	\$194,950
71	21,326 Sq. Ft.	WALKOUT	\$194,950
72	18,567 Sq. Ft.	WALKOUT	\$194,950
73	18,240 Sq. Ft.	WALKOUT	\$194,950
74	19,771 Sq. Ft.	WALKOUT	\$174,950
75	17,241 Sq. Ft.	LEVEL	\$174,950
76	17,907 Sq. Ft.	LEVEL	\$184,950
77	17,551 Sq. Ft.	LEVEL	\$184,950
78	18,299 Sq. Ft.	LEVEL	\$184,950
79	18,398 Sq. Ft.	LEVEL	\$174,950
80	18,000 Sq. Ft.	DAYLIGHT	\$184,950

Choice of home plan, topography of the home site, and grading may affect whether or not a Walkout or Daylight

Basement on a home site as designated is feasible. Please consult with your builder.

Prices are subject to change without prior written notice.

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GRAND RESERVE

BUILDING REQUIREMENTS

FINISHED SQUARE FOOTAGE:

Finished floor area excludes finished attics, garages, basements, or similar-Variiances must be approved

- Ranch: 3000 sq. ft. minimum
- Reverse 1.5 Story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor
- Two story residence: 4,000 sq. ft. minimum total
- One and one-half story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor

APPROVAL PROCESS:

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans
- Exterior materials
- Exterior color scheme
- General landscaping plan (minimum \$10,000 plus street trees)
 - * Minimum 2 trees in front yard, greater than 2" caliper-at least one hardwood.
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As Builts (must be prepared by Phelps Engineering)

BUILDING MATERIAL REQUIREMENTS:

Exterior:

- Natural thin cut stone or greater
- Shutters must be constructed of wood.
- All stucco or 4-sided architecture. No 4x8 panel.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall have same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, build vertical and horizontal with a maximum height of 4 feet and stair stepped.
- Location of fence must follow property lines and attach to rear of the residence.
- Vertical decking and handrails must be constructed of Cedar or aluminum ground supports may be of treated wood. Painted or stained.

Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass or any other materials approved. Vinyl window color selection must be approved by DRC.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

Roofs:

- Grand manor or concrete tile.
- All fireplace flues in chimneys shall be capped with a black or color conforming metal rain cap.

Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system
- Fully Sodded Lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation exposed at the front landscape bed area

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