

Choose your **DREAM HOME**



HAYDEN HOMES
at
TULLAMORE

Buy Now! Receive **\$6000** in Free Backyard Landscaping and be entered to win the **\$25,000 Dream Backyard**. Limited time only.



2870 N O'Connor Blvd. – \$231,620
3 BED 2 BATH 1609 SF
MLS# 152427



3043 E Galway Cir – \$323,544
4 BED 3 BATH 2258 SF
MLS# 152511



3221 E Bogie Dr – \$284,676
4 BED 2 BATH 2046 SF
MLS# 151530

TO GET HERE:

Just West of Highway 41 between Prairie Ave. and Poleline Ave. From I-90: Take the Highway 41 Exit; Head North on Highway 41 (1.4 miles); Turn left onto Poleline Ave; Take first Right onto Charleville Rd; Turn Left onto Bogie Drive; follow to Connor Blvd.



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Contact Darren Ducote
208-964-9090

tullamore@hayden-homes.com



THE HUDSON
3 BED 2 BATH 1574 SF



THE ORCHARD
3 BED 2 BATH 1800 SF



THE PACIFIC
3 BED 2 BATH 1805 SF



THE SNOWBRUSH
4 BED 2 BATH 2046 SF



THE ORCHARD ENCORE
3 BED 2 BATH 2258 SF
BONUS ROOM



THE TOLLGATE
4 BED 2.5 BATH 2300 SF



THE STONERIDGE ENCORE
3 BED 2.5 BATH 2470 SF
BONUS ROOM



THE UMPQUA
4 BED 2.5 BATH 2578 SF



THE WATERVILLE
4 BED 2.5 BATH 3198 SF

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Contact our Tullamore Community Manager
Darren Ducote, Coldwell Banker Schneidmiller
208-639-1633

tullamore@hayden-homes.com



HAYDEN HOMES

Base Price Sheet & Plans Offered Tullamore

<u>Model ID</u>	<u>Model Name</u>	<u>Price</u>
s157401	Hudson	\$202,990
s160901	Jackson	\$209,990
s180001	Orchard	\$222,990
s180501	Pacific	\$223,990
s204601	Snowbrush	\$242,990
s225801	Orchard Encore	\$246,990
s247001	Stoneridge Encore	\$251,990
s257801	Umpqua	\$255,990
s230001	Tollgate	\$260,990
s319801	Waterville	\$262,990

Inclusive Features

Tullamore

Exteriors

Rich Craftsman Style Inspired Elevations

HardiePlank® Full Lap Siding with Masonry Rock Accents

Garage Door with Windows and Accent Trim

Enclosed Soffits

Whitehall Bismark Address Plaque

Green Wise® Professionally Selected Three Tone Color Scheme Choices

6 Panel Fiberglass Entry Door

Decorative Outdoor Lamp Lighting

Dexter® Satin Nickel Exterior Door Knobs & Deadbolts

Lifetime IKO® Architectural Composite Roofing

Covered Front Porch or Entry

Patio Area for Entertaining

Fully Landscaped Front Yard Sod & Full Underground Sprinkler System

Full Width Concrete Driveway with Light Broom Finish

Concrete Entry Walkways & Patio Area in Light Broom Finish

Two Exterior Electrical Outlets

Two Exterior Water Hose Bibs

Energy Efficient House Wrap

Vapor Barrier: Between Ground & Under Floor

Interiors

Two-Toned Designer Interior Paint Schemes with

Sherwin-Williams® Green Wise® Low VOC Paints in Numerous Color Choices

Interior Designer Selected Brushed Nickel Lighting

Schlage® Satin Nickel Door Handles & Hardware

Rounded Drywall Corners

Volume Ceilings in Living Area (*Plan Specific*)

Dedicated Cable Wiring in Living Area & Master Bedroom

Dedicated Telephone Wiring in Kitchen

Double Sinks in Master Bathroom (*Plan Specific*)

Raised Vanities

White Colonial Interior Doors & Trim

Window Sills in Formal Areas

Window Grids

Wood Shelving & Rods in Closets

Smoke & Carbon Monoxide Detectors

Rocker Style Light Switches

Plant Shelves (*Plan Specific*)

Quality Shaw® Upgraded Carpet in Many Color Choices

Stylish Mannington® Vinyl Flooring with Numerous Color Choices

Wilsonart® Laminate Countertops & Designer Selected Backsplash in Numerous Color Style Choices

In The Kitchen

Mid Continent® Birch Cabinets with Crown Molding in Many Color Choices (Certified Green Cabinet Source)

Staggered Cabinet above Refrigerator & Microwave Area

Recessed Can Lighting

Moen® Chrome Eco-Performance WaterSense® Kitchen Pullout Faucet

Stylish Mannington® Vinyl Flooring with Numerous Color Choices

Wilsonart® Laminate Countertops & Designer Selected Backsplash in Numerous Color Style Choices in the Kitchen & Dining Room
Stainless Steel Kitchen Sink

Garbage Disposal

In-Wall Plumbing for Refrigerator Ice Maker

The Following in White or Black:

GE® Self-Cleaning Electric Range

GE® Energy Star Dishwasher

GE® Built In Microwave

Quality Construction & Energy Saving Features

LP® SolidStart® I-Joist Floor Joist System with Crawl Space (Sustainable Forestry Initiative & Low Emissions)
Roof Truss System

Ply Gem® Energy Efficient White Vinyl Thermal Pane Windows (Low E)

Ply Gem® Energy Efficient White Vinyl Thermal Pane Sliding Glass Door (plan specific)
Window Grids

2 x 6 Exterior Wall Construction

2 x 4 Interior Wall Construction

Drywall & Fire Taped Garage

Sealed Walls Dividing House & Garage

Garage Door Windows

Insulated Interior Walls (specific areas) Throughout Home

Sealed Combustion Furnace

Programmable Thermostat

Mastic Sealed Air Ducts

Energy Efficient Water Heater

Carrier® Gas Forced Air

Water Softener Loops

The Hayden Homes Advantage

Homeowners Association with ARC Guidelines to Ensure Beauty & Property Value of Neighborhood is Upheld

Hayden Homes Zero Defect Guarantee

Hayden Homes 1 Year Warranty

Ranked Nationally as a Leader in Customer Satisfaction in the Home Building Industry

Trained, Licensed, and Dedicated Community Sales Agent

Hayden Homes is committed to building better communities, therefore these features exceed Energy Performance Standards. Through this commitment, we believe in ensuring a better future for generations to come.

HAYDEN HOMES *at* TULLAMORE



- Available Inventory Home
- Available To Be Built Homesites
- SOLD Home
- Open Area
- MODEL Home



2nd Addition

Presenting the **HUDSON** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1574 SQUARE FEET

The Hudson is an efficiently-designed, mid-sized home offering both space and comfort.

The open kitchen is a chef's dream, with counter space galore, plenty of cupboard storage and a breakfast bar.

The expansive living room and adjoining dining area complete this eating and entertainment space.

The spacious and private master suite boasts a dual vanity bathroom, optional separate shower and an enormous closet.

The other two sizeable bedrooms—one of which may be converted into a den or office—share the second bathroom and round out this well-planned home.



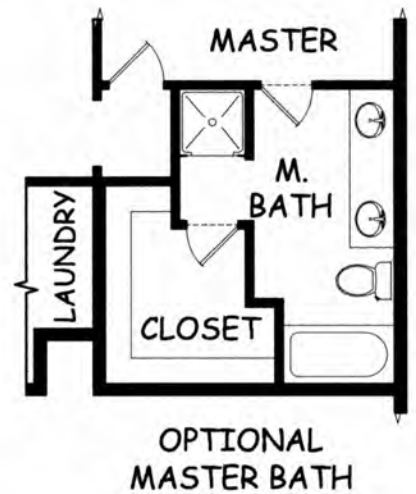
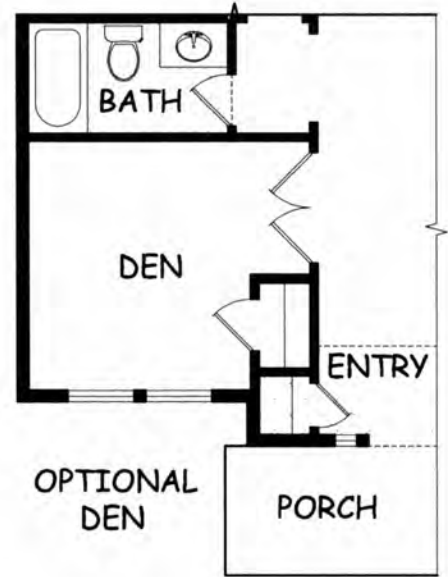
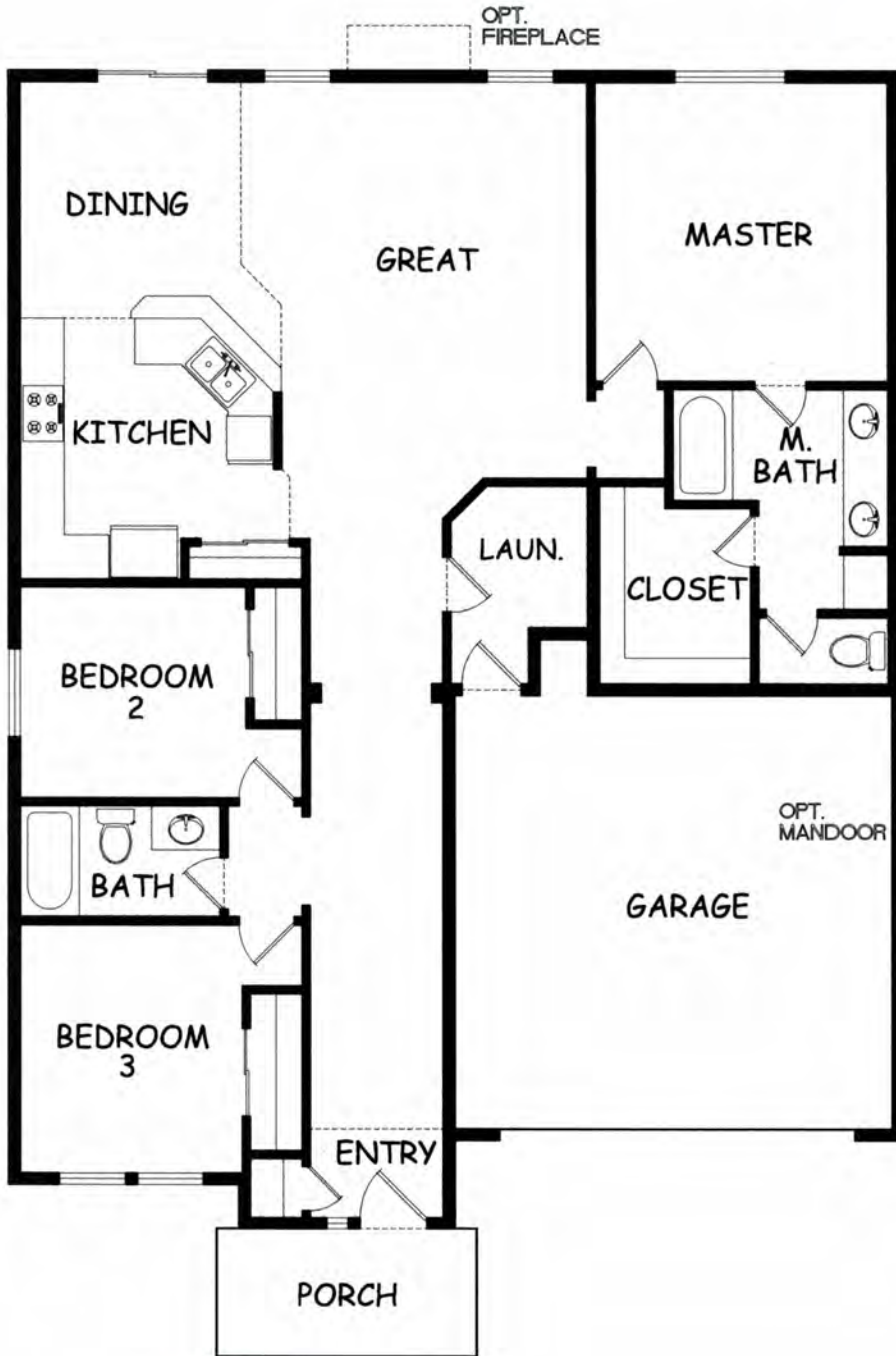
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Presenting the HUDSON by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1574 SQUARE FEET



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Presenting the **JACKSON** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1609 SQUARE FEET

At 1609 square foot home, the Jackson is a smartly designed single story plan popular with those who want to maximize every inch of living space.

The home's alley-accessed garage creates charming street appeal.

An expansive living room and the large dining room adjoins a kitchen featuring ample cupboard space and an ever-useful island.

The private master suite boasts a large dual vanity bathroom with a spacious closet, while the other two sizeable bedrooms—one of which can be converted into an optional den—share the second bathroom.

There are plenty of reasons to simply love this well planned home.



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Presenting the **ORCHARD** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1800 SQUARE FEET

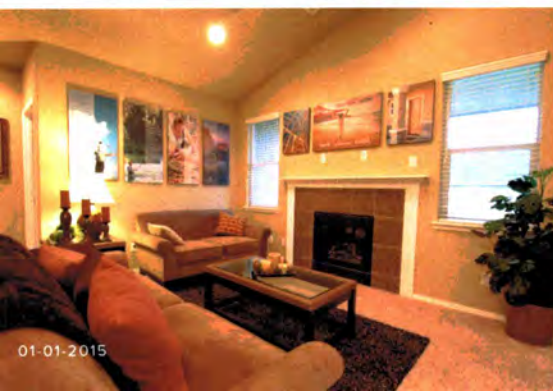
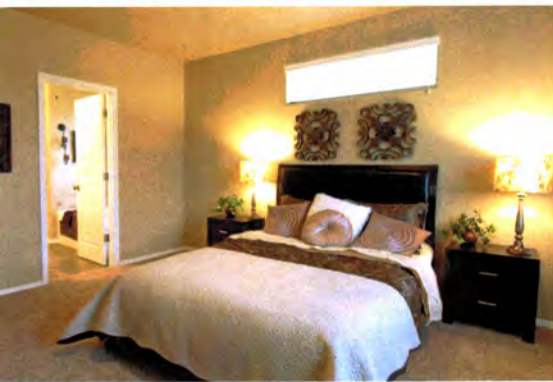
At 1800 square feet, the Orchard is an efficiently-designed, mid-sized home offering both space and comfort.

The open kitchen is a chef's dream, with counter space galore, plenty of cupboard storage and a breakfast bar.

The expansive living room and adjoining dining area complete this eating and entertainment space, with the added appeal of an optional desk or beverage center.

The spacious and private master suite boasts a dual vanity bathroom, separate shower and an enormous closet. The other two sizable bedrooms - one of which can be converted into a den or office - share a second bathroom.

An additional feature of this already spacious home is the optional fourth bedroom, which may be converted into a den or office as well.



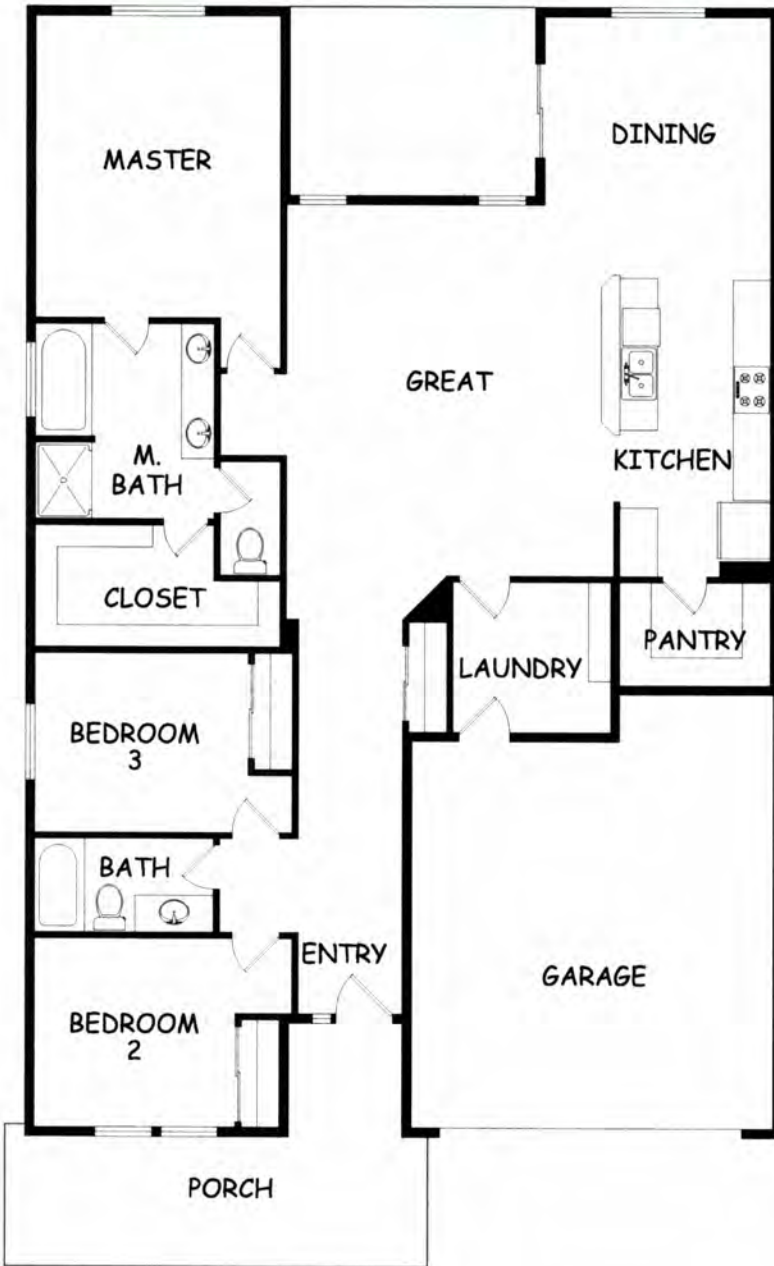
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Presenting the **ORCHARD** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1800 SQUARE FEET



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Presenting the **PACIFIC** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1805 SQUARE FEET

The 1805 square foot Pacific is the entertainer's dream home.

Under the vaulted ceilings, the living room is sweeping, and an optional covered patio, just off the generous dining room, invites relaxation outdoors.

The open kitchen offers a wealth of counter, serving and eating space, and includes a bar area and optional built-in desk.

This home affords more space to relax in a welcoming family room that may also be converted into an optional fourth bedroom.

The spacious master suite boasts a luxury bath with an individual shower option adjoining the large closet.

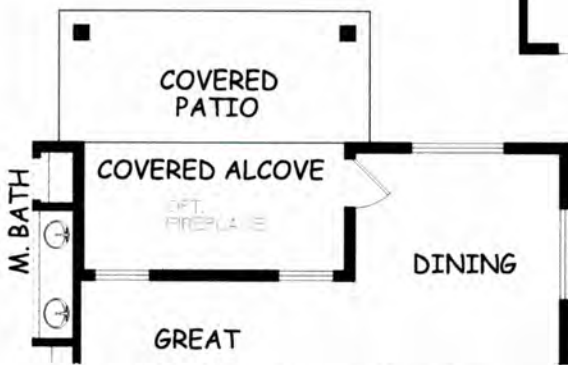


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Presenting the **PACIFIC** by Hayden Homes



3 BEDROOMS 2 BATHROOMS 1805 SQUARE FEET



OPTIONAL COVERED ALCOVE
or COVERED PATIO



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Presenting the **SNOWBRUSH** by Hayden Homes



4 BEDROOMS **2** BATHROOMS **2046** SQUARE FEET

At 2046 square feet, the Snowbrush is an efficiently-designed, mid-sized home offering both space and comfort.

The open kitchen is a chef's dream, with a large island, plenty of cupboard storage and counter space.

The expansive living room and adjoining dining area complete this eating and entertainment space, with the added appeal of a covered patio area off of the great room and dining area.

The spacious and private master suite boasts a dual vanity bathroom with extra counter space, separate shower and an enormous closet.

The other three sizable bedrooms - one of which can be converted into a den or office - share a second bathroom with a dual vanity.



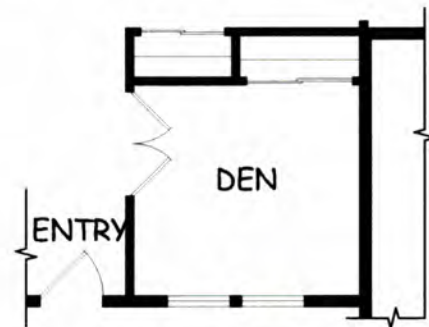
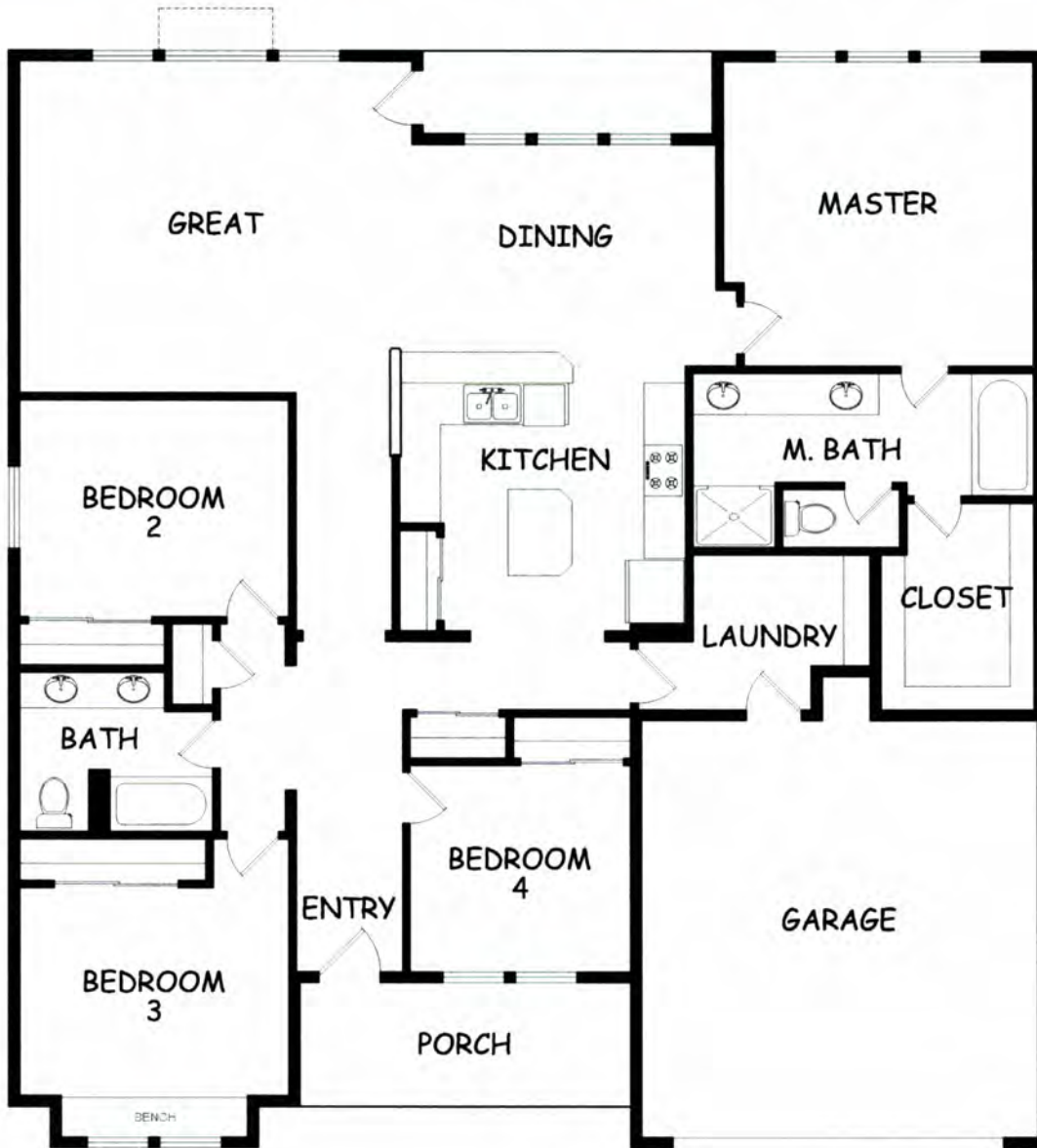
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Presenting the **SNOWBRUSH** by Hayden Homes



4 BEDROOMS 2 BATHROOMS 2046 SQUARE FEET



OPTIONAL DEN



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ORCHARD ENCORE *by Hayden Homes*



3 BEDROOMS 2 BATHROOMS 2258 SQUARE FEET

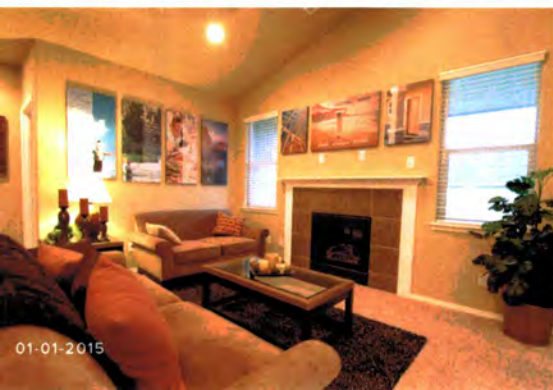
Flexible space is the greatest asset of this encore floor plan based upon the best-selling Orchard model. At 2258 square feet, this larger home is a favorite of frequent entertainers for its open kitchen, spacious walk-in pantry, and expansive adjoining living and dining areas.

For an added bonus, choose between an optional desk or beverage center along one wall to complete this beautiful layout.

The spacious and private master suite boasts a dual vanity bathroom, separate shower and an enormous closet.

The other two sizable bedrooms - one of which can be converted into a den or office - share a second bathroom.

Exclusively available for the Orchard Encore, a fourth bedroom or junior suite located up one flight of stairs contributes endless possibilities to this beautiful home.



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STONERIDGE ENCORE *by Hayden Homes*



3 BEDROOMS 2.5 BATHROOMS 2470 SQUARE FEET

The 2470 square foot Stoneridge Encore by Hayden Homes is a smartly designed two-story home offering equal parts style and spaciousness.

The main floor is comfortable and inviting, with an open concept large kitchen and great room, formal dining room, and powder bathroom. If desired, there is an option to convert the formal dining area to a fourth bedroom with full bathroom.

Upstairs features three bedrooms, the conveniently located laundry room, and the extra roomy bonus room.

Another great option available is to change this room into a junior suite, which includes a full bathroom and sizable closet.

The master bedroom features an oversized closet plus a deluxe ensuite bath – including a soaking tub and double vanity.

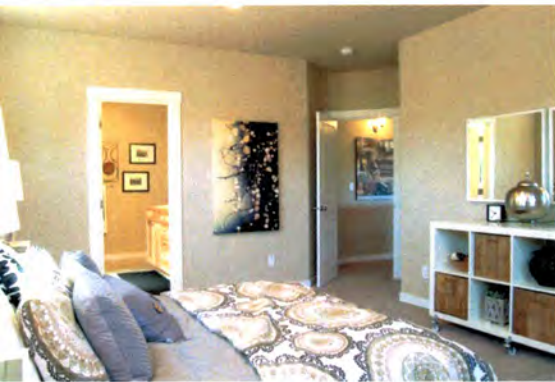
The versatile Stoneridge Encore delivers everything you need and more, in a sizable yet charming package.



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Presenting the **UMPQUA** by Hayden Homes



4 BEDROOMS 2.5 BATHROOMS 2578 SQUARE FEET

The Umpqua provides space, style and function in this impressive two-story home.

The first floor is home to a large den, an open kitchen with ample counter space and cupboard storage, and breakfast bar.

The dining room and expansive living room are made even more dramatic by the high, open ceilings.

Located on the main floor, the spacious and private master suite features an impressive dual vanity bathroom with a separate shower, private water closet and large closet.

Upstairs, one of the three sizeable bedrooms offers a walk-in closet and all share a large bathroom.

An option to convert the loft's overlook into a den adds additional luxury to this breathtaking home.



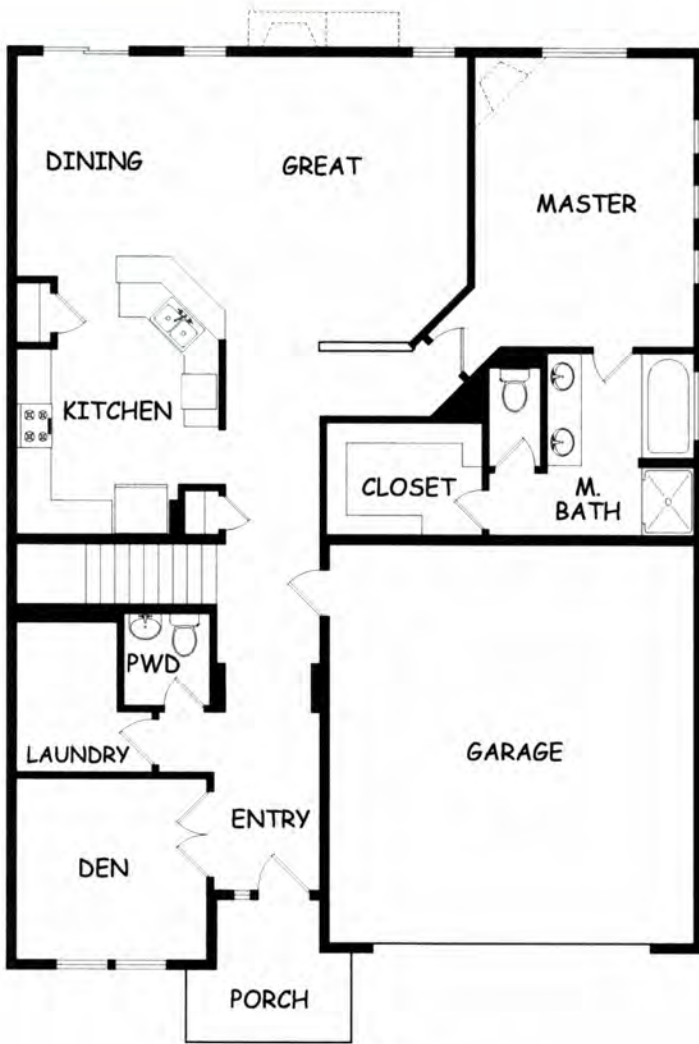
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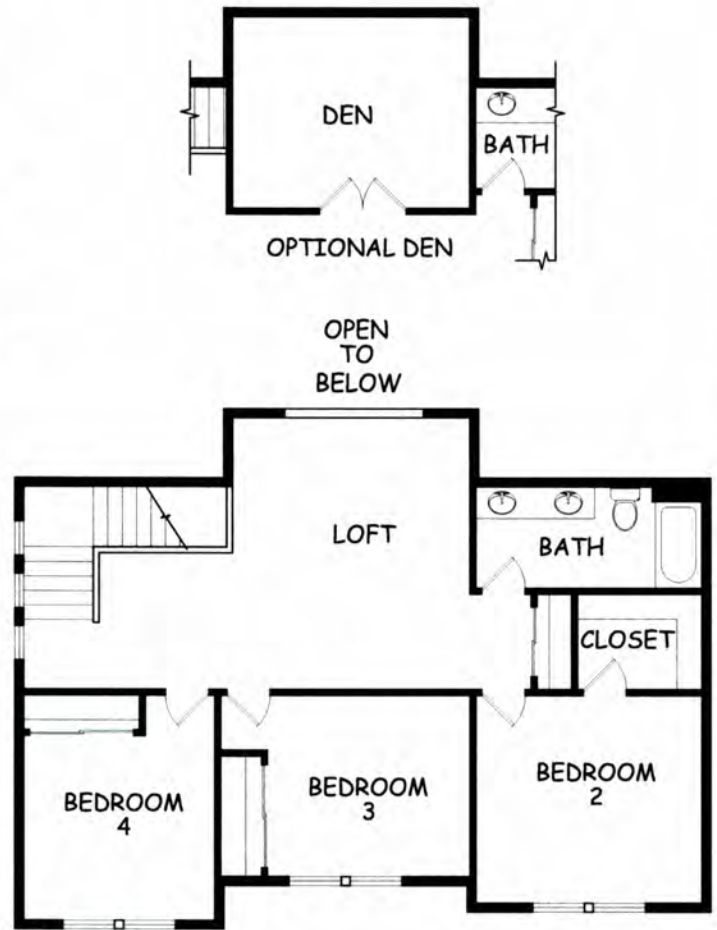
Presenting the **UMPQUA** by Hayden Homes



4 BEDROOMS 2.5 BATHROOMS 2578 SQUARE FEET



MAIN LEVEL



UPPER LEVEL



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Presenting the **TOLLGATE** by Hayden Homes



4 BEDROOMS 2.5 BATHROOMS 2300 SQUARE FEET

This vast single story plan, the 2300 square foot Tollgate, is spacious and inviting.

The kitchen, with its ample counter and cupboard space, overlooks the large living room and breakfast nook.

The master suite is separate from the other bedrooms and boasts a luxury bathroom with soaking tub, private water closet, and dual vanities.

Two of the other three sizable bedrooms share a bathroom and feature large closets, while the third bedroom can be used as an optional den and is located across from the half bathroom.

This home is a perfect fit for any family looking for space and comfort.



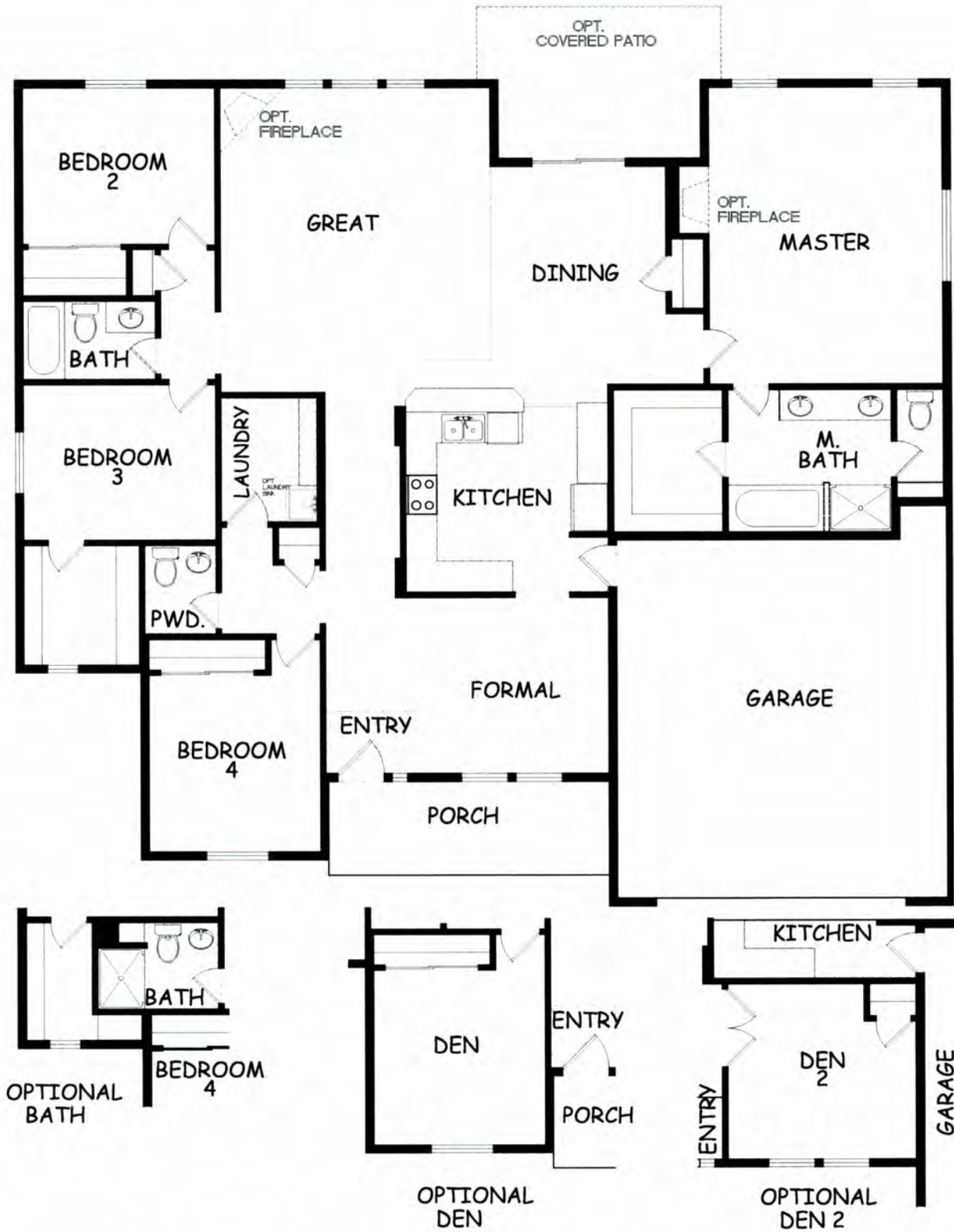
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Presenting the **TOLLGATE** by Hayden Homes



4 BEDROOMS 2.5 BATHROOMS 2300 SQUARE FEET



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Presenting the **WATERVILLE** by Hayden Homes



4 BEDROOMS 2.5 BATHROOMS 3198 SQUARE FEET

The Waterville's 3198 square feet provide a wealth of space to both relax and entertain. On the main floor, the living and dining rooms are more than generous.

The open kitchen, which features a breakfast bar, adjoining nook, pantry and powder room, looks out to the expansive family room.

Upstairs, a massive master suite enjoys large bathroom with a soak tub, private water closet and huge closet.

Across a spacious loft, three additional sizeable bedrooms share a full bath with a dual vanity.

Options in this plan include a den, fifth bedroom or downstairs bedroom and an enlarged pantry.



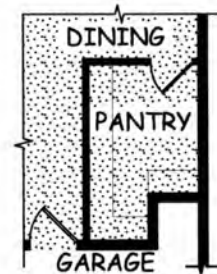
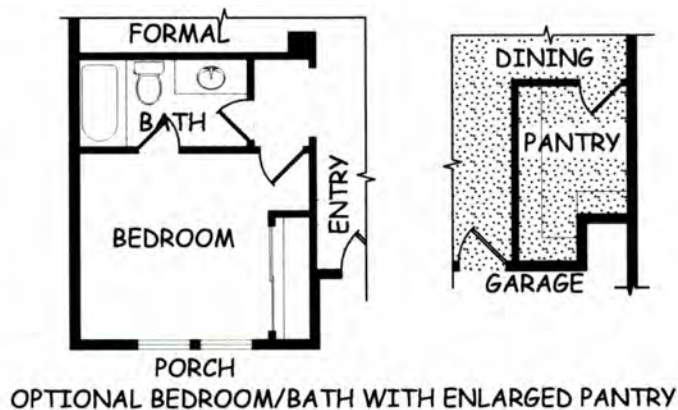
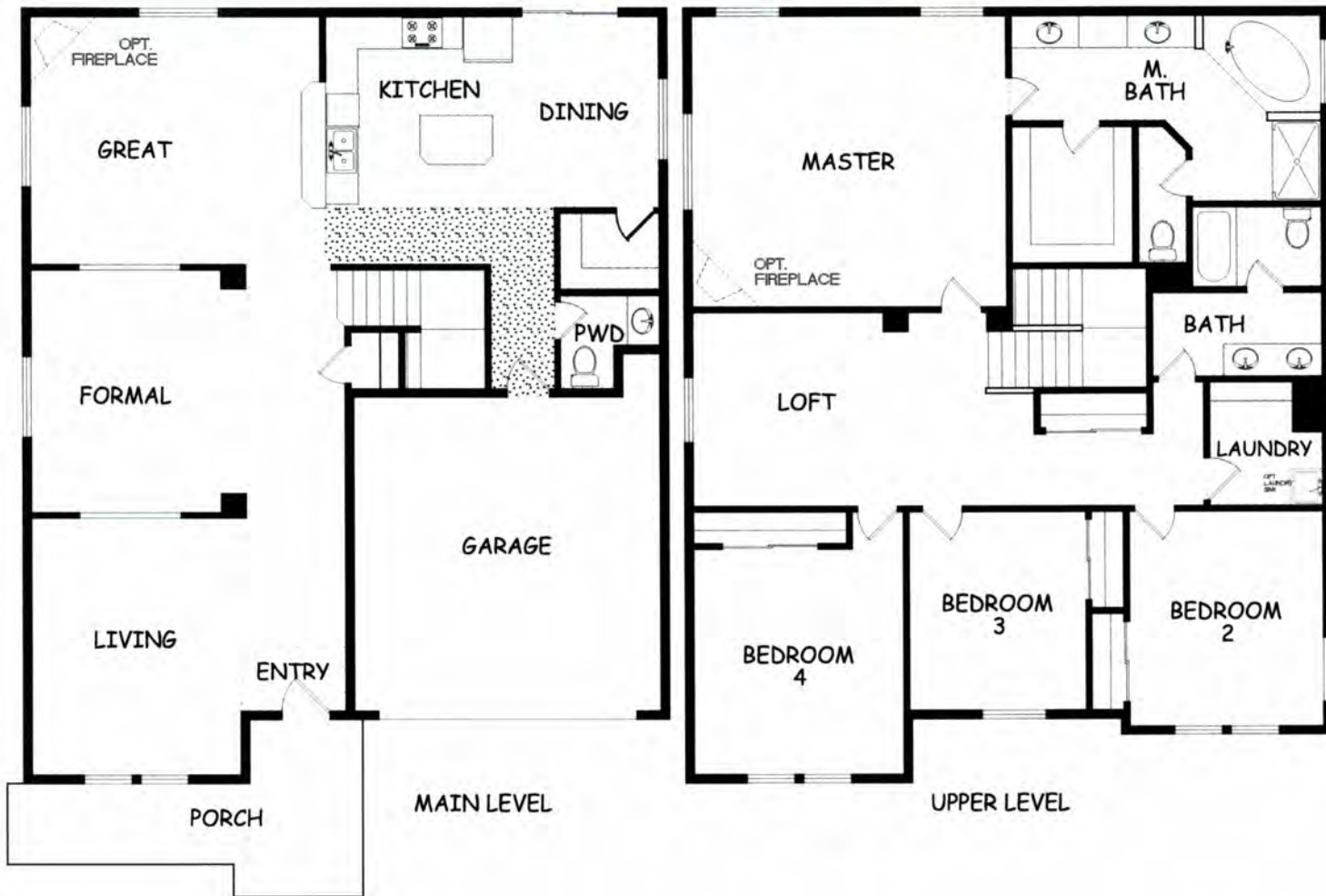
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4 BEDROOMS 2.5 BATHROOMS 3198 SQUARE FEET



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