

# TRAILMARK

ST. AUGUSTINE



• MASTERCRAFT •

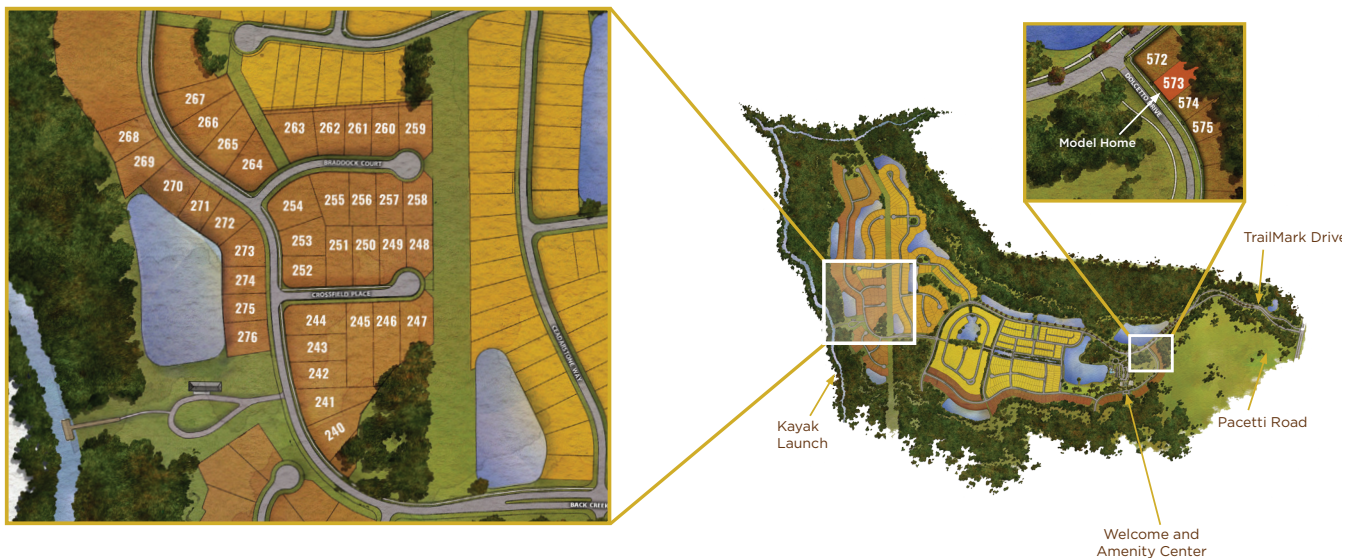


# ABOUT

## TRAILMARK

Ideally located between Jacksonville and historic St. Augustine, Florida, TrailMark offers doorstep access to A-rated schools, shopping, local cuisine, pristine beaches, and world famous golf courses. TrailMark was thoughtfully planned to help residents live life connected – with nature and with your community.

From natural oak hammocks to miles of bike and walking trails to winding waterways, TrailMark offers everything you wish, including a state-of-the-art amenities center with a resort-style pool, playfields, fitness center and one-of-a-kind Lakeside Camp House where memories can be created to last a lifetime.



Map is conceptual and not to scale. Actual development, including any planned or proposed features, may vary from the map and be outside of the control of MasterCraft Builder Group.

# HIGHER STANDARDS 2.0

## TRAIL MARK

Some builders call them upgrades, we call them standards.

Higher standards are inherent in our designs. Look for our red diamond to signify these amazing features that come standard in each quality MasterCraft home.

### ELEGANT INTERIORS

- ◆ Smooth walls for a more elegant look
- ◆ Sherwin Williams "Promar 200" zero VOC paint in over 50 color choices-- environmentally safe, durable, and washable
- ◆ Upgraded 5 1/4" base molding
- ◆ Upgraded 3 1/4" door casing
- ◆ Upgraded safe and sound solid core interior doors on all bedrooms, bathrooms, and laundry room
- ◆ 8' interior doors throughout first floor
- ◆ Ceiling fan prewire in study, family room, all bedrooms, and back porch
- ◆ Family foyer with cell phone charging station
- ◆ Samsung Washer and Dryer: 4.0 cu. ft. top load washer with self clean feature and 7.2 cu. ft. electric dryer with moisture sensor
- ◆ Oversized laundry room with space for washer, dryer, utility sink, refrigerator and cabinets
- ◆ Oversized 12' sliding glass doors in family room
- ◆ 10' ceilings downstairs & 9' upstairs
- ◆ Elegant window casing in all gathering rooms on first floor
- ◆ First two stair treads are stained wood
- ◆ 18" Ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry and all baths
- ◆ Stain resistant carpet with five year warranty and 6 lb. pad
- ◆ Upgraded decorative light fixtures (per plan)
- ◆ Single knockdown ceilings
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. Double hung shelving on longest wall in master closet

- ◆ Brushed nickel Kwikset lever handles on all doors (Lido or Tustin)

### GOURMET MASTERCRAFT KITCHENS

- ◆ 42" maple cabinets with crown molding in choice of colors and style
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Granite countertops with undermount stainless steel sink
- ◆ Samsung 36" stainless steel cooktop. Powerful heat and precise control with remote and convenient cooktop monitoring. One-touch control of both cooktop and hood.
- ◆ Samsung top control dishwasher with WaterWall technology, flex tray and auto-release feature.
- ◆ Samsung built in convection microwave and convection wall oven with digital display and smart control
- ◆ Samsung 36" under cabinet stainless steel hood with bluetooth technology to automatically sync the fans and lights with cooktop burners
- ◆ Samsung 25 cu. Ft. side-by-side refrigerator with LED lighting, digital LED display and external water and ice dispenser
- ◆ Enormous California style kitchen island
- ◆ Moen single lever pullout faucet with lifetime warranty (stainless finish)
- ◆ Cabinet hardware installed
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX motor and convenient countertop mounted air switch

## PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment (up to 8 hours)
- ◆ Pre-construction meeting to review final selections and plans
- ◆ Pre-drywall orientation
- ◆ Homeowner orientation
- ◆ Builder representative to accompany you at closing
- ◆ One-year MasterCraft warranty
- ◆ 10-year structural warranty through Centricity
- ◆ Three year limited factory warranty on all Samsung appliances\*

## LUXURIOUS MASTER BATHROOM

- ◆ Upgraded 8" widespread Moen Eva chrome faucets with lifetime warranty
- ◆ Separate raised height maple vanities in your choice of color and style with porcelain undermount sinks
- ◆ Quartz or granite vanity countertops
- ◆ Elegant freestanding tub
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Upgraded clear glass frameless enclosure
- ◆ Oversized shower with 7" Moen goose neck showerhead
- ◆ Shower walls tiled from floor to ceiling

## LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height maple vanity in your choice of color and style with porcelain undermount sink
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Quartz or granite vanity countertop
- ◆ Sterling Vikrell tub with choice of wall tile, tiled to ceiling
- ◆ Moen Eva chrome faucets with lifetime warranty
- ◆ Moen oversized chrome showerhead with lifetime warranty

## CLASSIC EXTERIORS

- ◆ 6" seamless gutters and downspouts on the front elevation
- ◆ Synthetic roof underlayment for greater protection
- ◆ High quality AdvanTech sub floor on 2nd stories for more quiet and solid floors
- ◆ Innovative Zip System wall sheathing to minimize air

- leakage and provide greater structural durability
- ◆ 50-year limited warranty architectural shingles by GAF
- ◆ Three-car garage with 8' tall insulated garage doors (per plan)
- ◆ Ultra-quiet garage door openers
- ◆ Attractive Florida Friendly landscape package with full irrigation and sodded yard
- ◆ Decorative coach lights at garage
- ◆ Kwikset Chelsea handle set in Brushed Nickel at front door
- ◆ Superior low maintenance cementitious lap siding
- ◆ Two exterior flood lights at rear of home
- ◆ Easy access whole home emergency water shut-off valve in garage

## ENERGY SAVING FEATURES

- ◆ Residential Energy Guarantee through Centricity
- ◆ Site specific HERS energy rating which gives your home an individualized efficiency score.
- ◆ Gas piping to cooktop, water heater, dryer, and back porch
- ◆ Rinnai tankless gas water heater
- ◆ R19 wall insulation
- ◆ R38 ceiling insulation
- ◆ Superior 2 x 6 exterior wall construction
- ◆ LowE vinyl double pane tilt-out windows
- ◆ Carrier 16 SEER high efficiency heating and cooling system with Cor 7c Wi-Fi enabled/lifestyle customizable thermostat
- ◆ Energy-efficient natural gas
- ◆ LED bulbs on all fixtures and LED recessed can lights in kitchen and hallways
- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Elongated toilet in all bathrooms with 1.6 gallons per flush

## HI-TECH FEATURES

- ◆ UltraSync Hub by Interlogix, featuring expandable smart home capability. Includes security contacts with 3 months of free monitoring.
- ◆ Up to 8 locations for "dual drop" Cat5e and RG6 prewires for connectivity and flexibility
- ◆ 28" structured wiring panel
- ◆ Flat Panel TV prep in Gathering or Family Room (per plan)

# PRICING

## TRAIL MARK

PLAN NAME	ELEVATION	SQ. FEET	BED	BATH	GARAGE	STORY	PRICE
SANDPIPER	Coastal Traditional	2,987	4	3	3-Car	1	\$414,000
	Florida Bungalow	2,987	4	3	3-Car	1	\$420,000
	Florida Farmhouse	2,987	4	3	3-Car	1	\$423,000
SPOONBILL	Coastal Traditional	3,184	4	3	3-Car	1	\$438,000
	Florida Bungalow	3,184	4	3	3-Car	1	\$445,000
	Florida Farmhouse	3,184	4	3	3-Car	1	\$443,000
EGRET	Coastal Traditional	3,621	4	3	3-Car	2	\$486,000
	Florida Bungalow	3,621	4	3	3-Car	2	\$495,000
	Florida Farmhouse	3,621	4	3	3-Car	2	\$496,000
SANDPIPER WITH BONUS	Coastal Traditional	3,744	5	4	3-Car	2	\$483,000
	Florida Bungalow	3,744	5	4	3-Car	2	\$489,000
	Florida Farmhouse	3,744	5	4	3-Car	2	\$497,000
OSPREY	Coastal Traditional	3,868	5	4	3-Car	2	\$494,000
	Florida Bungalow	3,868	5	4	3-Car	2	\$499,000
	Florida Farmhouse	3,868	5	4	3-Car	2	\$507,000
HERON	Coastal Traditional	4,071	5	4.5	4-Car	2	\$514,000
	Florida Bungalow	4,071	5	4.5	4-Car	2	\$524,000
	Florida Farmhouse	4,071	5	4.5	4-Car	2	\$526,000

Prices subject to change without notice. 09/01/18

# ADJUSTMENTS

## TRAIL MARK

HOMESITE #	PRICE ADJUSTMENT
1	\$2,000
2	\$0
3	ATLANTIC INVENTORY HOME
4	NEPTUNE INVENTORY HOME
5	\$0
6	\$0
7	\$1,000
8	\$5,000
9	\$7,500
10	\$7,500
11	\$7,500
12	\$7,500
13	SOLD
14	\$6,000
15	\$6,000
16	\$4,000
17	\$5,000
18	\$3,000
19	\$2,000
20	\$2,000
21	\$2,000
22	\$2,000
50	\$7,500
51	\$7,500
52	\$7,500
53	\$6,000
54	\$7,500
55	\$7,500
56	NEPTUNE INVENTORY HOME

HOMESITE #	PRICE ADJUSTMENT
57	SOLD
58	CRESCENT INVENTORY HOME
59	SOLD
60	RESERVED
61	RESERVED
62	MODEL PARKING
63	\$4,000
64	\$7,000
65	SOLD
66	\$4,000
67	\$3,500
68	\$4,000
69	\$7,500
70	SOLD
71	SOLD
72	\$10,000
73	\$6,000
74	\$6,000
93	\$7,500
94	\$7,500
95	\$7,500
96	\$7,500
97	\$7,500
98	\$10,000
99	SOLD
100	\$6,000
101	RESERVED
102	MODEL

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite.06/20/17

# ADJUSTMENTS

## TRAIL MARK

HOMESITE #	PRICE ADJUSTMENT
240	\$20,000
241	\$15,000
242	\$5,000
243	\$0
244	\$5,000
245	\$15,000
246	\$20,000
247	\$12,000
248	\$8,000
249	\$6,000
250	\$6,000
251	\$5,000
252	\$0
253	\$0
254	\$3,000
255	\$6,000
256	\$6,000
257	\$6,000
258	\$8,000
259	\$10,000
260	\$4,000

HOMESITE #	PRICE ADJUSTMENT
261	\$4,000
262	\$4,000
263	\$8,000
264	\$5,000
265	\$12,000
266	\$12,000
267	\$12,000
268	\$17,000
269	\$17,000
270	\$25,000
271	\$17,000
272	\$17,000
273	\$20,000
274	\$17,000
275	\$17,000
276	\$25,000
572	FUTURE PARKING
573	MODEL
574	NOT AVAILABLE
575	NOT AVAILABLE

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite.03/20/18