



BUILD SOMETHING BETTER.



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Bridgeview
Angels Crossing
GOLF CLUB



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GOLF CLUB

your best choice is a better home

Your home, it should be one of the most enjoyable investments you'll ever make. After almost 40 years of building great places to live and work, we have developed a proven process and have continuously implemented those successful practices, which include the following:

A Concierge Approach

We know how important it is to have an experienced building partner to help guide you through building a home. During our almost 40 years of home building experience, AVB has created a design and construction proven process that is tailored to be an enjoyable homeowner experience while maximizing the value of your investment. Our talented staff will guide you through every step of our proven process, including design, selections, construction, and service.

Premiere Developments

All of our communities are professionally designed to balance neighborhood living with the surrounding natural landscape. Selecting a home within one of our communities will allow homeowners to experience the benefits of a master planned community including amenities such as a community clubhouse, a pool, walking trails, parks, and preserved greenspace throughout the community, thoughtfully designed community appearance, and a welcoming neighborhood atmosphere.

Dedicated Service

AVB will ensure your new home will have the enduring qualities to provide a lifetime of enjoyment. Once you have settled into your new home and have a chance to "test drive" everything, we will be there to do the fine tuning. You will be treated to a 60-day and 11-month walk-through with our service team to make sure you are completely satisfied. Further, we encourage you to call us anytime you have a question about your new home. Our dedicated customer care team will be there to answer your call, schedule your service quickly, correct conveniently, and follow-up humbly.





Welcome to an extraordinary community!

- Professionally planned community by AVB with 40 years of experience in building and development
- Gorgeous setting on the award winning Angels Crossing golf course with easy access to the Vicksburg Village Center including shopping, restaurants, summer farmers' market, parks, and US-131
- Beautifully designed entry statements and boulevards
- Home sites offer a variety of views including golf course, wetlands, and woods with walkout and patio level sites available
- Golf course open to the public and features an onsite restaurant and bar
- Nine customizable ranch floorplans from 1,390 to over 3,000 square feet; popular options include lower level finish, sun room, and loft
- Starting in the \$300,000's
- Homeowners association to take care of the exterior maintenance including mowing, irrigation, landscape, and snow removal from driveways and front walks, common area maintenance and more
- All home sites serviced by city water, city sewer, natural gas, electric, cable TV, internet and telephone, all underground





Homeowners Association

Bridgeview at Angels Crossing residents enjoy the convenience of a lock and leave lifestyle. The homeowners association is professionally managed, allowing the residents to spend their time on their interests and less time tied down with maintenance obligations. Professional management also helps to keep the community looking its best. Residents are happy to hand off obligations like snow removal from all driveways and front walks, grass mowing, edging, bark mulch, irrigation management, lawn fertilization, and weed control. The exterior maintenance and repairs of the homes are also under the care of the association and management company. In addition, they are looking out for the maintenance and appearance of the general community, entry statement, and other common areas.

The monthly association fee also includes individual trash removal and recycling service fees for each home. Monthly association fees are currently \$295 per month. There is a buy-in fee paid at closing, equal to three times the monthly dues. The reserve and replacement fund is currently equal to 10% of the dues. Please refer to the master deed for detailed information.

Property Tax Homestead Millage Rates

Municipality	School District	Total Annual Rate	Estimated Tax per \$100,000 in Purchase Price
Village of Vicksburg	Vicksburg	47.2198	\$2,361

Our estimate is based on total purchase price and homestead tax rate.

*Fees and tax rates may change without notice.





Village Series: Bluebell

Village Series

The Bridgeview at Angels Crossing Village Series offers an excellent investment value located in an award winning golf course community. The three floorplans offered in this series are well designed efficient spaces, offering two bedrooms, and two bathrooms on the main level, with two floorplans offering an office on the main level. Lower level finish is optional and offers a large recreation room, and a third bedroom and bathroom. These homes feature the same quality construction practices and materials as our Designer Series.

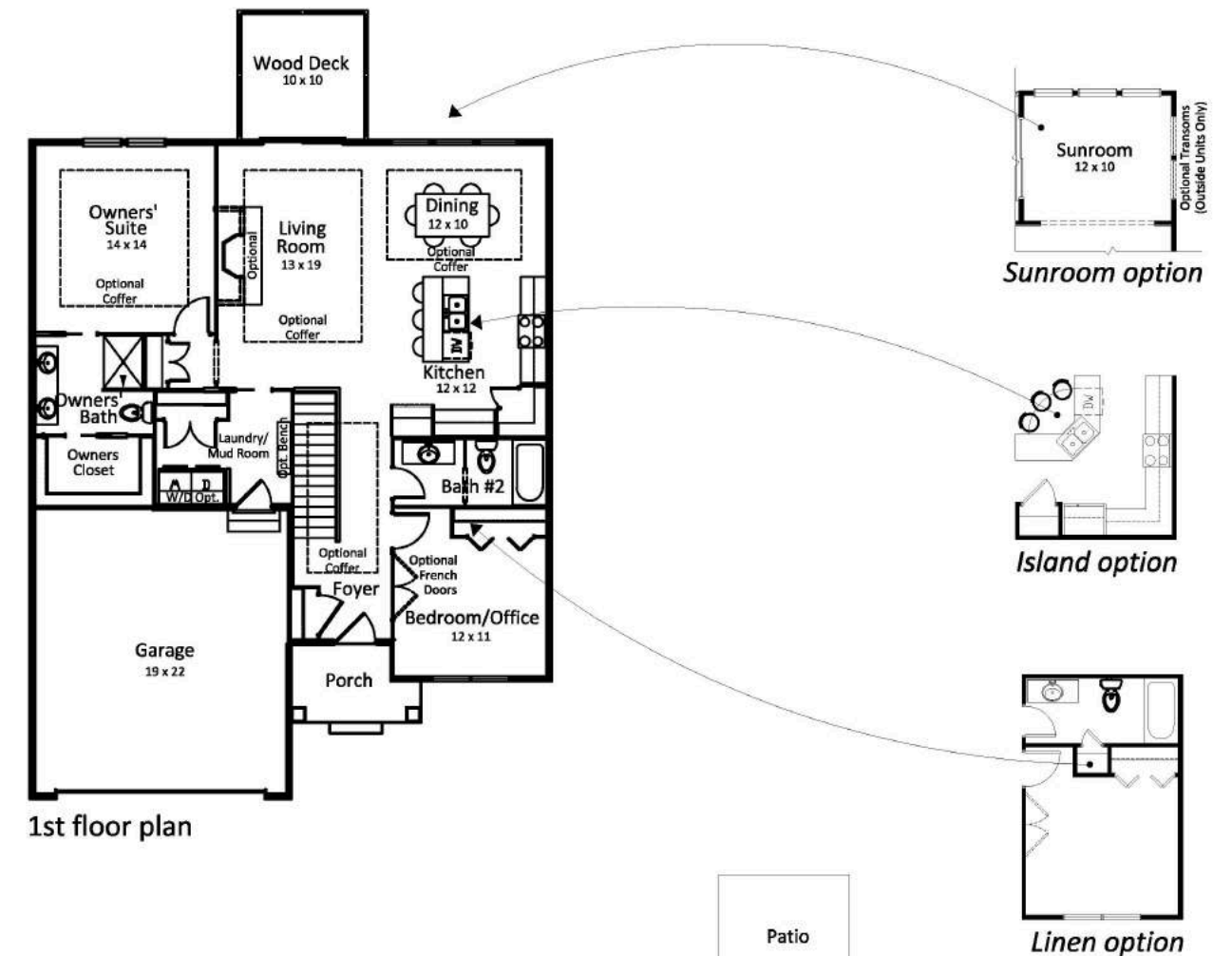
Village Series homes offer a streamlined selections approach, making it simple to customize your home while staying in your desired investment range. All finishes are offered in professionally designed color packages and your AVB selections coordinator will guide you through the entire process of making selections for your dream home.

Exclusive features of the Village Series include:

- **8 foot tall foundation**
- **8 foot tall main floor** with optional coffer ceilings to 9 foot per selected plan
- **40 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 3 1/4" tall baseboards and 2 1/4" tall door casing
- **Luxury vinyl plank flooring** throughout the foyer, kitchen, mudroom, laundry room, dining, family room and bathrooms per selected plan
- **Professionally designed kitchens and bathrooms**, offering Wellborn painted cabinetry with many color selections available
- **GE appliances** in stainless steel including side by side refrigerator with water and ice in the door, self-cleaning gas range, over the range microwave, and multi-cycle dishwasher
- **Included quartz counters** in the kitchen (1 1/4" thick) with undermount stainless steel sink, and 4" quartz backsplash, and edge options
- **Cultured counters** in the bathrooms with integral bowls in three color options
- **Fiberglass tub/shower and shower units by Aker**, including a clear glass door at the owners' bathroom

We are pleased to help you customize your home to suit your needs and desires. This includes floorplan modifications (as allowed per site plan and exterior requirements) and features and finishes. Although the list above gives a preview of distinguishing included features, we can provide many options for interior personalization.

All selections, options, and features are subject to change and/or substitution without prior notice.

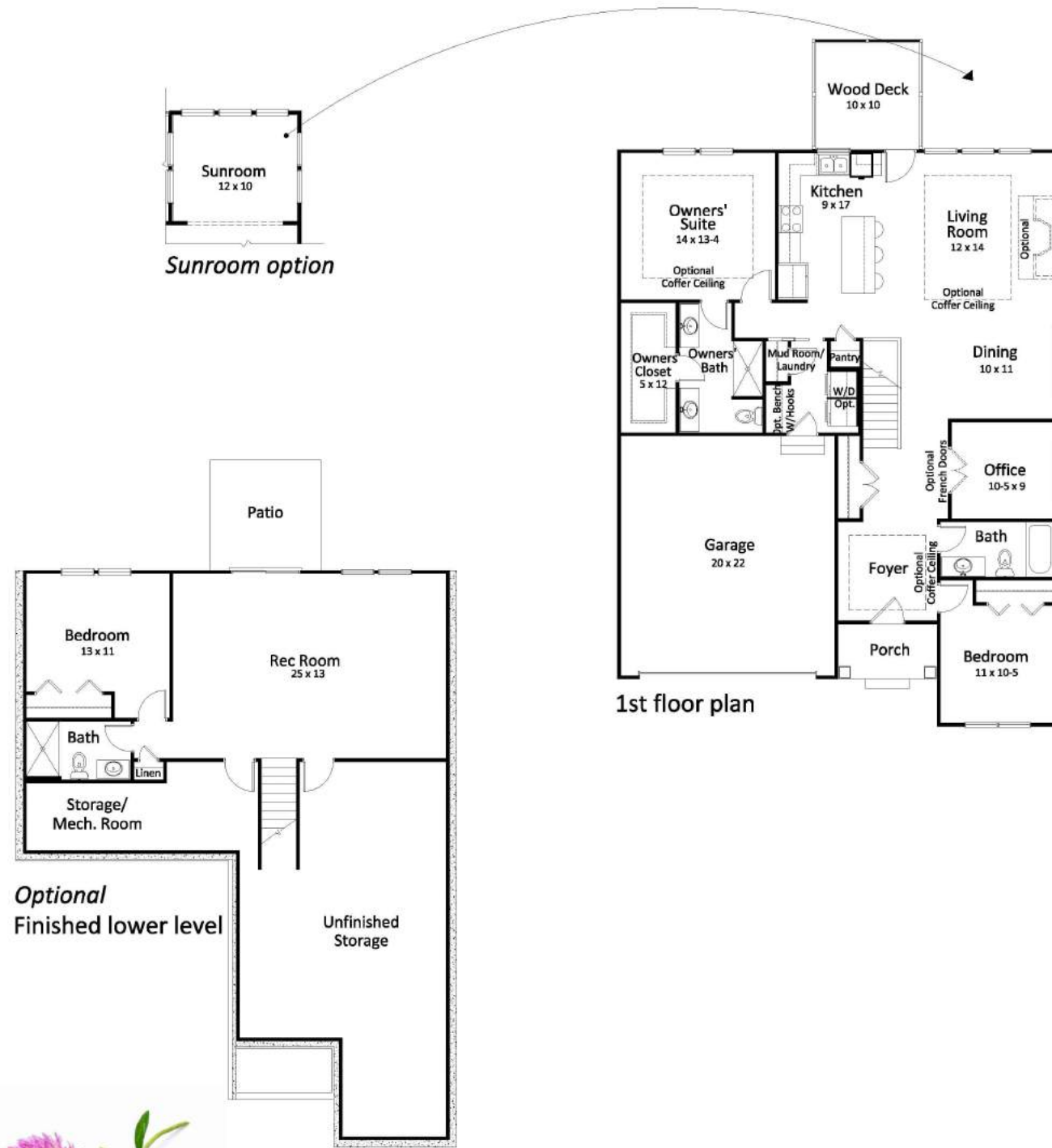


First Floor - 1,390 sq. ft.
Lower Level - 848 sq. ft.*

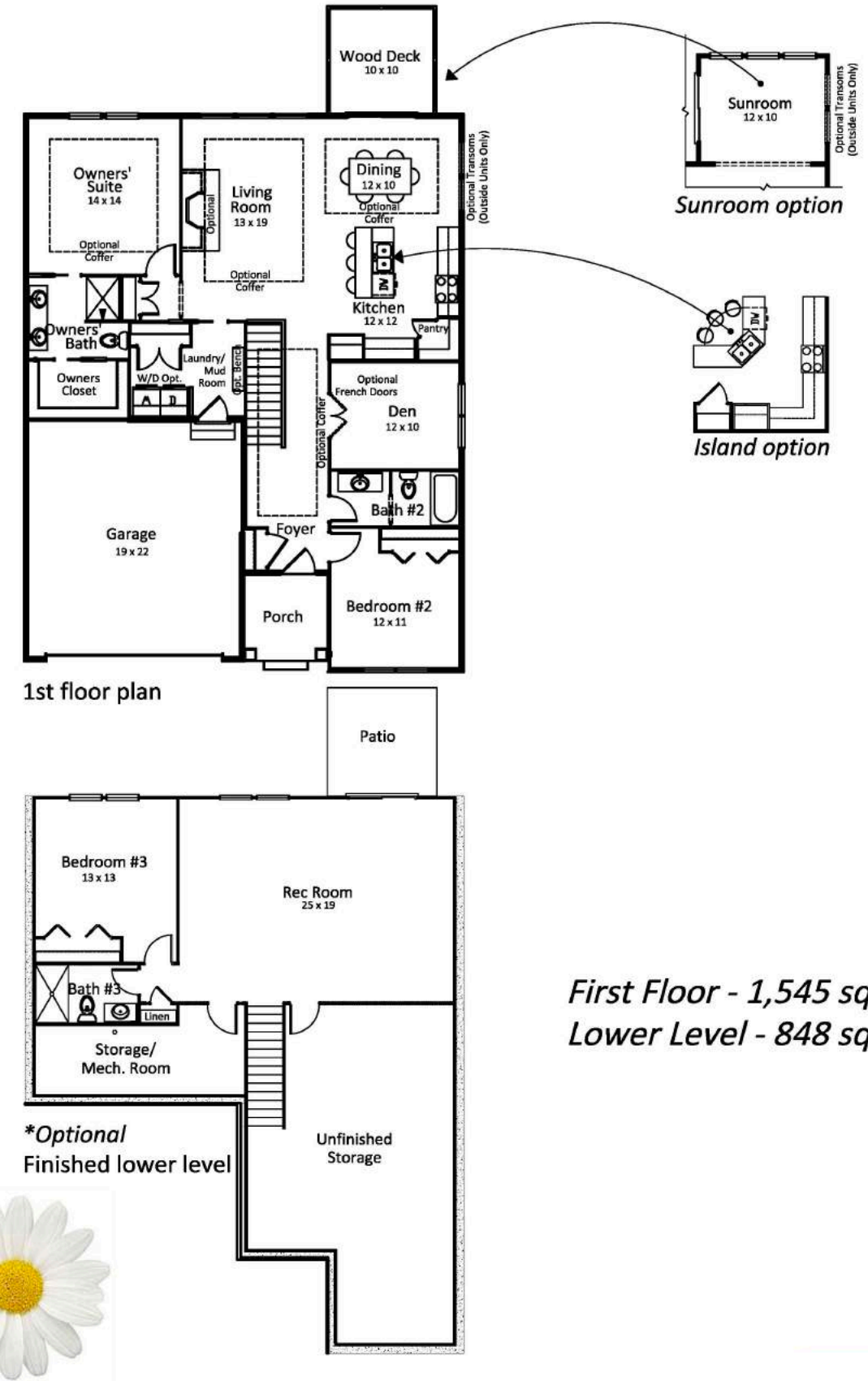


Room dimensions are approximate and have been rounded. Floor plans shown is an artist concept. Continuing a policy of constant improvement, the builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. © AVB HOMES All rights are protected by the Architectural Works Copyright Act of 1990, any use or reproduction without prior written consent by BUILDER is strictly prohibited. (12/2/2020)

Village Series: Clover



Village Series: Daisy



First Floor - 1,545 sq. ft.
Lower Level - 848 sq. ft.*

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Designer Series

The Bridgeview at Angels Crossing Designer Series offers the opportunity to fully customize your new condominium home to your needs and preferences. Six excellent floorplan options are offered, including a large range of sizes and features, with options to further modify the layout to your desires. Upgraded interior finishes, such as ceramic tile, wood floors, and granite or quartz counters in the kitchen are included in the base investment.

Although exceptional finishes are included in the base investment, Designer Series homes offer unlimited interior customization options. Almost any custom interior finish or feature can be included in your new home. Our concierge approach to this customization process will include an AVB selections coordinator guiding you through the entire process of making selections for your dream home.

Exclusive features of the Designer Series include:

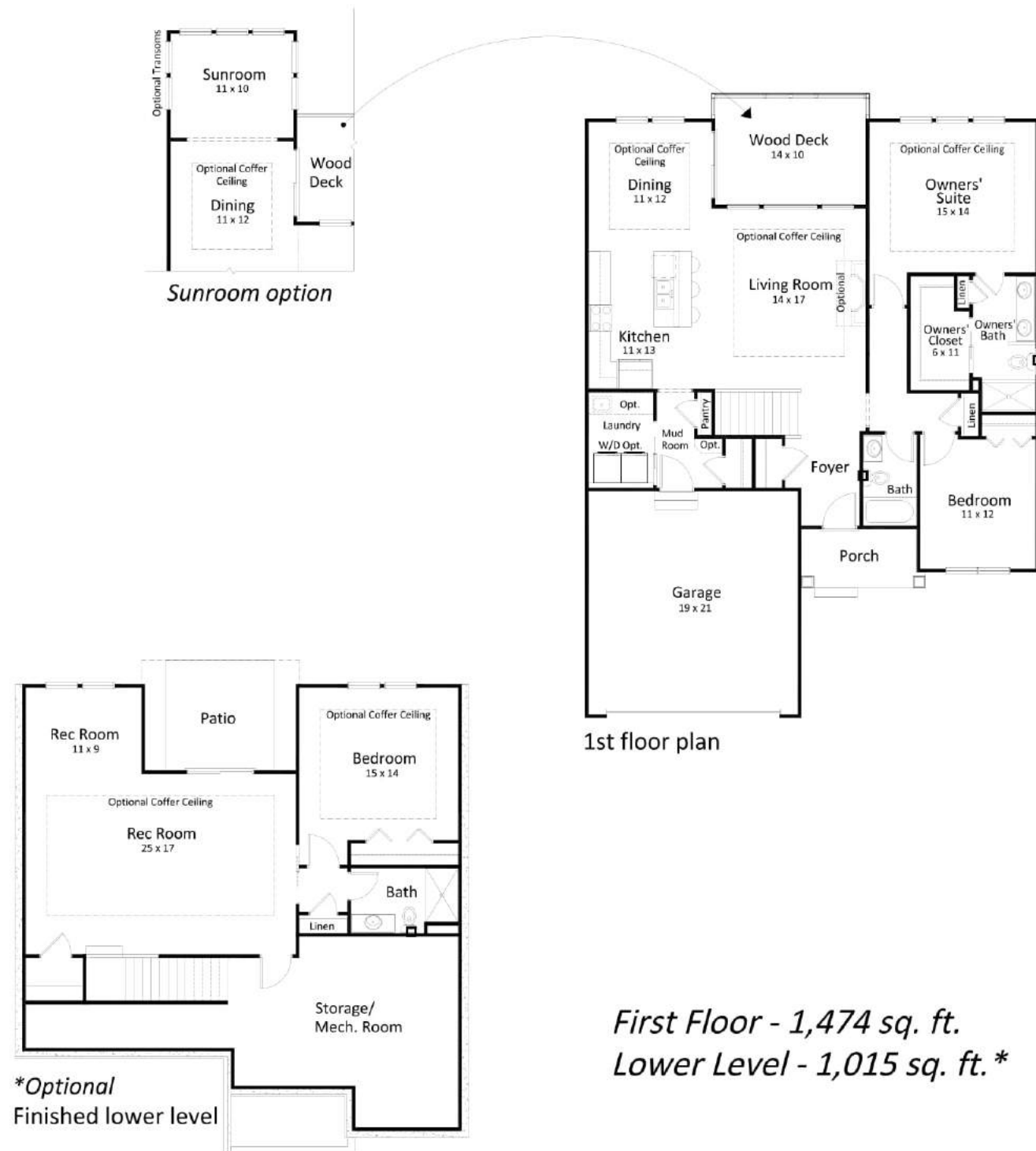
- **9 foot tall foundation**
- **9 foot tall main floor** with optional coffer ceilings to 10 foot per selected plan
- **50 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 3 1/4" tall baseboards and 2 1/4" tall door casing
- **Included wood flooring options** throughout the foyer, kitchen, dining and family room per selected plan
- **Included ceramic tile options** throughout the mudroom, laundry room, and bathroom floors per selected plan
- Owners' bathroom features **ceramic tile on the shower walls within the included options** with white fiberglass base, and a clear glass shower door
- **Professionally designed kitchens and bathrooms**, offering Wellborn painted cabinetry with 42" tall upper kitchen cabinets with crown molding. Many color selections available and customizable layout & features
- **GE appliances** in stainless, including side by side refrigerator with water and ice in the door, self-cleaning gas range, over the range microwave, and multi-cycle dishwasher
- **Included granite or quartz counters** in the kitchen (1 1/4" thickness) with stainless steel sink, 4" backsplash, and your choice of edge details
- **Cultured counters** in the bathrooms with integral bowls in 20 color options
- **Fiberglass tub/shower and shower units by Aker**

We are pleased to help you customize your home to suit your needs and desires. This includes floorplan modifications (as allowed per site plan and exterior requirements) and features and finishes. Although the list above gives a preview of distinguishing included features, we can provide endless options for interior personalization.

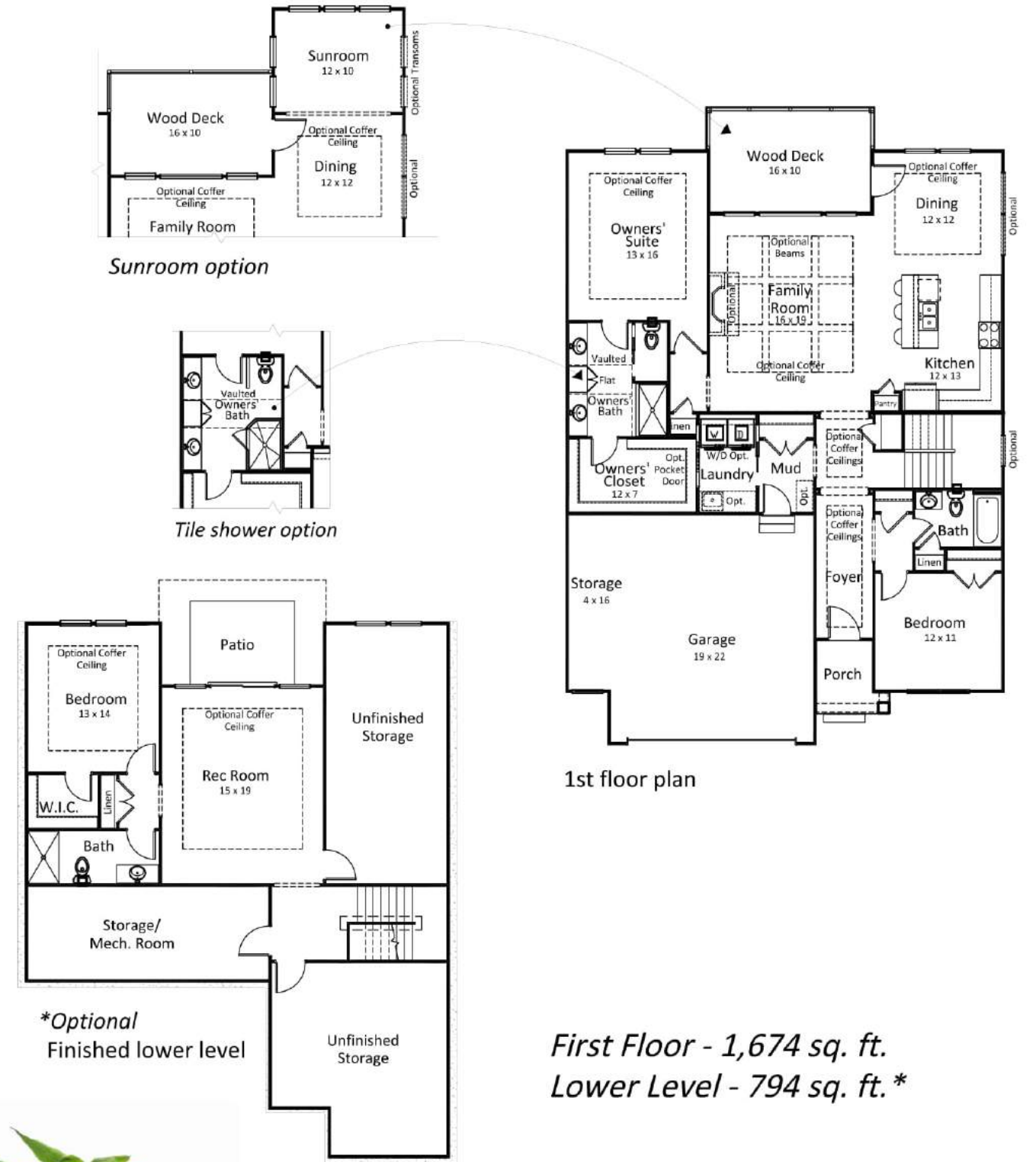
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Designer Series: Dogwood



Designer Series: Foxglove

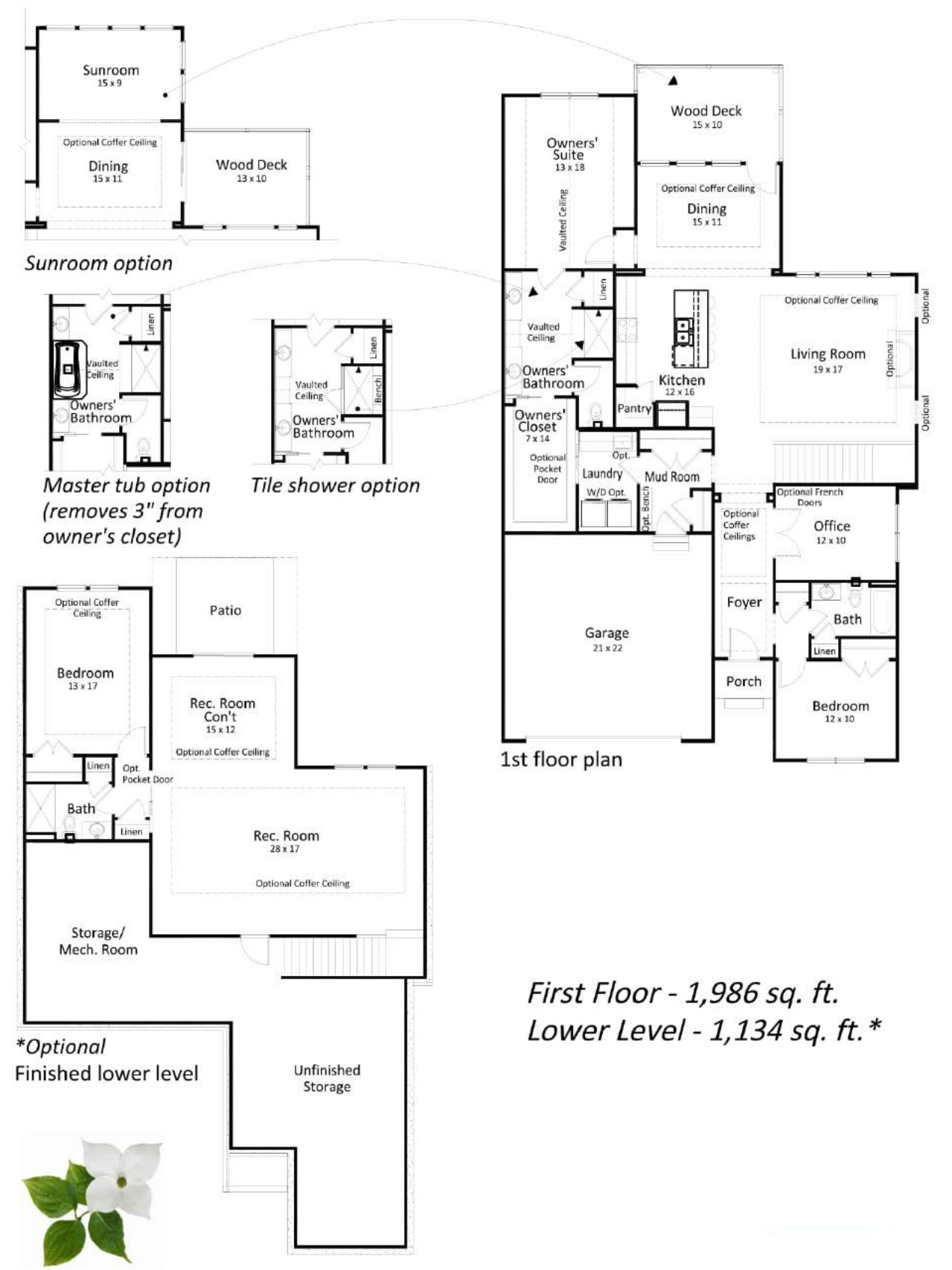
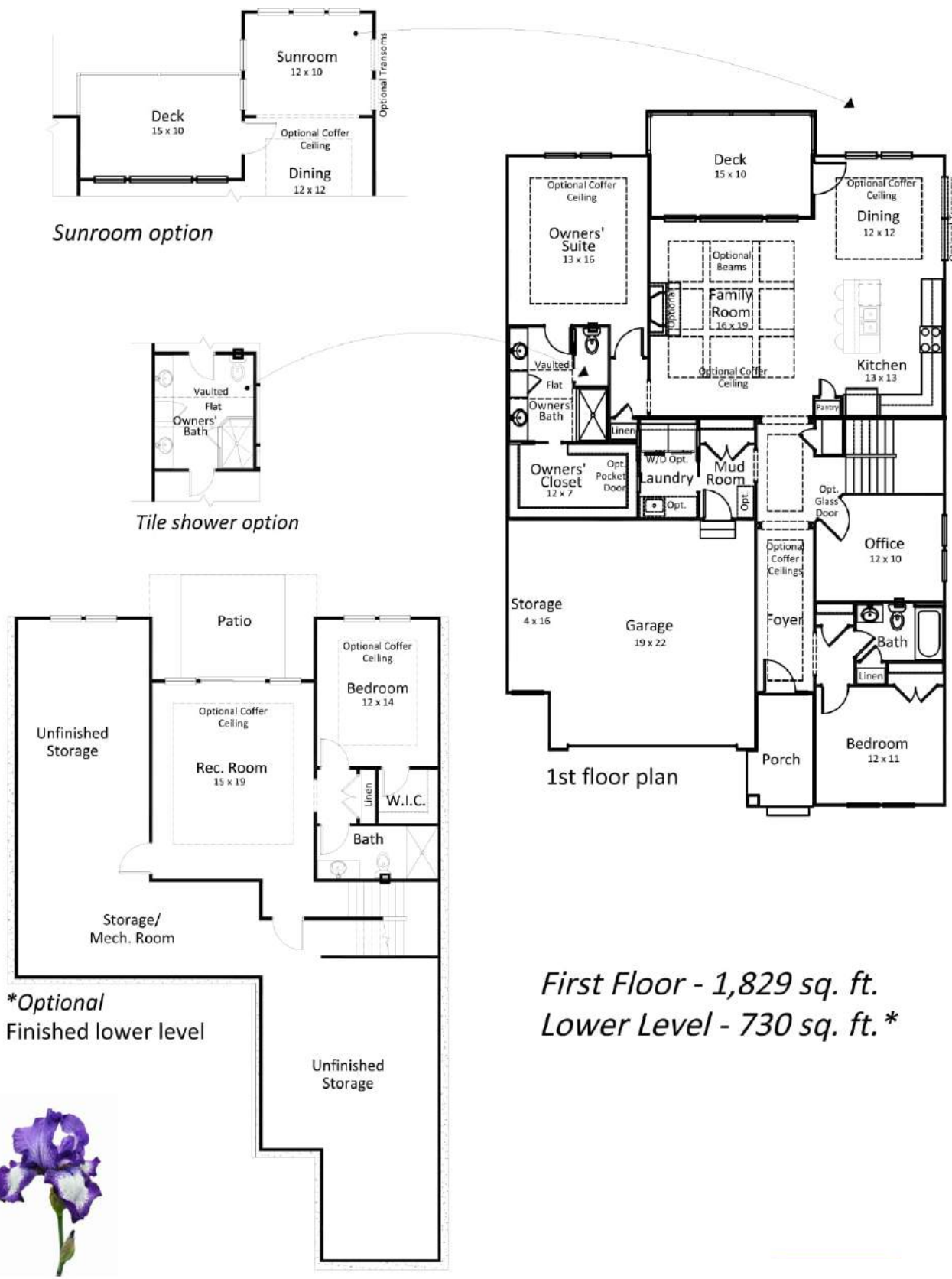


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Designer Series: Iris

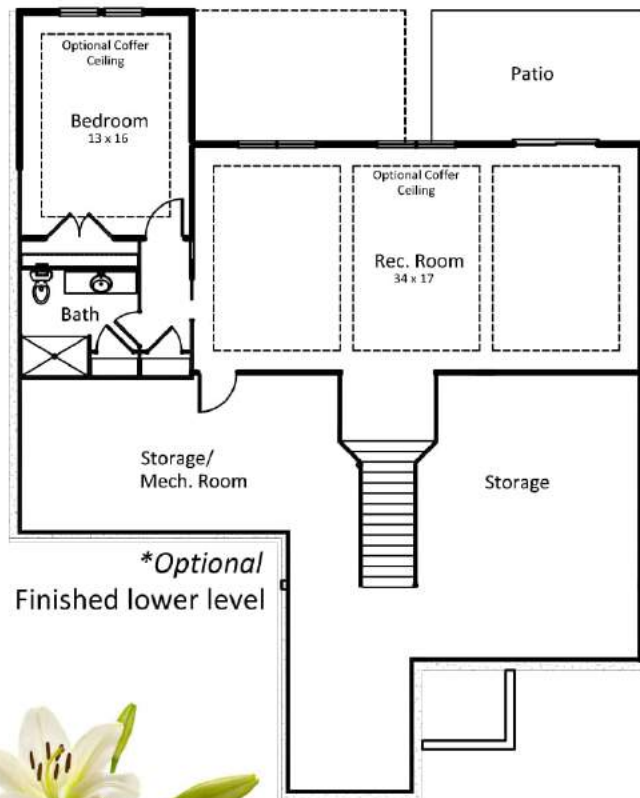
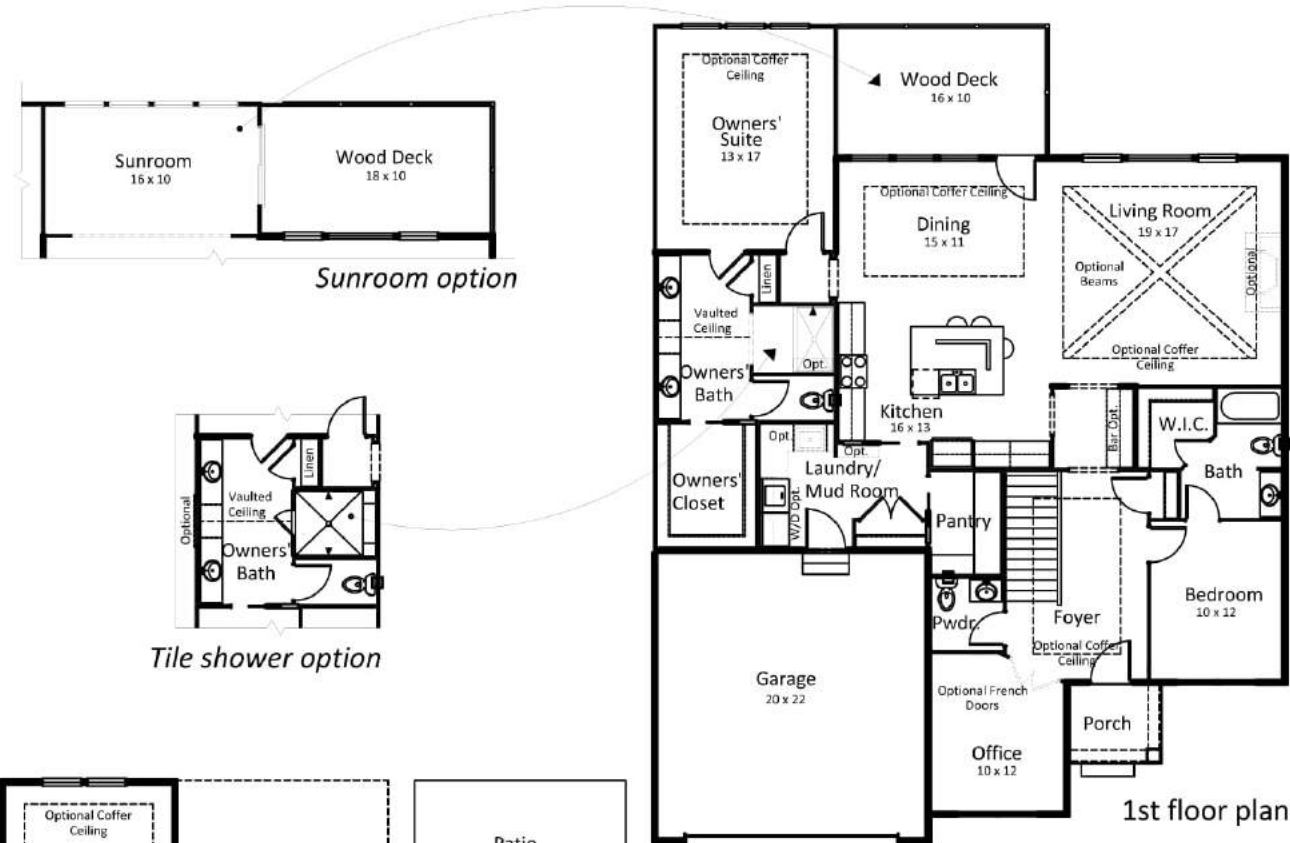
Designer Series: Koussa



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Designer Series: Lily



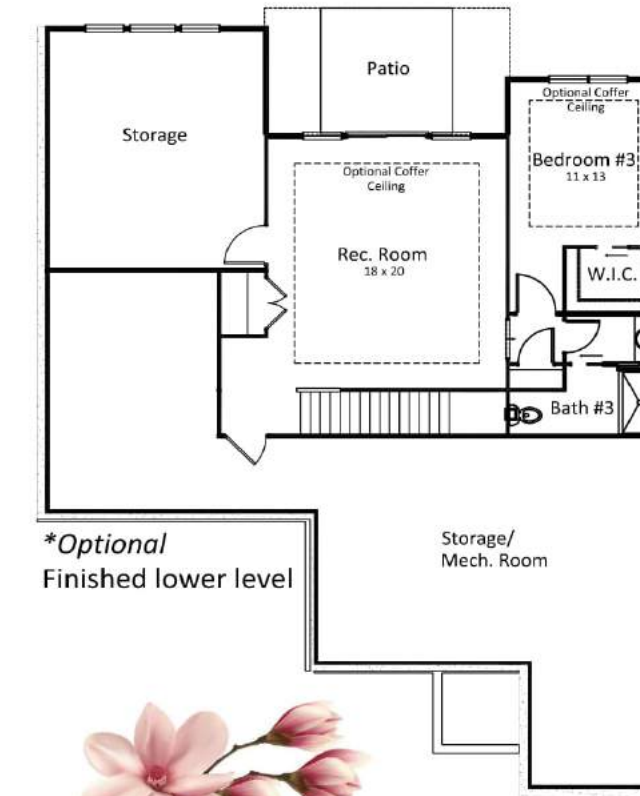
1st floor plan

First Floor - 1,973 sq. ft.
Lower Level - 1,089 sq. ft.*



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Designer Series: Magnolia



1st floor plan

First Floor - 2,128 sq. ft.
Lower Level - 849 sq. ft.*



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AVB's Proven Process



LISTEN

we listen to you

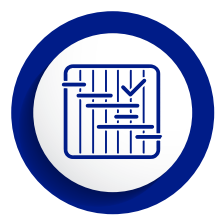
- your lifestyle
- your vision
- your needs
- your budget



STAFFING

dedicated team

- architectural designer
- selections coordinator
- construction manager
- customer care team



PLANNING

the right plan for you

- your plan or our plan
- personalized features
- guaranteed price



BUILDING

attention to quality

- weekly updates
- schedule & budget adherence
- clean & safe site



SERVICE

there when you need us

- proactive follow-up
- dedicated customer care team
- focused on the long term



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