



BUILD SOMETHING BETTER.



BUILD SOMETHING BETTER.

*turning
stone*



turning stone

your best choice is a better home

Your home, it should be one of the most enjoyable investments you'll ever make. After 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 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.



turning
stone

turning
stone



Jasmine

Welcome to an extraordinary community!

- Professionally planned single family community by AVB, with 40 years of experience developing neighborhoods and new home building
- Ten customizable single family floor plans from 2,100 square feet to over 3,700 square feet above ground; popular options include lower level finish
- Host of amenities including community park and recreational paths
- Gorgeous setting located in Texas Township, in Mattawan Schools, conveniently located near restaurants, shopping, and more
- Professionally designed entry statement, boulevards, and landscaping
- All home sites serviced by city water, city sewer, natural gas, electric, cable TV, fiber internet and telephone, all underground
- One mile from Texas Corners and all it has to offer including restaurants, farmers' market, coffee shop and more
- Home site options include daylight, garden level, walkout and patio sites that range from .4 to 1 acre



Artist rendering for illustration purposes only. Please see the recorded master deed for specific information. Subject to change without prior notice.



Homeowners Association

The Turning Stone homeowners association is professionally managed, allowing residents to spend less time on maintenance obligations. Professional management keeps the community looking its best. Snow removal from driveways, front walks, the sports path, and Rim Rock Cove is provided. In addition, the maintenance and appearance of the entire community is taken care of, including the entry statement, park, and other common areas.

The neighborhood features a community park with pickleball courts, all-purpose sports field, half basketball court, sledding hill, fire pit, cornhole, slides, and a swing set. The community also offers a paved sports path throughout the entire neighborhood.

Monthly association fees are currently \$100 per month. There is a buy-in fee paid at closing equal to four times the monthly 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
Texas Township	Mattawan	32.1546	\$1,608

SEV (State Equalized Value) is the taxable amount, and is generally half of the total purchase price.

Our estimate is based on total investment.

For more information, please see the Texas Township assessor's website: bsaonline.com/?uid=434&sitetransition=true





Evergreen



Aspen



Aspen

Designer Single Family Series

The Designer Single Family Series features ten excellent floor plans, including a wide range of sizes and features, with options to further modify the layout to your desires. All plans offer at least three bedrooms, two and a half bathrooms and a patio. The lower level finish is optional in each plan, offering a large recreation room, an extra bedroom, and an extra bathroom or can be customized to fit your needs.

Designer Series homes offer a detailed selections approach, allowing you to customize your home to your lifestyle, design preferences, and budget. Unlimited interior customization options are offered. Almost any custom interior finish or feature can be included in your new home. With our concierge approach, your AVB selections coordinator will guide you through the entire process of making selections for your dream home.



Hawthorn



Jasmine

Exclusive features of the Designer Single Family Series include:

- **9 foot tall foundation**
- **9 foot tall main floor**
- **50 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 4 1/4" tall baseboards and 2 3/4" wide door casing
- **Hardwood flooring** throughout the foyer, kitchen, dining, and family room per selected plan
- **Professionally designed kitchens and bathrooms**, offering stylish and quality 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 with many color options
- **Ceramic tile shower with fiberglass base**, including a clear glass door at the owners' bathroom
- **Fiberglass tub/shower and shower units by Aker**, in all secondary bathrooms

We are pleased to help you customize your home to suit your needs and desires. This includes floor plan 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.

turning
stone



Hawthorn

Designer Single Family Series: Aspen

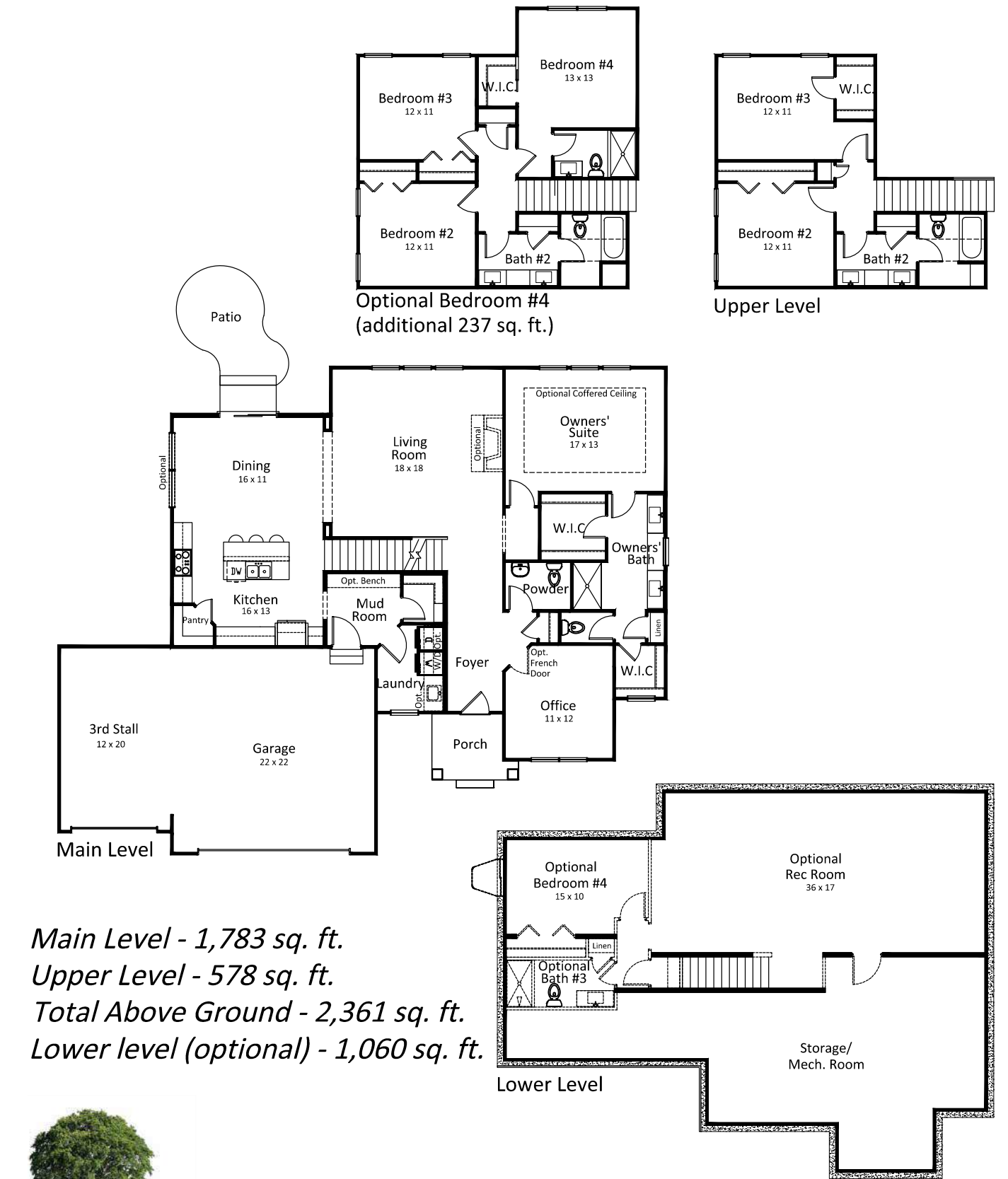
Main level - 2,195 square feet
 Lower level (optional) - 1,059 square feet



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (7/8/2020)



Designer Single Family Series: Beech



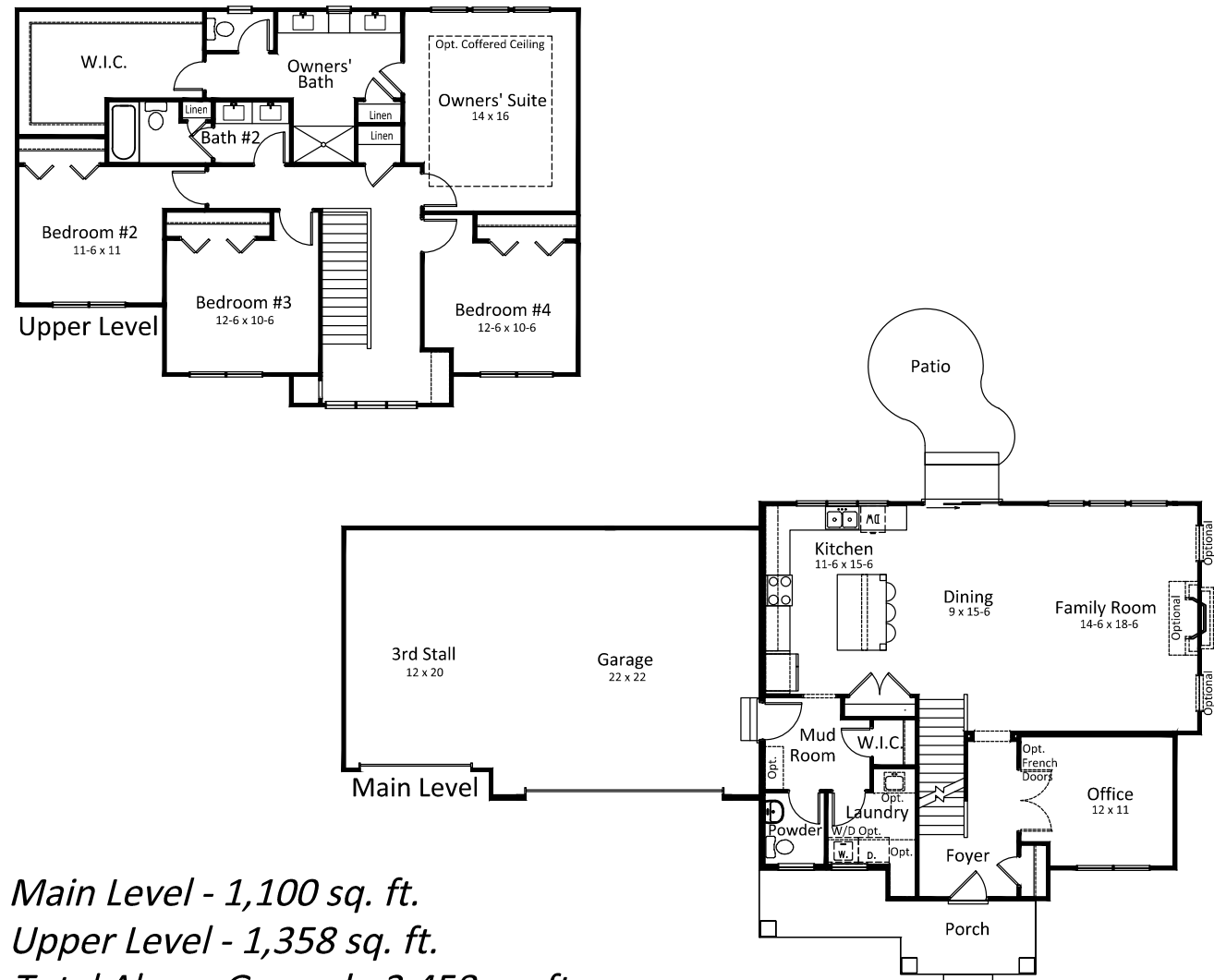
Main Level - 1,783 sq. ft.
 Upper Level - 578 sq. ft.
 Total Above Ground - 2,361 sq. ft.
 Lower level (optional) - 1,060 sq. ft.



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (7/8/2020)

Designer Single Family Series: Cottonwood

Designer Single Family Series: Darlington



Main Level - 1,100 sq. ft.
 Upper Level - 1,358 sq. ft.
 Total Above Ground - 2,458 sq. ft.
 Lower Level (optional) - 890 sq. ft.



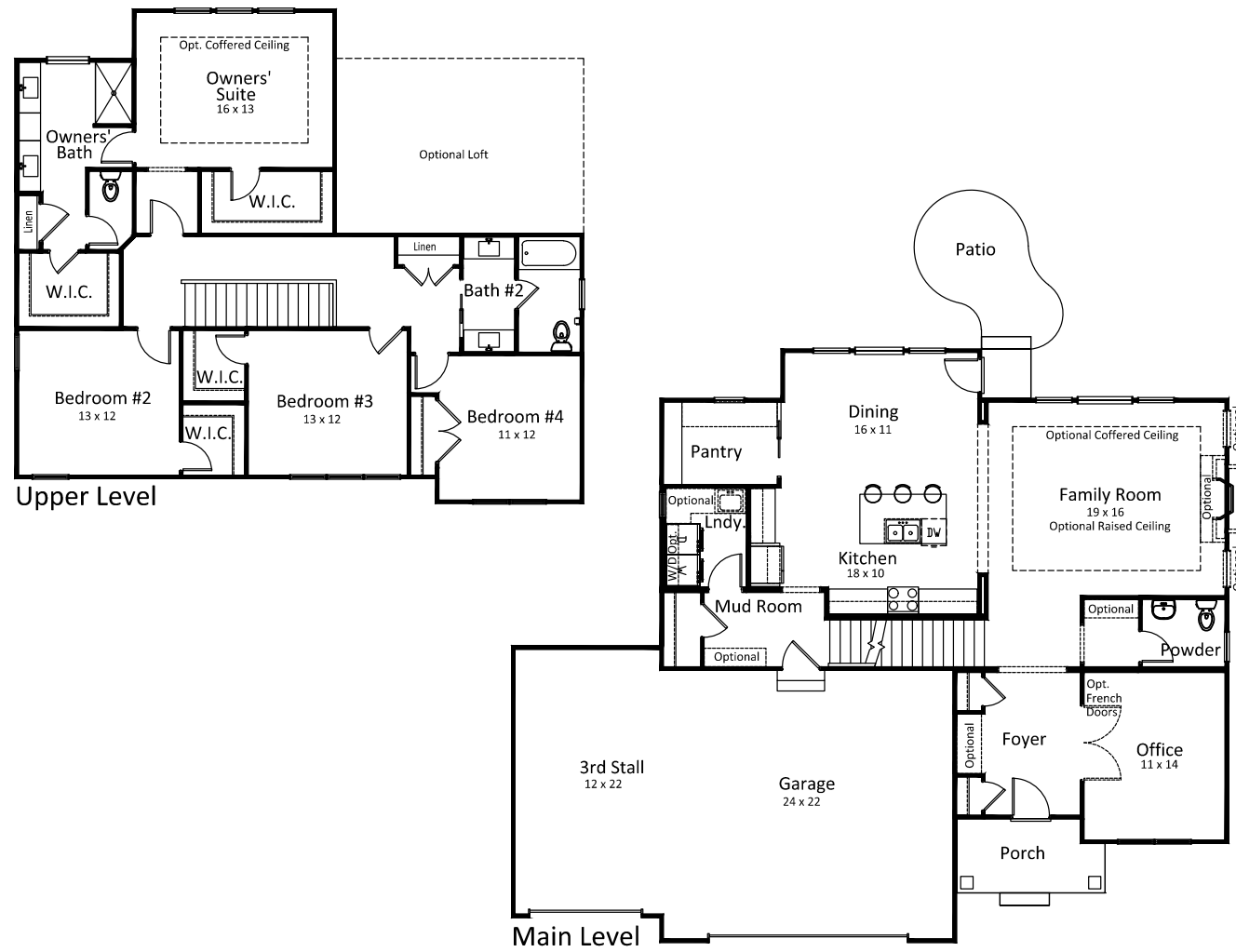
Main Level - 1,225 sq. ft.
 Upper Level - 1,246 sq. ft.
 Total Above Ground - 2,471 sq. ft.
 Lower level (optional) - 1047 sq. ft.



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (4/30/2020)

Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (7/13/2020)

Designer Single Family Series: Evergreen



*Main Level - 1,384 sq. ft.
 Upper Level - 1,386 sq. ft.
 Total Above Ground - 2,770 sq. ft.
 Lower level (optional) - 1,047 sq. ft.*



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (7/14/2020)

Designer Single Family Series: Firethorn

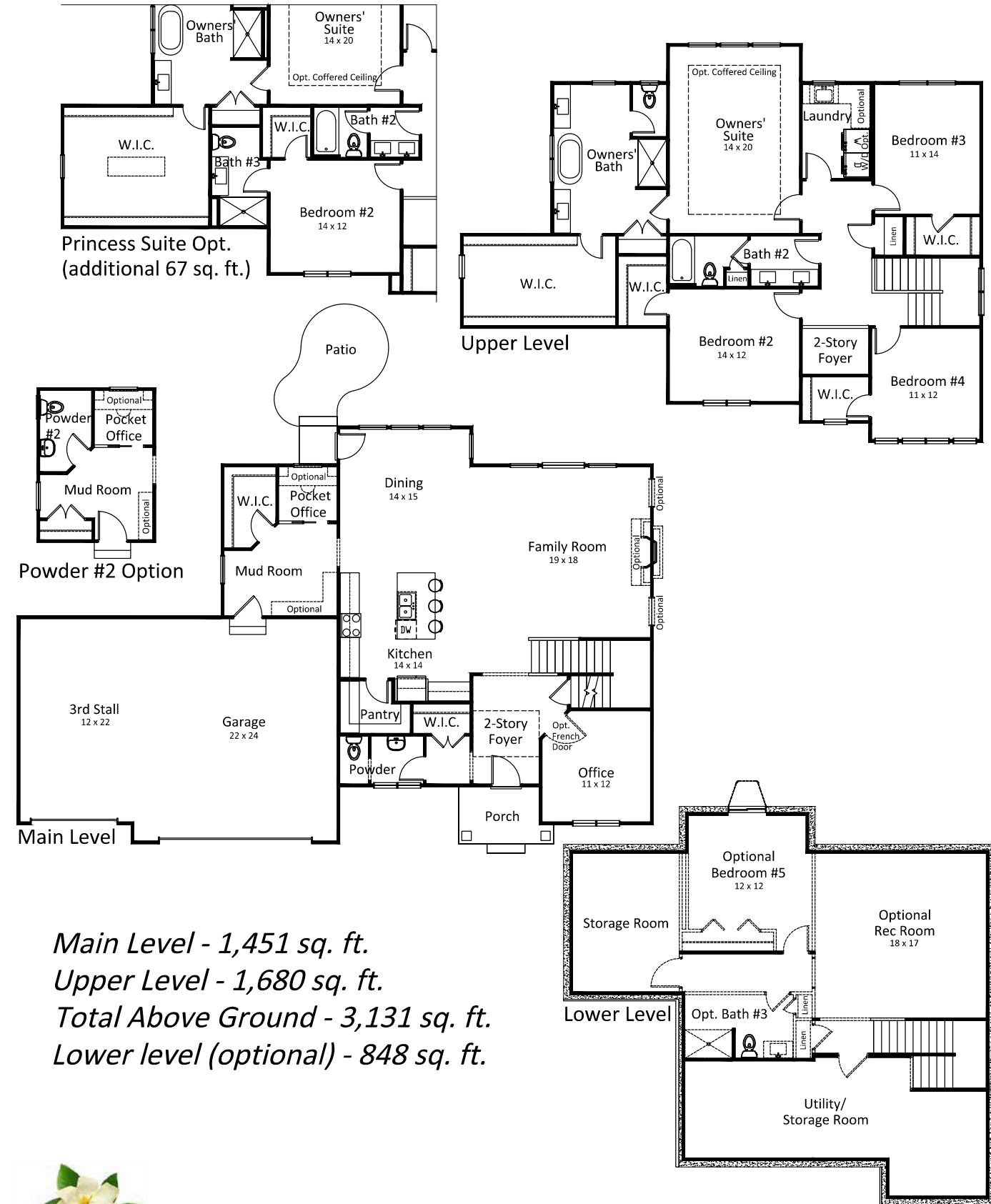


*Main Level - 2,035 sq. ft.
 Upper Level - 941 sq. ft.
 Total Above Ground - 2,976 sq. ft.
 Lower level (optional) - 874 sq. ft.*



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (9/27/2021)

Designer Single Family Series: Gardenia



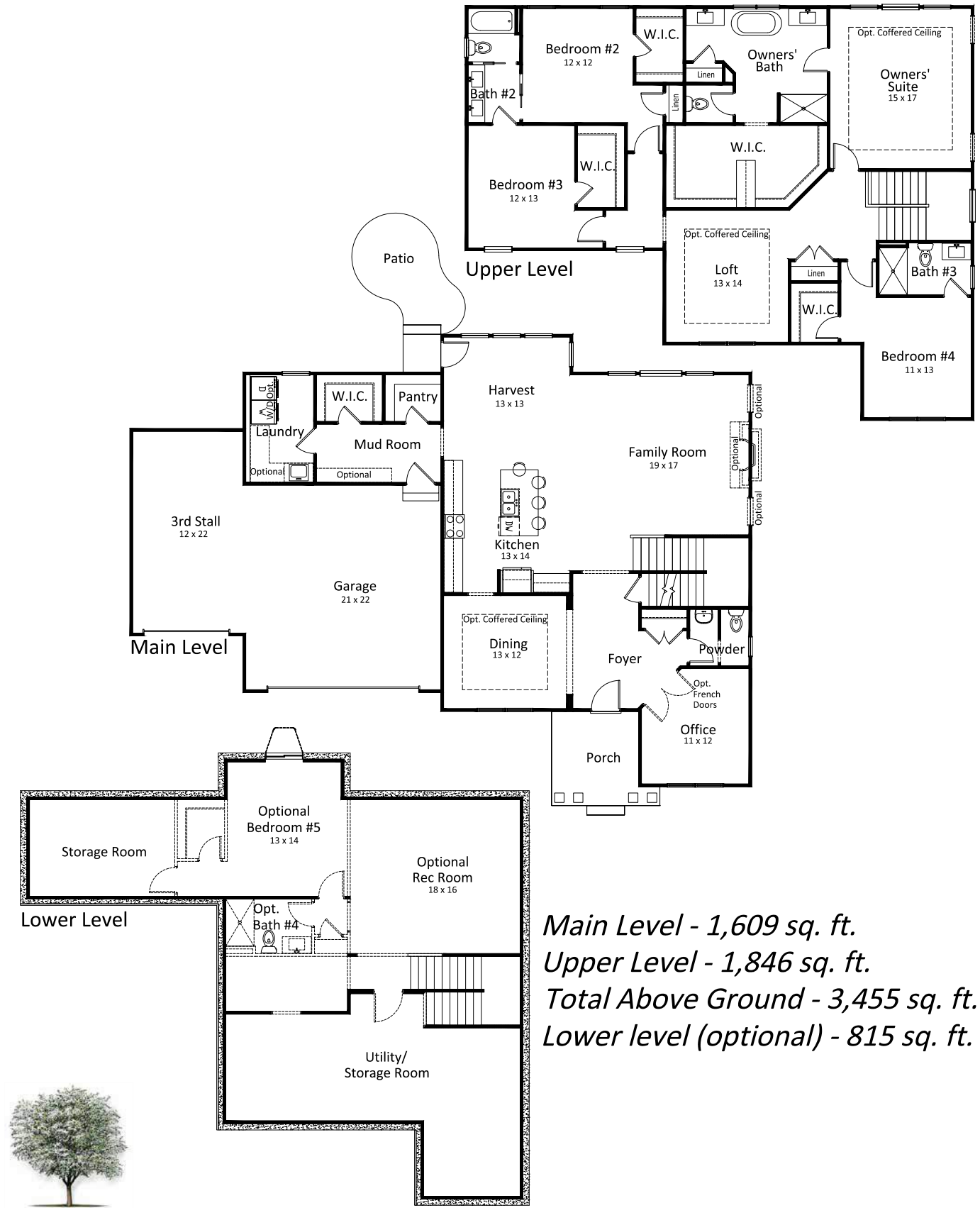
Main Level - 1,451 sq. ft.
 Upper Level - 1,680 sq. ft.
 Total Above Ground - 3,131 sq. ft.
 Lower level (optional) - 848 sq. ft.



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (4/30/2020)



Designer Single Family Series: Hawthorn



Main Level - 1,609 sq. ft.
 Upper Level - 1,846 sq. ft.
 Total Above Ground - 3,455 sq. ft.
 Lower level (optional) - 815 sq. ft.



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (4/30/2020)

Designer Single Family Series: Ironwood

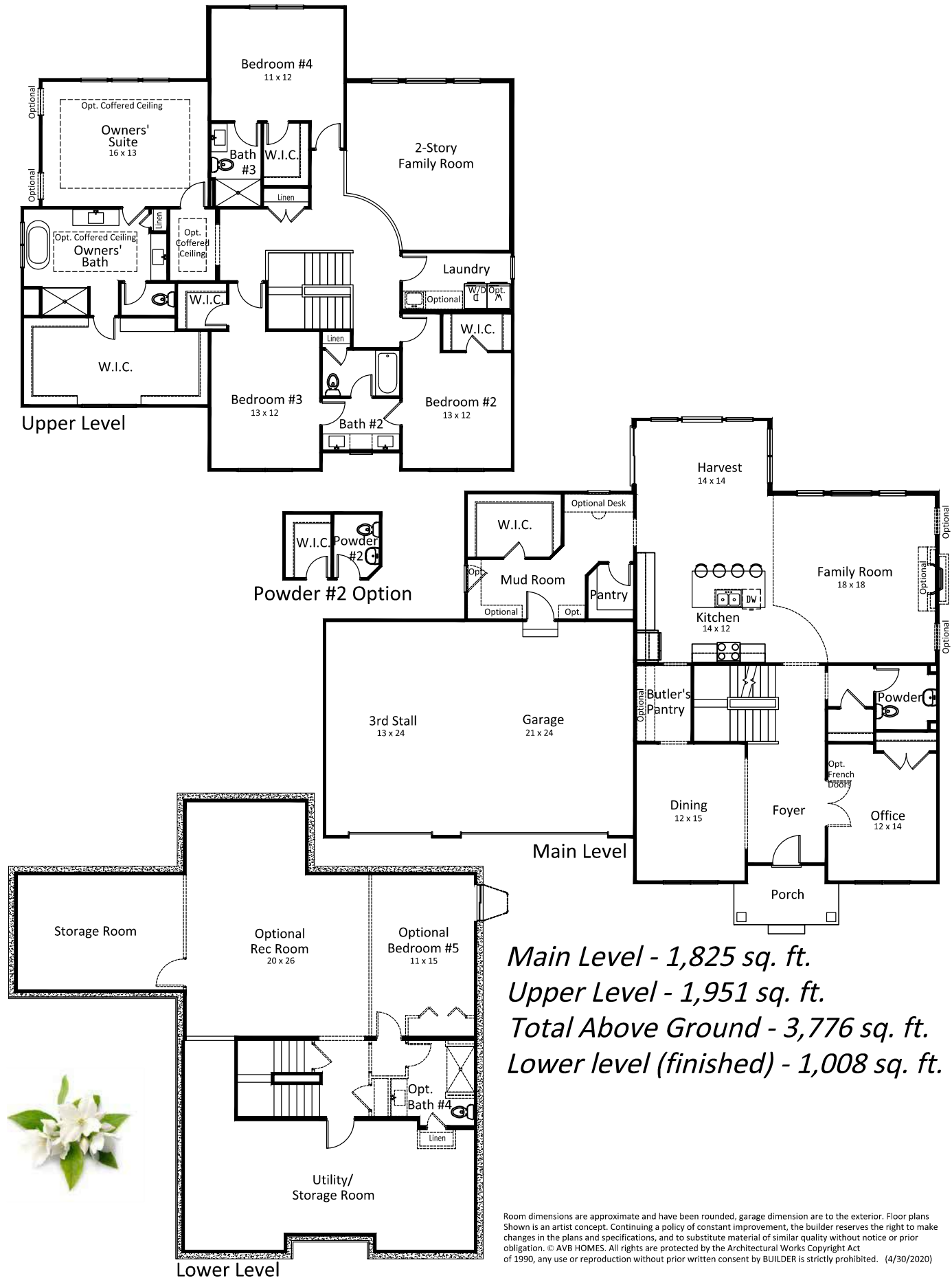


*Main Level - 1,710 sq. ft.
 Upper Level - 1,881 sq. ft.
 Total Above Ground - 3,591 sq. ft.
 Lower level (optional) - 807 sq. ft.*



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (4/30/2020)

Designer Single Family Series: Jasmine



*Main Level - 1,825 sq. ft.
 Upper Level - 1,951 sq. ft.
 Total Above Ground - 3,776 sq. ft.
 Lower level (finished) - 1,008 sq. ft.*



Room dimensions are approximate and have been rounded, garage dimension are to the exterior. 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. (4/30/2020)



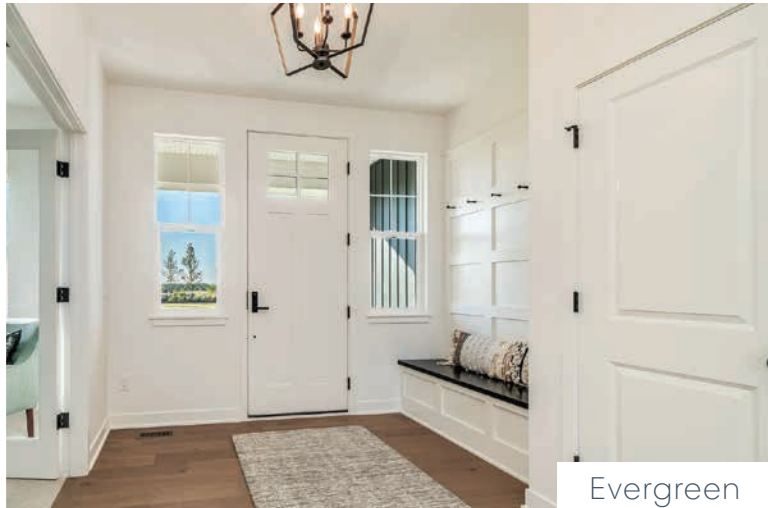
Firethorn



Evergreen



Firethorn



Evergreen



Aspen



Hawthorn



Evergreen



Firethorn



Hawthorn

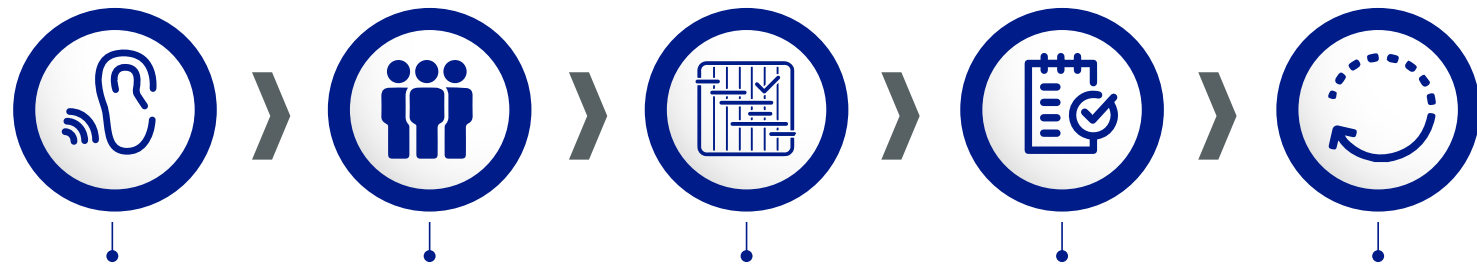


Hawthorn



Jasmine

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

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



BUILD SOMETHING BETTER.

turning
stone



BUILD SOMETHING BETTER.

*turning
stone*

4200 w centre ave | portage, mi 49024 | 269.323.2022 | avbinc.com