

TRAILMARK

ST. AUGUSTINE



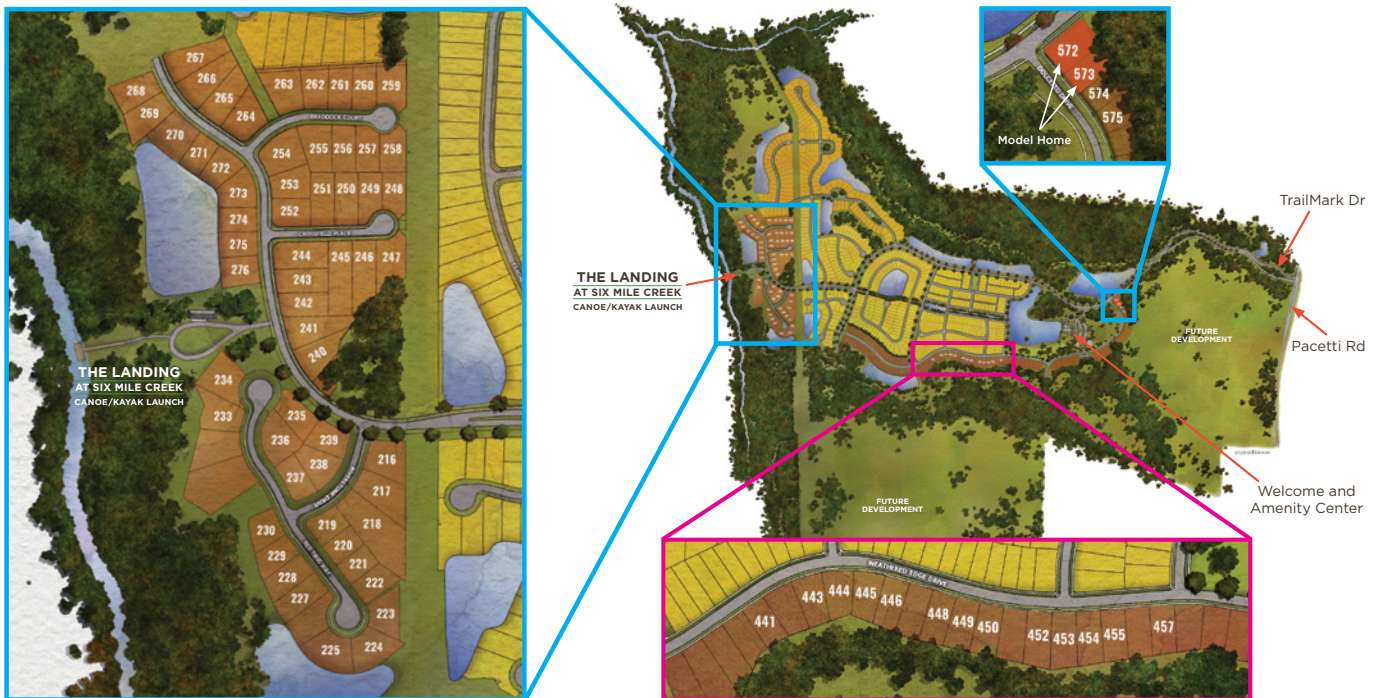
• MASTERCRAFT •

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.

10/08/18

HIGHER STANDARDS 2.0

TRAILMARK

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 vent hood
- ◆ 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

(continued on next page)

10/05/18

- ◆ 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, motion sensor and 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)

10/05/18

PRICING

TRAILMARK

70' HOME SITE FLOOR PLAN	SQ. FEET	BED	BATH	GARAGES	STORIES	COASTAL	CRAFTSMAN	FARMHOUSE	BUNGALOW
TOLOMATO	2,197	2	2	3	1	\$378,000	\$385,000	\$386,000	
WITH BONUS & FULL BATH	2,845	2	3	3	2	\$423,000	\$430,000	\$431,000	
WITH BONUS, BEDROOM & FULL BATH	3,020	3	3	3	2	\$433,000	\$440,000	\$441,000	
CASA COLA	2,280	3	2.5	3	1	\$384,000	\$390,000	\$391,000	
SAN SEBASTIAN	2,499	3	2.5	3	1	\$395,000	\$398,000	\$405,000	
WITH BONUS & 1/2 BATH	2,944	3	2 full/2 half	3	2	\$430,000	\$433,000	\$440,000	
WITH BONUS, BEDROOM & FULL BATH	3,241	4	3.5	3	2	\$445,000	\$448,000	\$455,000	
80' HOME SITE FLOOR PLAN	SQ. FEET	BED	BATH	GARAGES	STORIES	COASTAL	CRAFTSMAN	FARMHOUSE	BUNGALOW
SAN SEBASTIAN	2,499	3	2.5	3	1	\$407,000	\$410,000	\$417,000	
WITH BONUS & 1/2 BATH	2,944	3	2 full/2 half	3	2	\$442,000	\$445,000	\$452,000	
WITH BONUS, BEDROOM & FULL BATH	3,241	4	3.5	3	2	\$457,000	\$460,000	\$467,000	
GUANA	2,540	3	2 full/2 half	3	1	\$415,000	\$419,000	\$423,000	
WITH BONUS, BEDROOM & FULL BATH	3,273	4	3	3	2	\$455,000	\$459,000	\$463,000	
MATANZAS	2,786	3	2.5	3	1	\$444,000	\$448,000	\$451,000	\$457,000
WITH BONUS, BEDROOM & FULL BATH	3,464	4	3.5	3	2	\$470,000	\$479,000	\$486,000	\$492,000
TYLER	2,720	4	3	3	1	\$430,000		\$446,000	\$439,000
WITH BONUS & FULL BATH	3,230	5	4	3	2	\$470,000		\$486,000	\$479,000
WITH BONUS MASTER SUITE	3,230	5	4		2	\$475,000		\$491,000	\$484,000
BENJAMIN	2,898	4	3	3	1	\$460,000		\$474,000	\$467,000
DREW II	3,025	4	3	3	1	\$469,000		\$485,000	\$479,000
BRANDON	3,507	5	3	3	2	\$519,000		\$526,000	\$524,000
THOMAS PLUS	3,702	5	4	3	2	\$535,000		\$545,000	\$541,000

Prices subject to change without notice. 11/19/18

ADJUSTMENTS

TRAIL MARK

80' LOTS	ADJUSTMENT	80' LOTS	ADJUSTMENT
216	\$0	250	\$6,000
217	\$5,000	251	\$5,000
218	\$10,000	252	\$0
219	\$3,000	253	\$0
220	\$5,000	254	\$3,000
221	\$5,000	255	\$6,000
222	\$8,000	256	\$6,000
223	\$10,000	257	\$6,000
224	\$20,000	258	\$8,000
225	\$20,000	259	\$10,000
227	\$15,000	260	\$4,000
228	\$10,000	261	\$4,000
229	\$15,000	262	\$4,000
230	\$15,000	263	\$8,000
233	\$15,000	264	\$5,000
234	\$18,000	265	\$12,000
235	\$8,000	266	\$12,000
236	\$10,000	267	\$12,000
237	\$3,000	268	\$17,000
238	\$3,000	269	SOLD
239	\$0	270	\$25,000
240	\$20,000	271	\$17,000
241	SOLD	272	BRANDON
242	SOLD	273	\$20,000
243	\$0	274	BENJAMIN
244	\$5,000	275	SOLD
245	\$15,000	276	\$25,000
246	\$20,000	572	FUTURE PARKING
247	\$12,000	573	MODEL
248	\$8,000	574	NOT AVAILABLE
249	\$6,000	575	NOT AVAILABLE

70' LOTS	LOT ADJUSTMENT
441	\$3,000
443	\$0
444	\$3,000
445	\$0
446	\$10,000
448	\$7,000
449	\$7,000
450	\$8,000
452	\$7,000
453	\$0
454	\$0
455	\$0
457	\$0

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite. MasterCraft Builder Group will clear up to 50' beyond the rear structure of the home. 10/09/18