VINEYARD RIDGE

EST. 2018

PENINSULA LIVING AT ITS FINEST

GLOBAL LUXURY℠

COLDWELL BANKER
SCHMIDT REALTORS

See Virtual Tour at

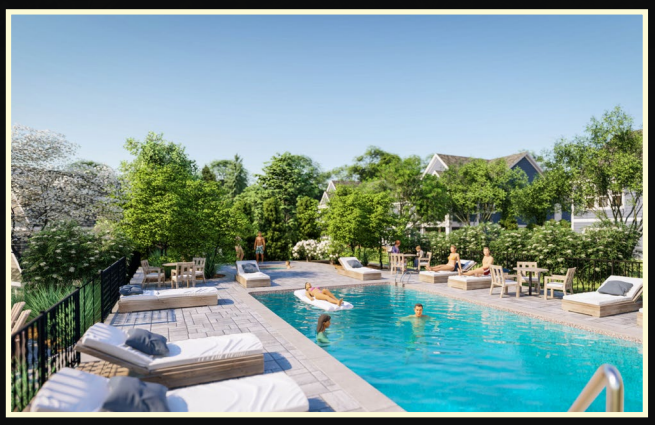
www.VineyardRidgeVT.net

Ken Schmidt | 231.883.3566 Karen Schmidt | 231.218.4463

www.VineyardRidge.net
www.VineyardRidgeVT.net

Vineyard Ridge

EST. 2018



it's a lifestyle

At Vineyard Ridge, you will enjoy

Carefree Living

- Your property is professionally landscaped - do not concern yourself with lawn maintenance
- Roads and driveways are plowed for you
- Smart Home technology is available in all of our homes
- Homes are served with municipal water, sewer, natural gas, cable TV, and high-speed Internet
- Enjoy your own *on-site* vineyard for private-label wine
- Pavilion with gas grills, a pool, hot tub, and a gas fire pit for family and friend gatherings.
- 62 acre natural park just across the road
- Just five minutes from downtown Traverse City
- Hospital, fire, and EMT nearby

REMBRANDT CONSTRUCTION

RembrandTConstruction.com

25 Vineyard Ridge Road

VINEYARD RIDGE

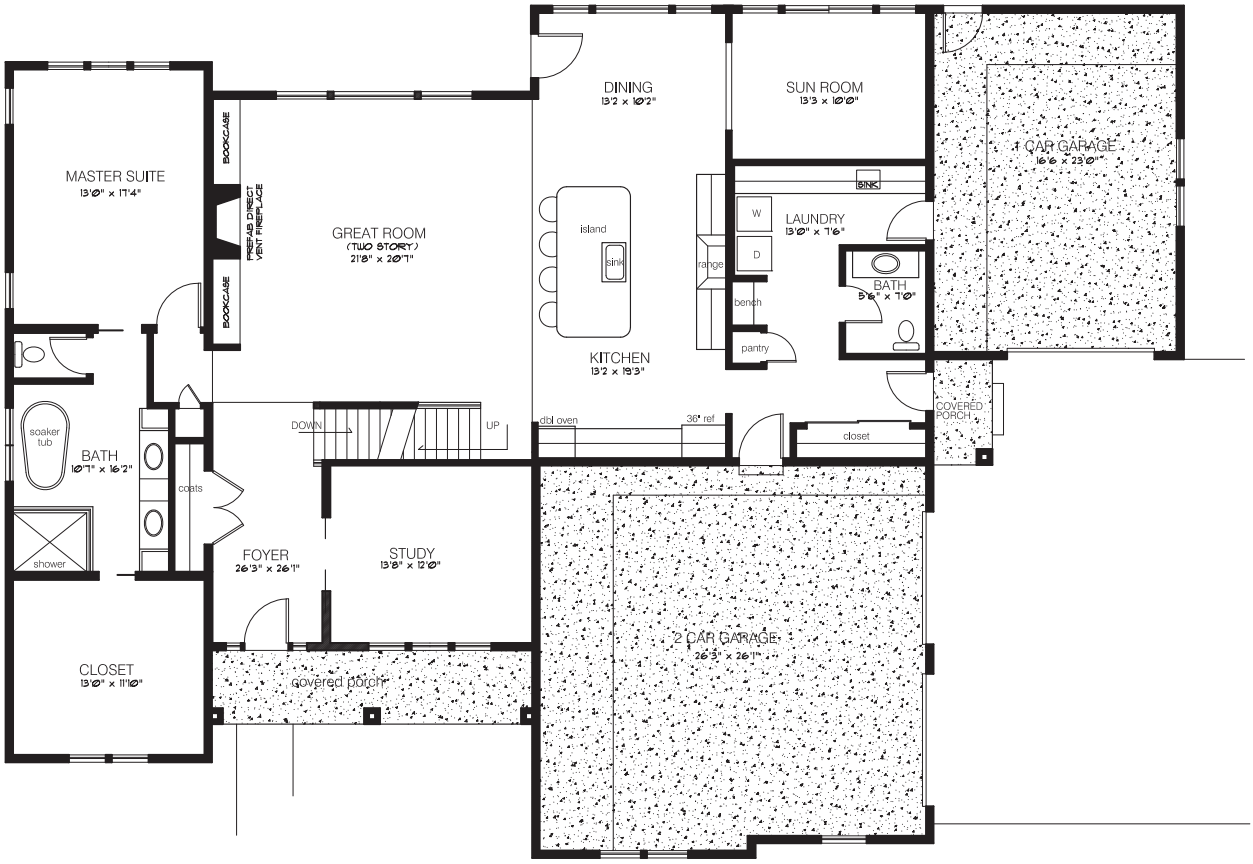
EST. 2018

VINEYARD RIDGE

EST. 2017

25 Vineyard Ridge Rd

MAIN FLOOR PLAN



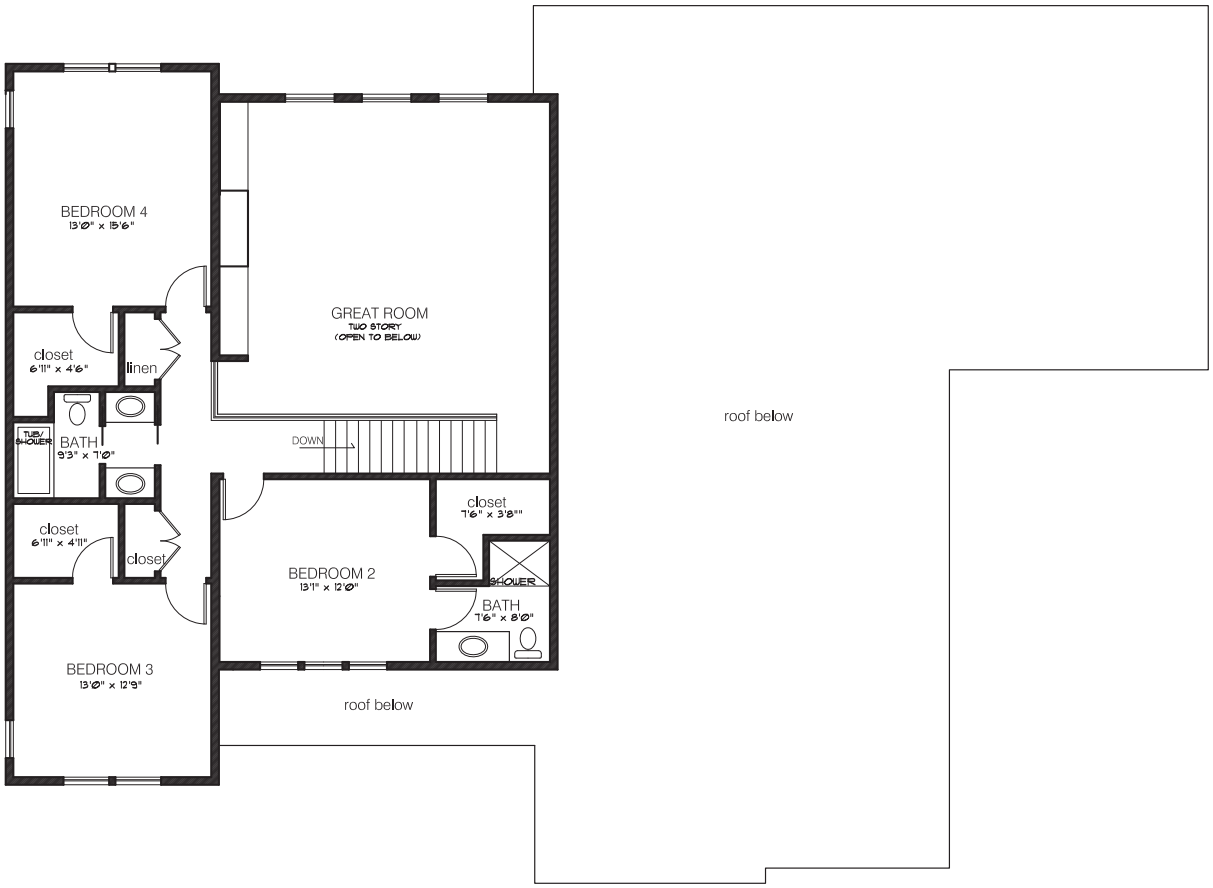
Finished square feet: 2,345

VINEYARD RIDGE

EST. 2017

25 Vineyard Ridge Rd

SECOND FLOOR PLAN



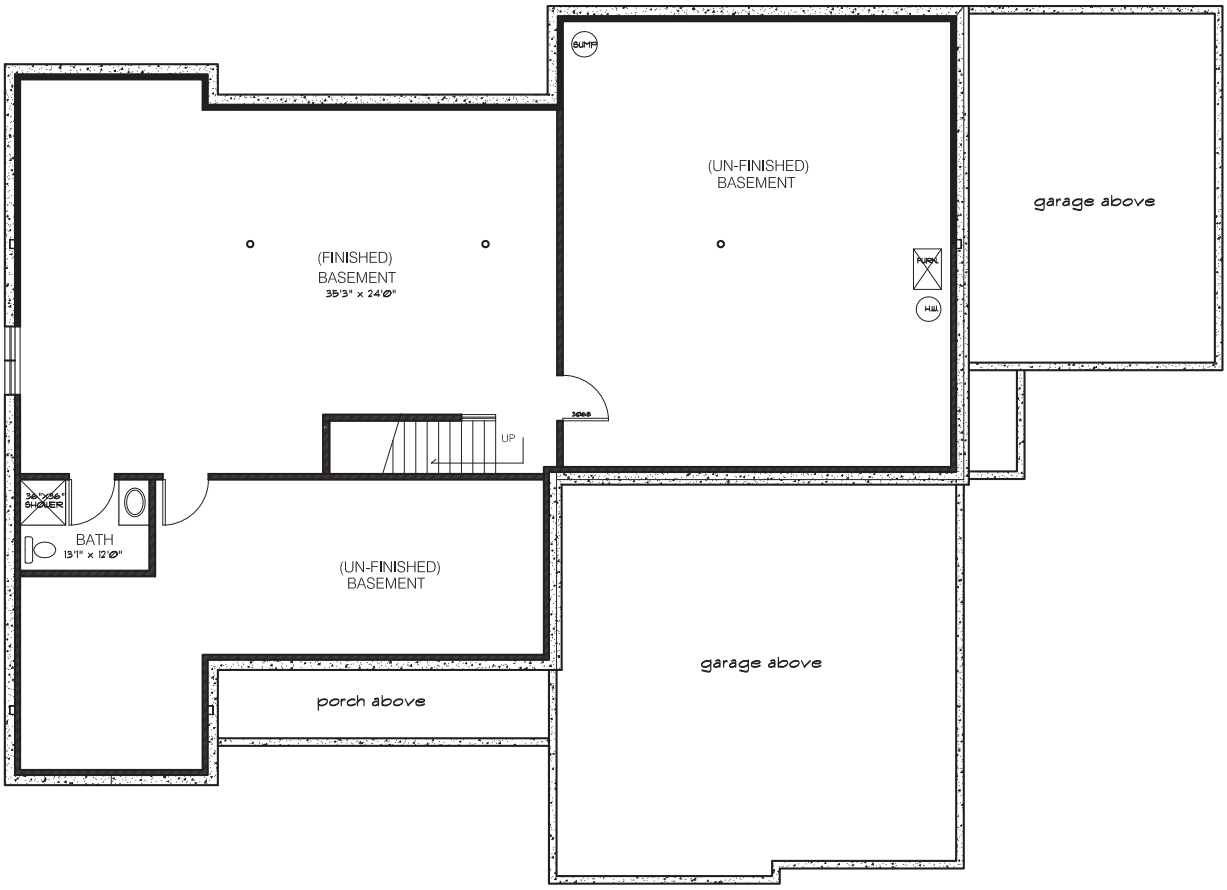
Finished square feet: 975

VINEYARD RIDGE

EST. 2017

25 Vineyard Ridge Rd

LOWER FLOOR PLAN

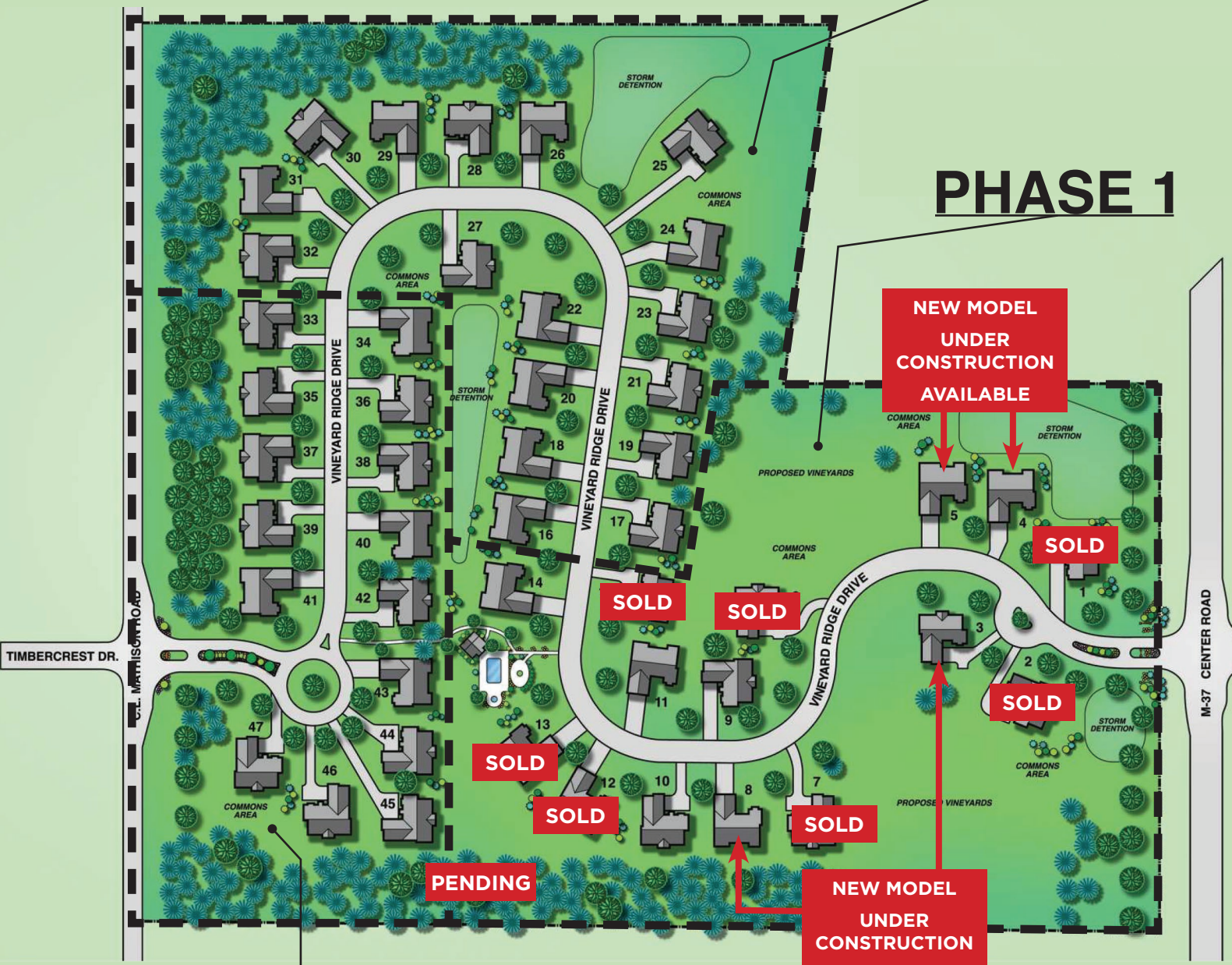


VINEYARD RIDGE

EST. 2017

PHASE 2

PHASE 1



PHASE 3

RembrandT Construction

RembrandTConstruction.com

Rembrandt is a true-value, quality-engineered custom-design builder - the exclusive builder for Vineyard Ridge.

Rembrandt Construction works closely throughout the home-building process with the client, architect, and construction supervisor to deliver on what the client expects while ensuring the highest possible quality for their home.

As a "Premier Northern Michigan Home Contractor" with over 40 years of experience, Rembrandt has a reputation for consistently producing high-quality homes and takes pride in creating homes that are as beautiful to look at as they are comfortable to live in.

To learn more about Rembrandt Construction and view examples of their homes, please go to:

www.RembrandTConstruction.com

The following pages are current homes for sale within Vineyard Ridge, as well as sample elevations and floor plans of homes that could be built. Please note that we are a "custom design builder" and can build what you want so long as it meets Vineyard Ridge Association architectural rules. This allows us to ensure quality in both design and construction.

VINEYARD RIDGE

EST. 2018

VINEYARD RIDGE

EST. 2018

FREQUENTLY ASKED QUESTIONS

Q. Which utilities are offered?
A. Municipal water, sewer, natural gas, electric, cable for fast speed Internet and television are all offered. The streets will be paved asphalt with concrete curbing.

Q. What is unique about Vineyard Ridge?
A. The entrance landscaping, as well as landscaping all along Center Road will be beautiful. There are stone entry walls with stone pillars and fencing along the highway, all complimented with lovely plants and well-maintained lawn areas. There will be exceptional landscaping around homes and at the Pavilion/Pool area, as well.

Q. What will be offered at the Pavilion / Pool area?
A. A very well-designed Pavilion structure will have a handicap bathroom, covered area with outdoor dining furniture, a large stone island with two stainless steel built-in grills, a cooktop, under-counter stainless steel refrigeration, and granite countertops. There will also be a pool with a hot tub and a separate lounge area around a gas fire pit.

Q. Will the pool be open year-round?
A. It is anticipated the Pavilion/Pool area will open in May and close in October.

Q. What about the vineyard?
A. The vineyard is not large, but it will be a pleasant amenity, providing the opportunity for residents to have a private label wine.

Q. When will construction begin?
A. Vineyard Ridge is a Planned Unit Development (PUD) approved by Peninsula Township. Homes are under construction now, and can be custom designed and built, but must meet architectural requirements.

Q. Will a certain number of purchase contracts need to be completed before construction can begin?
A. No, currently there are 4 model homes under construction and available for purchase.

Q. What will be the size of the homes?
A. The first floor plan will be 1600 - 2200 square feet and many homes have walkout basements. Another 1000 square feet or more could be finished in the lower level. Most homes are estimated to have 2500 - 3500 square feet of finished living area.

Q. Can the homeowner use any contractor to build their home?
A. In order to assure highest quality and consistency, only the approved builder for Vineyard Ridge can build in Vineyard Ridge.

Q. What is the anticipated price range of the homes?
A. Final cost are not complete but all homes will be of exceptional quality and we are projecting homes to start at $750,000 or higher depending on the size of home and the level and quantity of luxury amenities added.

VINEYARD RIDGE

EST. 2018

FREQUENTLY ASKED QUESTIONS

Q. How many homes will be built?
A. 47 homes will be built.

Q. Will development occur in phases?
A. Yes, there are two construction phases. Phase 1 includes 15 homes.

Q. Can someone reserve a home/building site now?
A. Reservations are available now in Phase 1. Reservations will require $10,000 deposit, which is fully refundable by either party. This holds the homesite until a Purchase Agreement is executed when a non-refundable deposit will be required.

Q. Can I buy a homesite now and build at a later date?
A. Homesite purchase may occur now, but construction of the home must begin within 12 months or less. Construction times could vary between 12-24 months depending on the season when construction begins, size of home, and finishes.

Q. How much are the Association Fees likely to be?
A. Monthly Association Fees will be $400 paid quarterly.

Q. What is included in the Association Fees?
A. Vineyard Ridge will be "Care-free Living." All lawn maintenance, sprinkler systems, snow removal for roads and driveways, vineyard maintenance, and Pavilion/Pool maintenance will be paid for with Association Fees.

Q. Will pets be allowed?
A. Yes, but there are limits on number of pets and they must be leashed when walking. Pets will not be allowed in the Pavilion/Pool area.

Q. What is the advantage of the Vineyard Ridge location?
A. The development is just one mile from city limits, 1/2 mile to public boat launch on East Bay, just over one mile to the sandy beach of Bryant Park on West Bay, 1/2 mile from the township fire department with EMS services, and the 62 acre Pelizzari Natural Area is across the street. There are also many popular wineries, restaurants, and roadside fruit and vegetable stands nearby.

GLOBAL LUXURY

COLDWELL BANKER
SCHMIDT REALTORS

522 East Front Street | Traverse City, MI 49686

Ken Schmidt

231.883.3566
Ken@SchmidtHQ.com

Karen Schmidt

231.218.4463
KarenSchmidt@ColdwellBanker.com