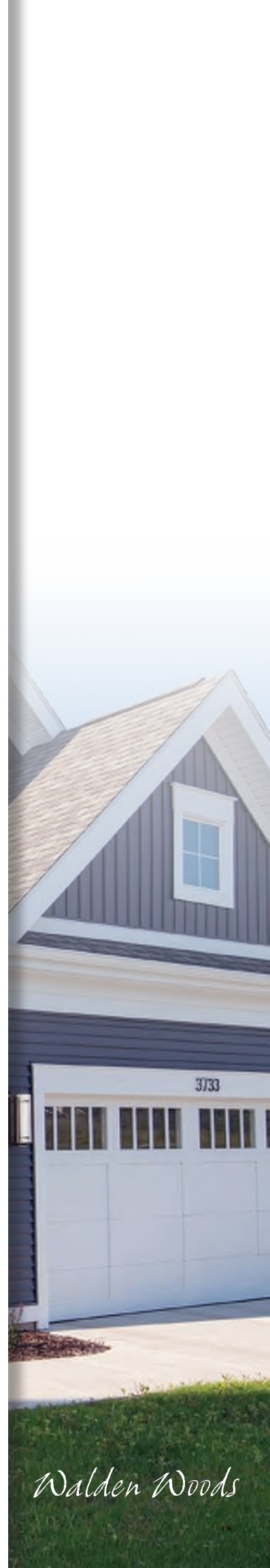




BUILD SOMETHING BETTER.



BUILD SOMETHING BETTER.

Walden Woods



Walden Woods

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.



Walden Woods



Welcome to an extraordinary community!

- Professionally planned condominium community by AVB, with 40 years experience in development and new home building
- Nine customizable ranch floor plans from 1,390 to over 3,000 square feet; popular options include lower level finish, sun room, and loft
- Host of amenities including pool, private clubhouse with full kitchen and caterer's kitchen, fitness center, classroom, covered outdoor patio, and recreational paths
- Gorgeous setting located in the City of Kalamazoo, conveniently located near restaurants, shopping, recreation facilities, and more
- Set amidst 80 acres of woodlands and rolling meadows of which 40 acres are preserved
- Community walking trails and easy access to the all-sports Arboretum Trail
- Private roads with concrete curbs, gutters, and sidewalks
- All home sites serviced by city water, city sewer, natural gas, electric
- One mile from WMU and two miles from Downtown Kalamazoo
- Home site options include walkout, garden, and patio sites, and offer a variety of views
- Beautifully designed entry statements, boulevards, and landscaping

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



Homeowners Association

Walden Woods 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, front walks and internal roadways, 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, including the entry statement, and other common areas. Flowers are planted in selected common areas to celebrate the spring and summer seasons. Street maintenance and repairs are directed by the association.

The community features a luxury clubhouse fully equipped with a lounge area, full kitchen, caterer's kitchen, classroom, fitness room, covered patio, and heated outdoor resort style pool. It's the perfect place to entertain friends and family all year long!

The monthly association fee also includes individual trash removal services. Monthly association fees are currently \$340 per month. There is a buy-in fee paid at closing, equal to two 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

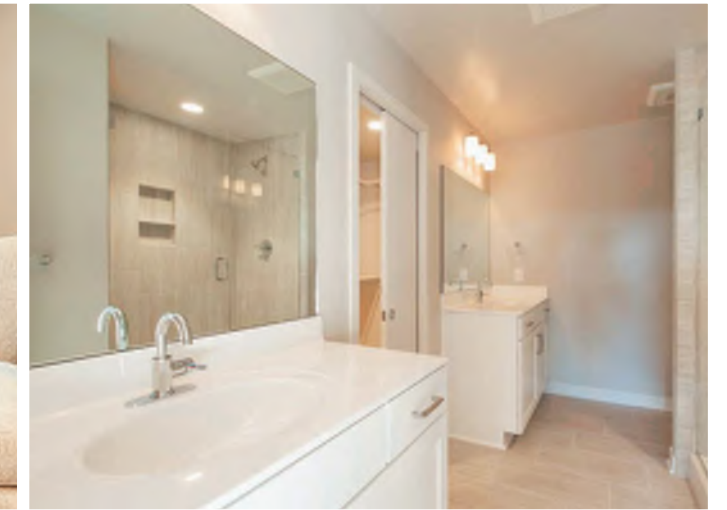
Municipality	School District	Total Annual Rate	Estimated Tax per \$100,000 in Purchase Price
City of Kalamazoo	Kalamazoo	50.4291	\$2,521

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

Our estimate is based on total investment.

For more information, please see the City of Kalamazoo assessor's website: kalamazoo.org/assessor





Village Series

The Walden Woods Village Series offers an excellent investment value located in a premier community. The three floor plans offered in this series are well designed efficient spaces, offering two bedrooms, and two bathrooms on the main level, with two floor plans offering an office on the main level. Lower level finish is optional and offers a large recreation room, and a third bedroom and bathroom. Featuring the same quality construction practices and materials as our Designer Series, these homes are a limited opportunity, as they are only available on specific home sites.

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:

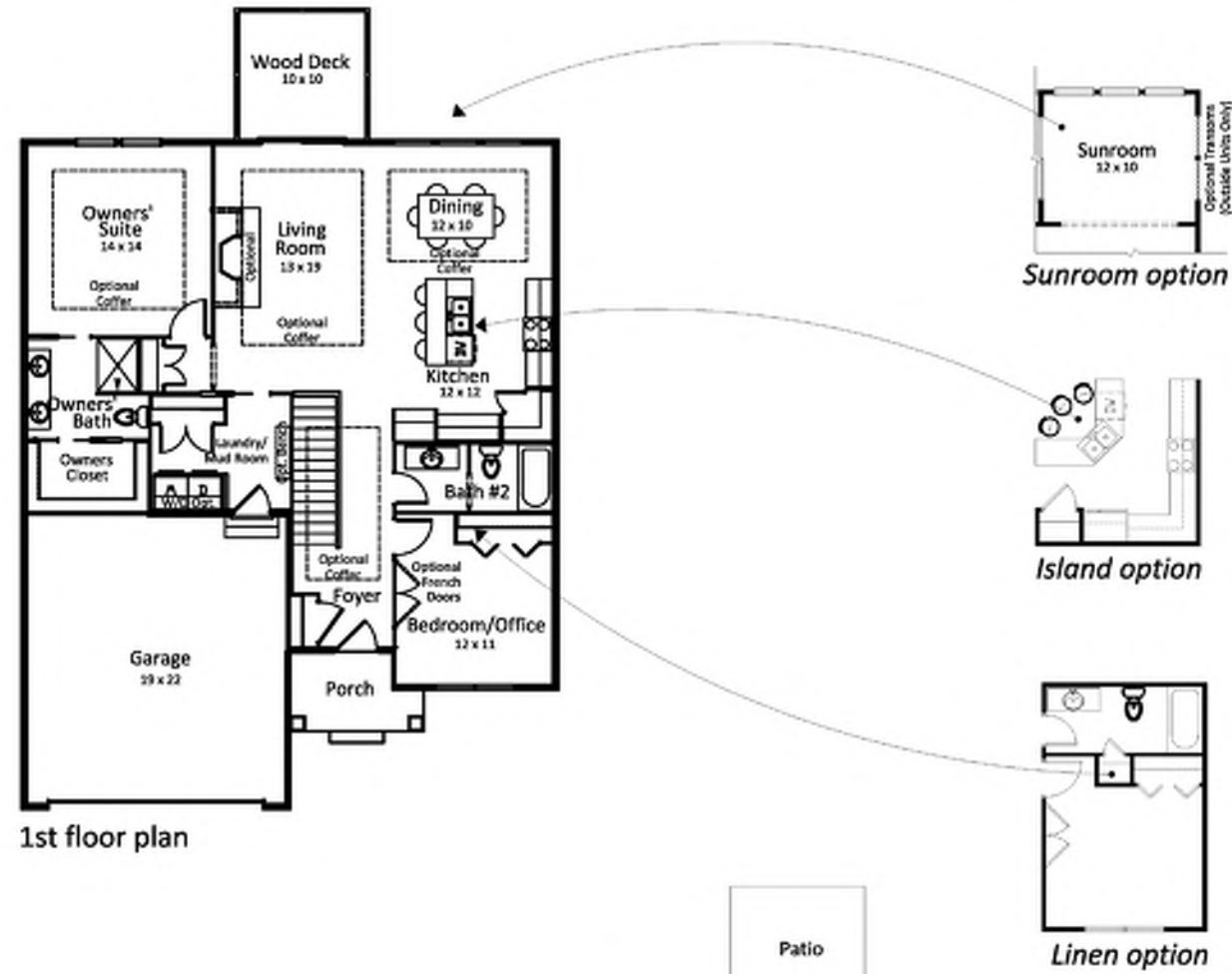
- **8 foot tall foundation**
- **8 foot tall main floor** with optional coffer ceilings to 9 foot per selected plan
- **40 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 3 1/4" tall baseboards and 2 1/4" wide door casing
- **Luxury vinyl plank flooring** throughout the foyer, kitchen, mudroom, laundry room, dining, family room and bathrooms per selected plan
- **Professionally designed kitchens and bathrooms**, offering high-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 in three color options
- **Fiberglass tub/shower and shower units**, 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 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.

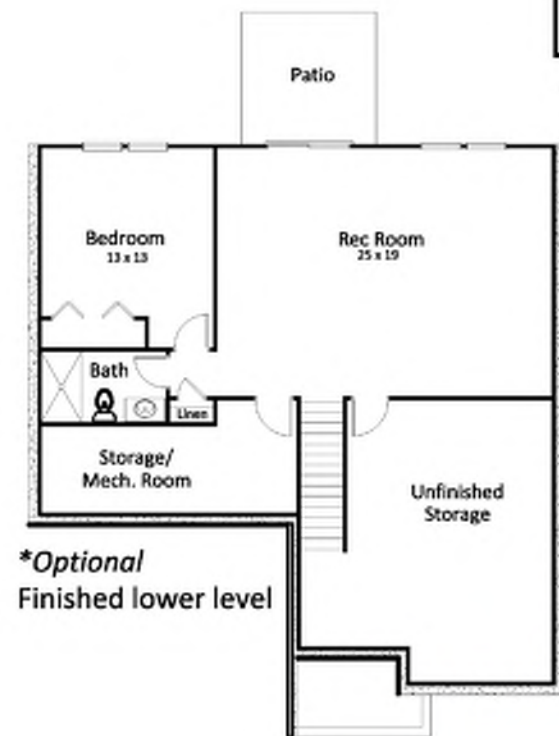


Village Series: Bluebell



1st floor plan

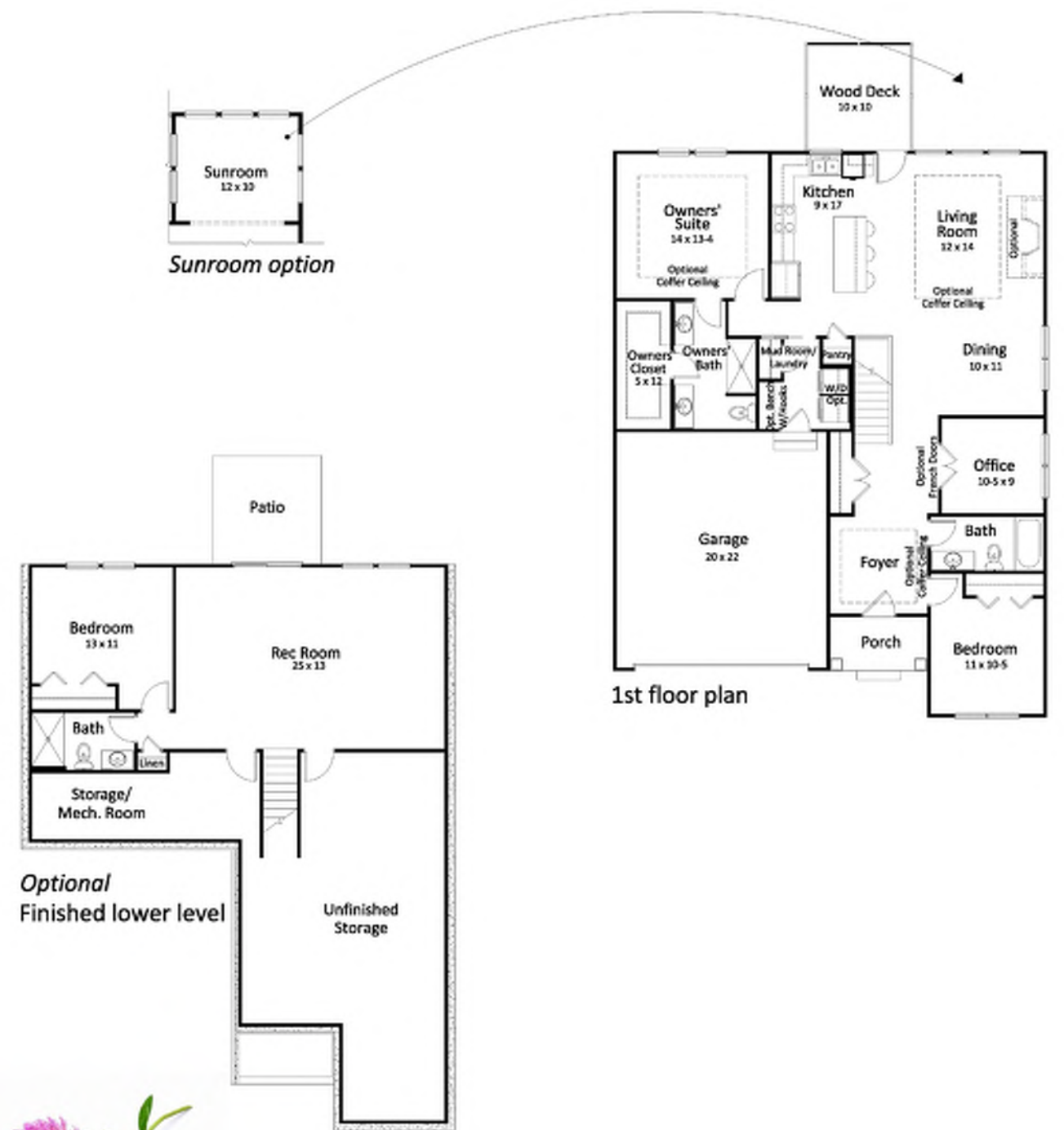
First Floor - 1,390 sq. ft.
Lower Level - 848 sq. ft.*



*Optional Finished lower level



Village Series: Clover



1st floor plan

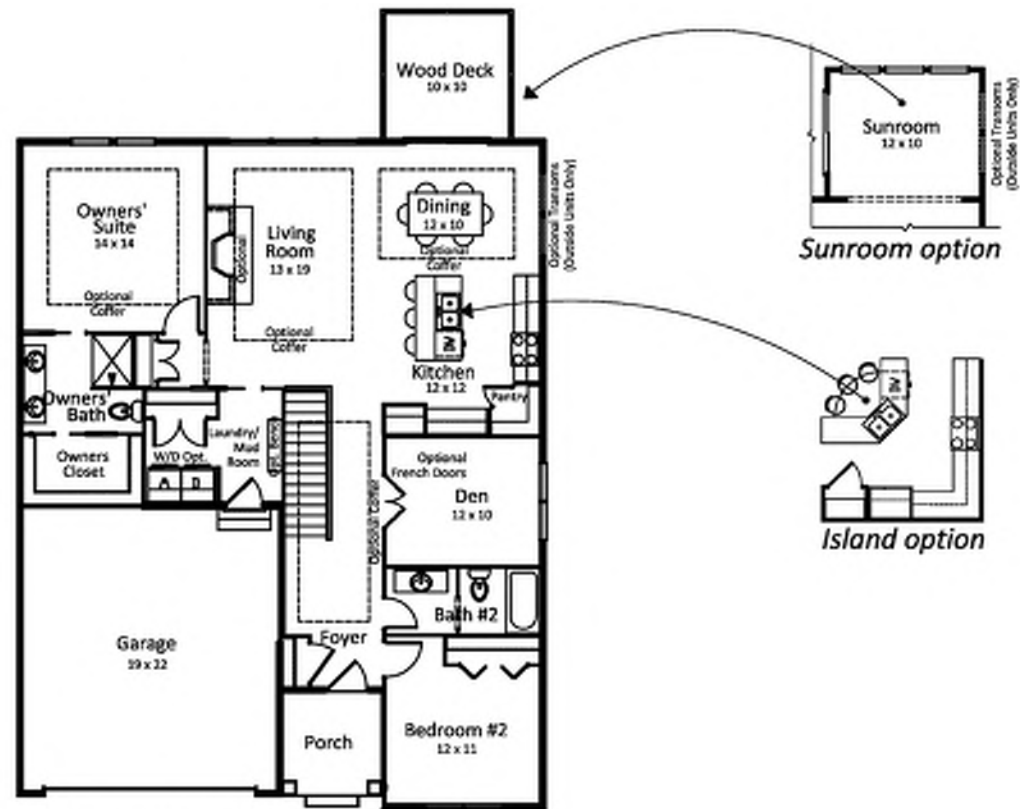
Optional Finished lower level



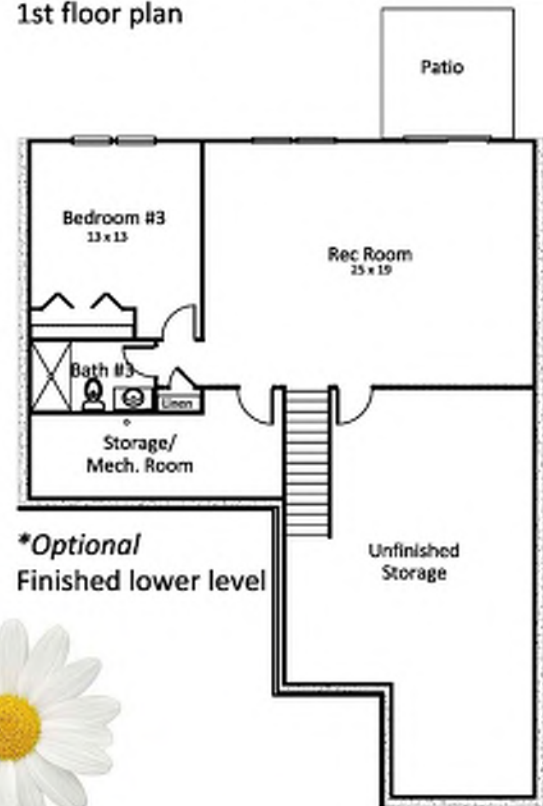
Room dimensions are approximate and have been rounded. Floor plans shown is an artist concept. Continuing a policy of constant improvement, the builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. © 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. (12/2/2025)

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Village Series: Daisy



1st floor plan



*Optional Finished lower level

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



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Designer Series: Dogwood

Designer Series

The Walden Woods Designer Series offers the opportunity to fully customize your new condominium home to your needs and preferences. Six excellent floor plan options are featured, including a large range of sizes and features, with options to further modify the layout to your desires. Upgraded interior finishes, such as included options in ceramic tile, wood floors, and granite or quartz counters in the kitchen are included in the base investment. Designer Series homes are offered in specific locations, including the exclusive opportunity for wooded or habitat preserve views.

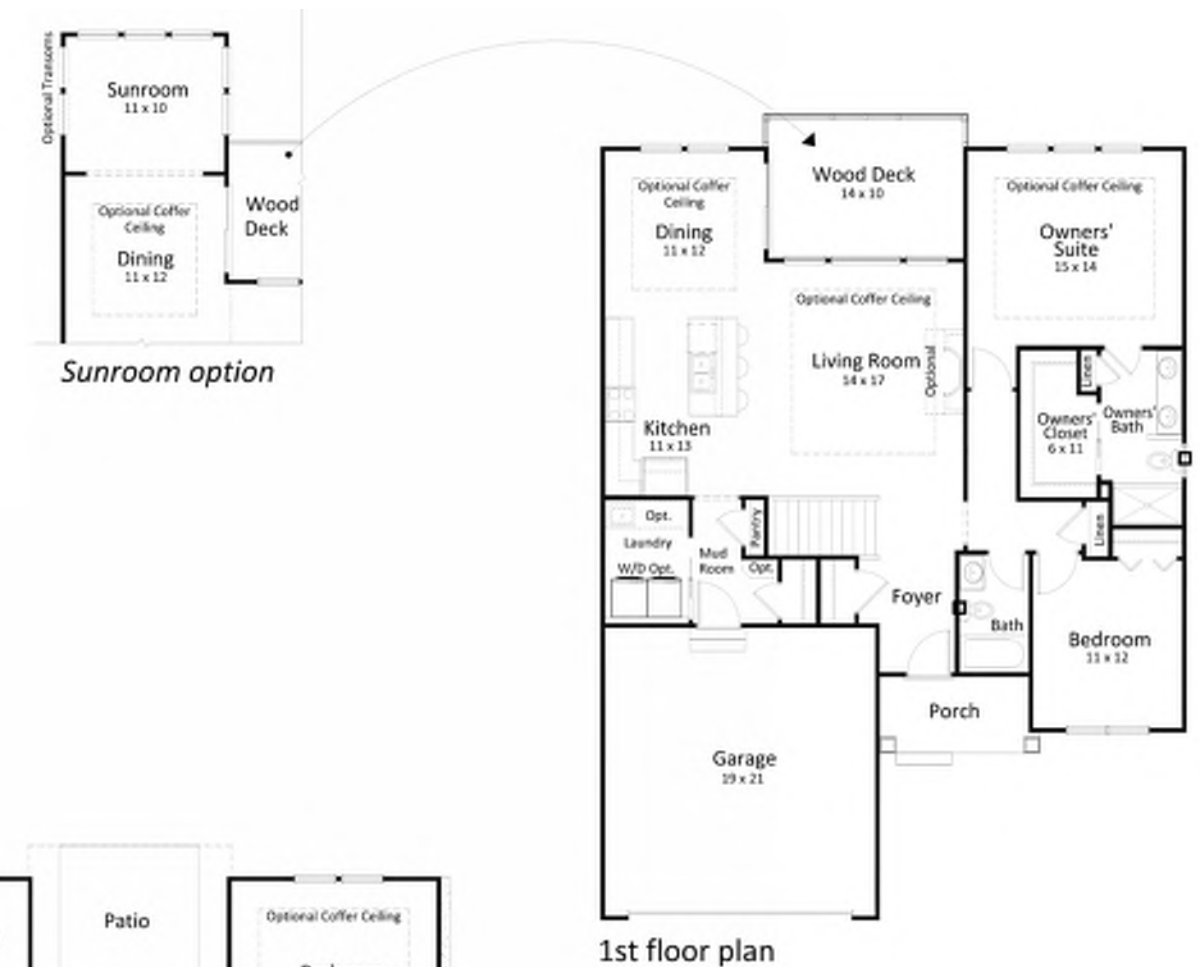
Although exceptional finishes are included in the base investment, Designer Series homes offer unlimited interior customization options. Almost any custom interior finish or feature can be included in your new home. Our concierge approach to this customization process will include an AVB selections coordinator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

Exclusive features of the Designer Series include:

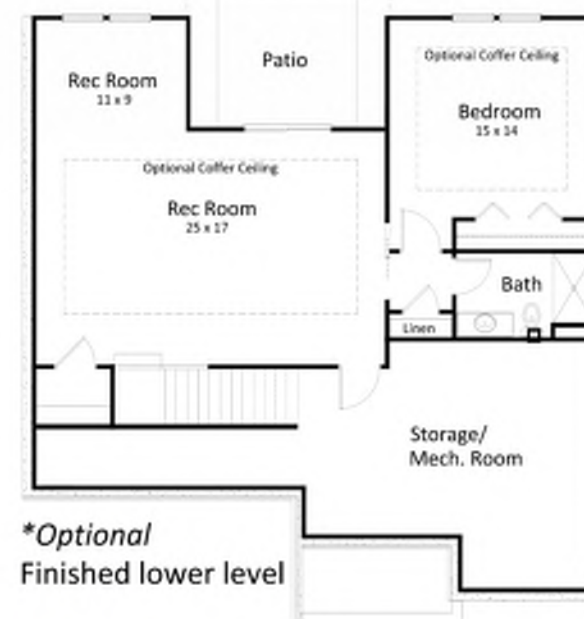
- **9 foot tall foundation**
- **9 foot tall main floor** with optional coffer ceilings to 10 foot per selected plan
- **50 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 3 1/4" tall baseboards and 2 1/4" wide door casing
- **Included wood flooring 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 high-quality painted cabinetry with 42" tall upper kitchen cabinets with crown molding. Many color selections available and customizable layout & features
- **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 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**

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 endless options for interior personalization.

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



1st floor plan



*Optional Finished lower level

First Floor - 1,474 sq. ft.
Lower Level - 1,015 sq. ft.*



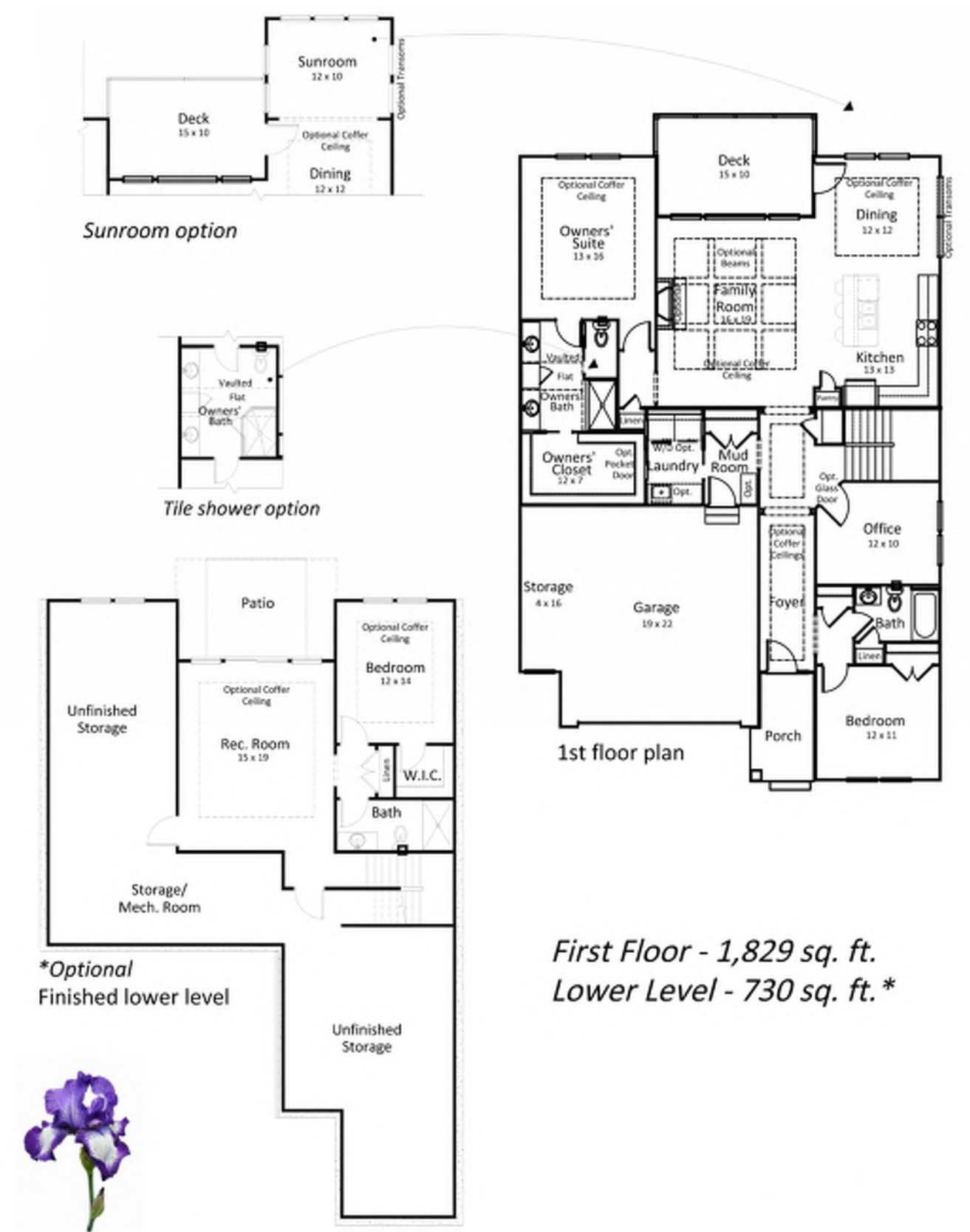
Room dimensions are approximate and have been rounded. Floor plans shown is an artist concept. Continuing a policy of constant improvement, the builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. © 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. (5/19/2021)

Designer Series: Foxglove

Designer Series: Iris

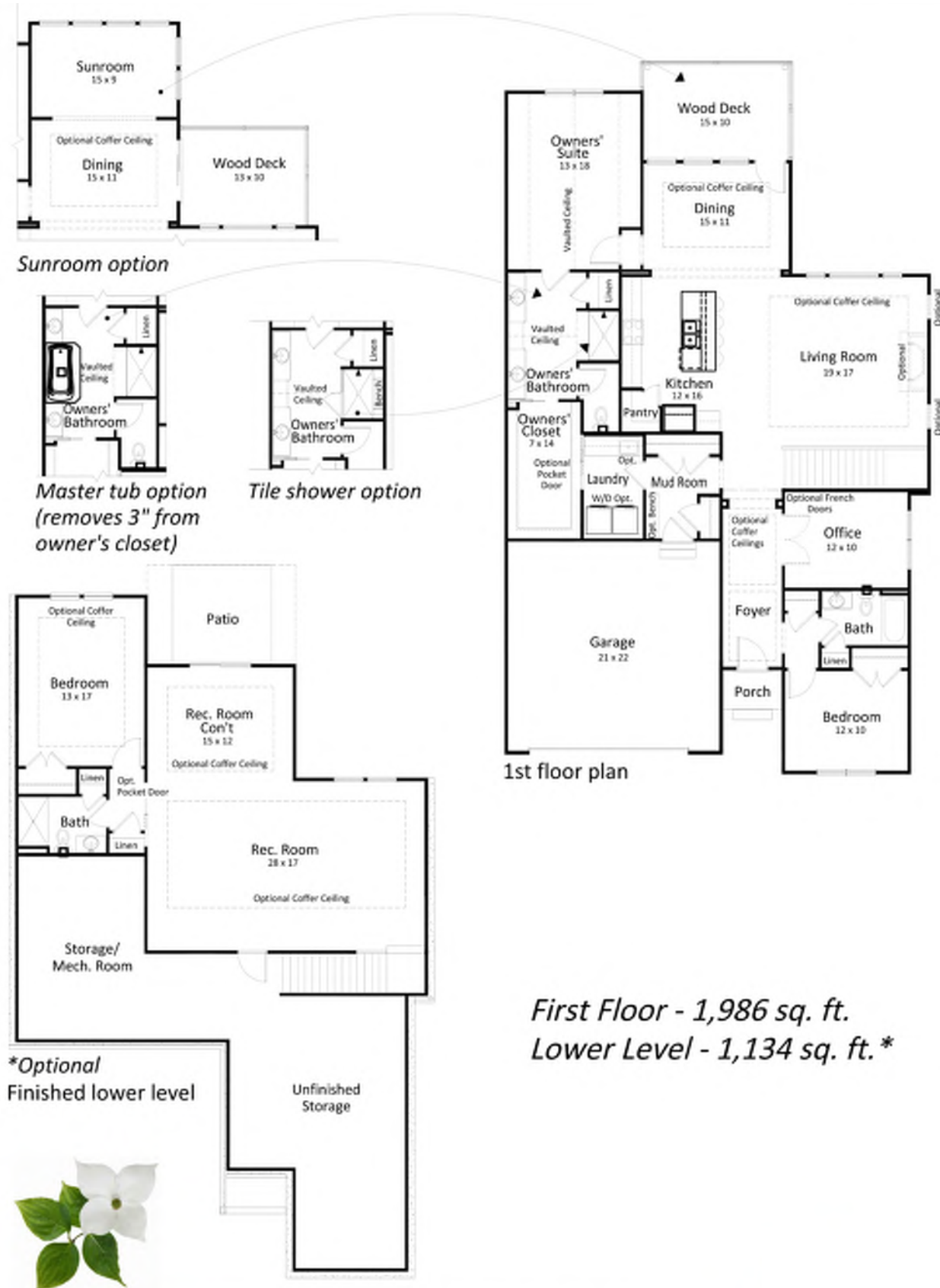


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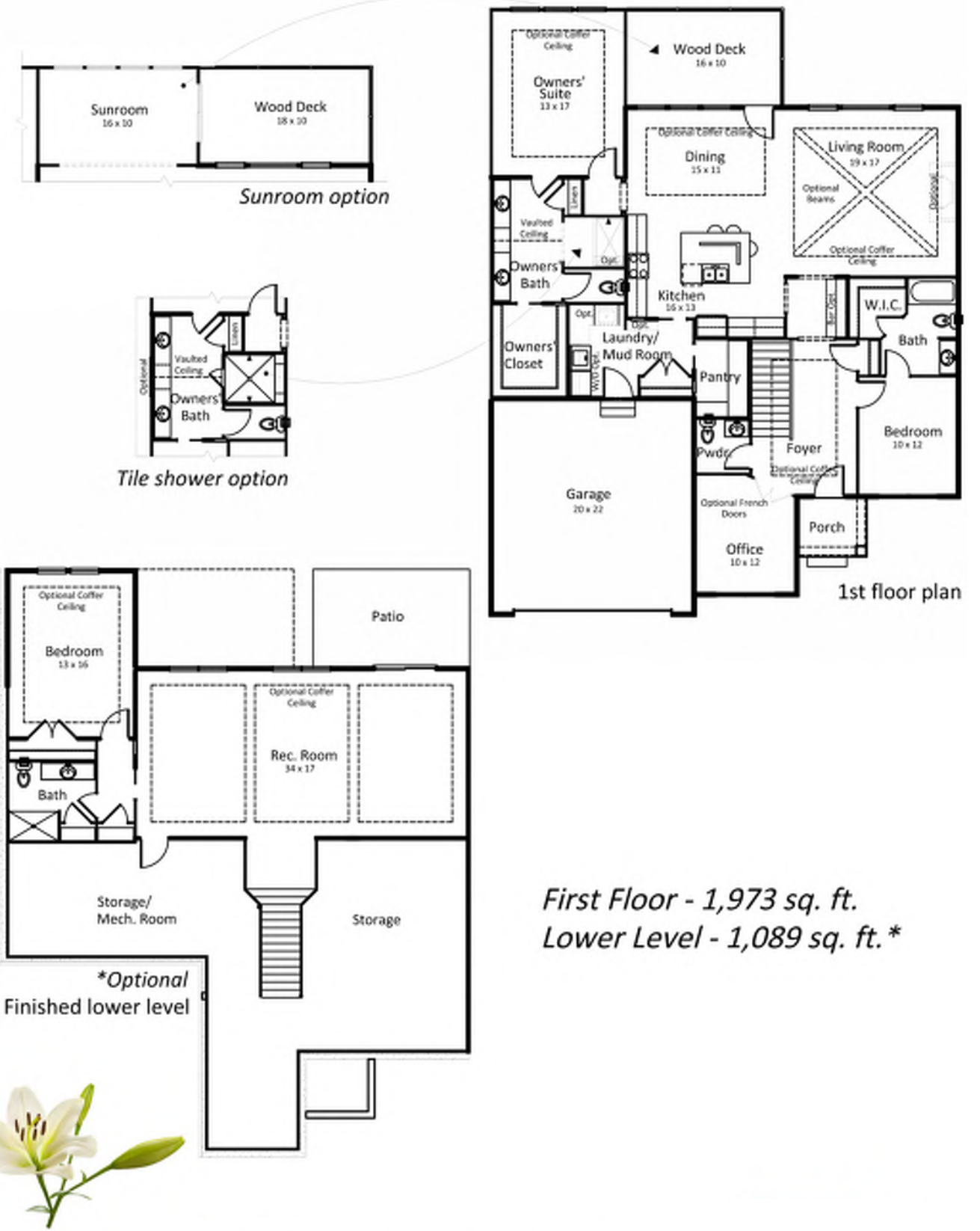
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Designer Series: Koussa



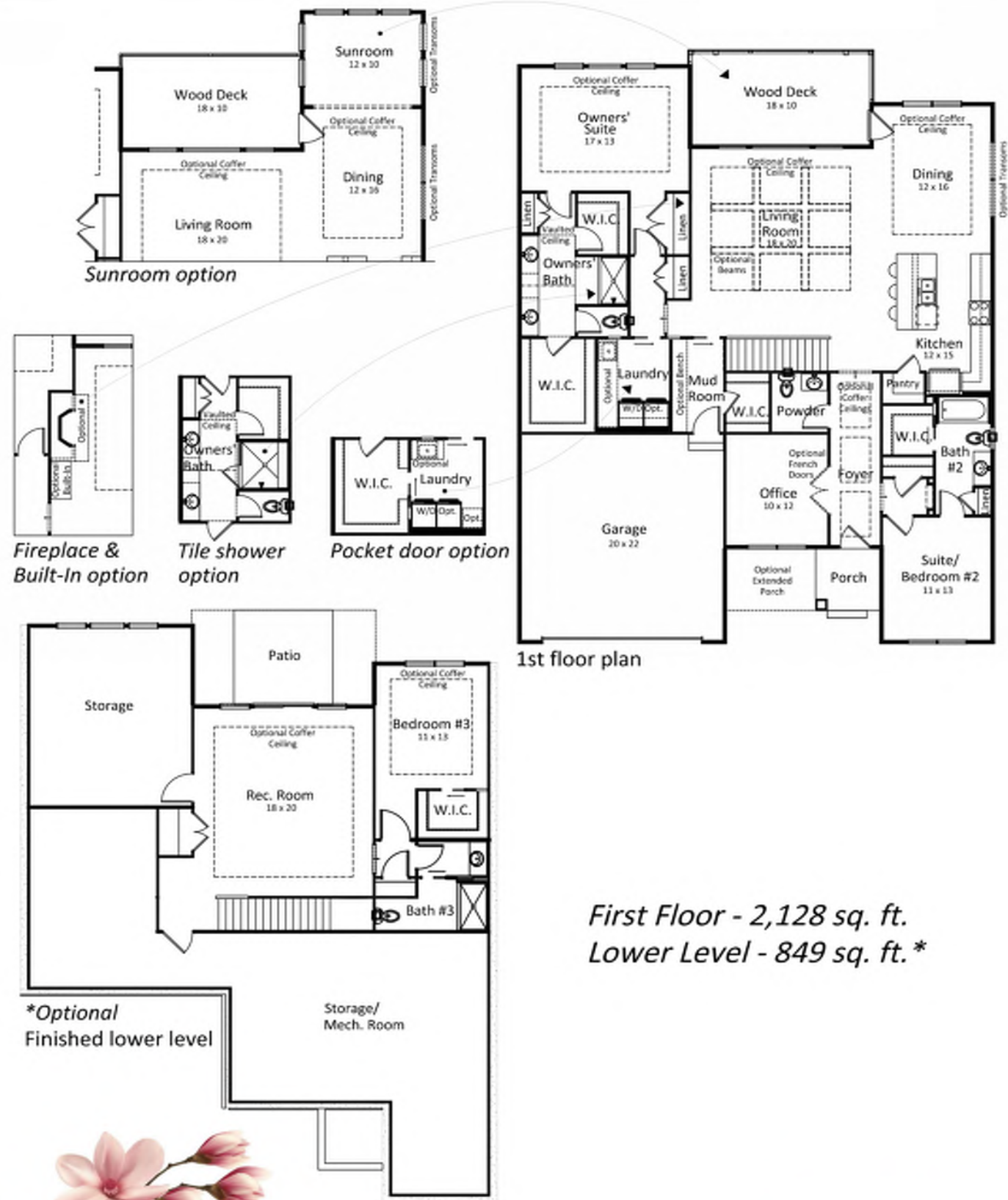
Room dimensions are approximate and have been rounded. Floor plans shown is an artist concept. Continuing a policy of constant improvement, the builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. © 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. (5/15/2021)

Designer Series: Lily



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Designer Series: Magnolia



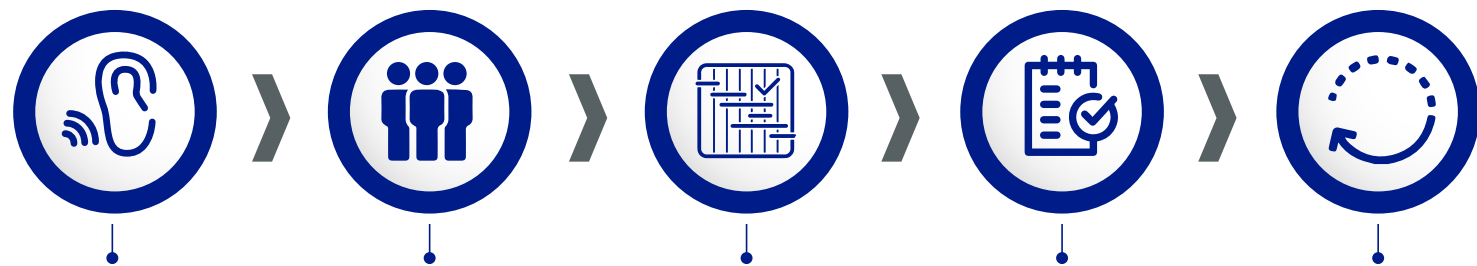
First Floor - 2,128 sq. ft.
Lower Level - 849 sq. ft.*

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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

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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