



BUILD SOMETHING BETTER.



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the Enclave



the Enclave

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 private enclave of townhomes by AVB with 40 years of experience in development and new home building
- Five two-story floor plans including two floor plans with the owners' suite and laundry on the main level from 1,704 square feet to 1,954 square feet, plus basement level, two-car garage connected to your home, and a private patio
- Starting in the \$300,000's
- Neighborhood includes gorgeous resort style pool and bathhouse
- Easy access to recreation trails connecting the community to Arboretum Parkway leading to WMU and Drake Road
- Easy access to I-94 and US-131
- Located within the Kalamazoo Promise School District, less than a mile from Western Michigan University, and two miles from downtown Kalamazoo and all its amenities
- Convenient biking distance from popular West Main and Stadium Drive and all they have to offer, including restaurants, fast casual dining, grocery, retail, entertainment, and more
- All homes serviced by city water, city sewer, natural gas, electric, cable TV, Internet and telephone, all underground
- Maintenance free lifestyle: the homeowners association oversees the exterior maintenance including mowing, irrigation, landscape, and snow removal from roads and driveways, recycling and refuse, maintaining and insuring all the common areas including the pool and more

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



Anthracite

Homeowners Association

Enclave residents enjoy a maintenance free 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. Residents and their guests will also enjoy the resort style pool and bathhouse.

The monthly association fee also includes individual trash removal and recycling services. Monthly association fees are currently \$250 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.

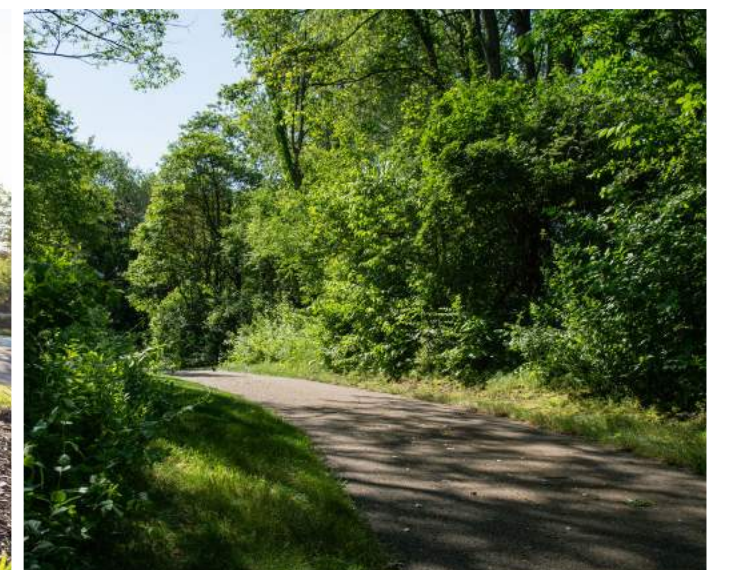
Property Tax Homestead Millage Rates

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 purchase price.

Our estimate is based on total investment.

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





Basalt



Anthracite



Carbon

Included Features

The five townhome floor plans offer an excellent investment value located in a premier community. All floor plans are well designed efficient spaces, offering three bedrooms and two and a half bathrooms. Two floor plans offer the owners' suite and laundry on the main floor with a loft upstairs. .

All of our townhomes 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 townhomes include:

- **8 foot tall foundation**
- **9 foot tall main floor**
- **40 gallon power vented water heater**
- Painted **craftsman style flat MDF trim** throughout, including 3 1/4" tall baseboards and 2 3/4" 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 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 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.



Emerald

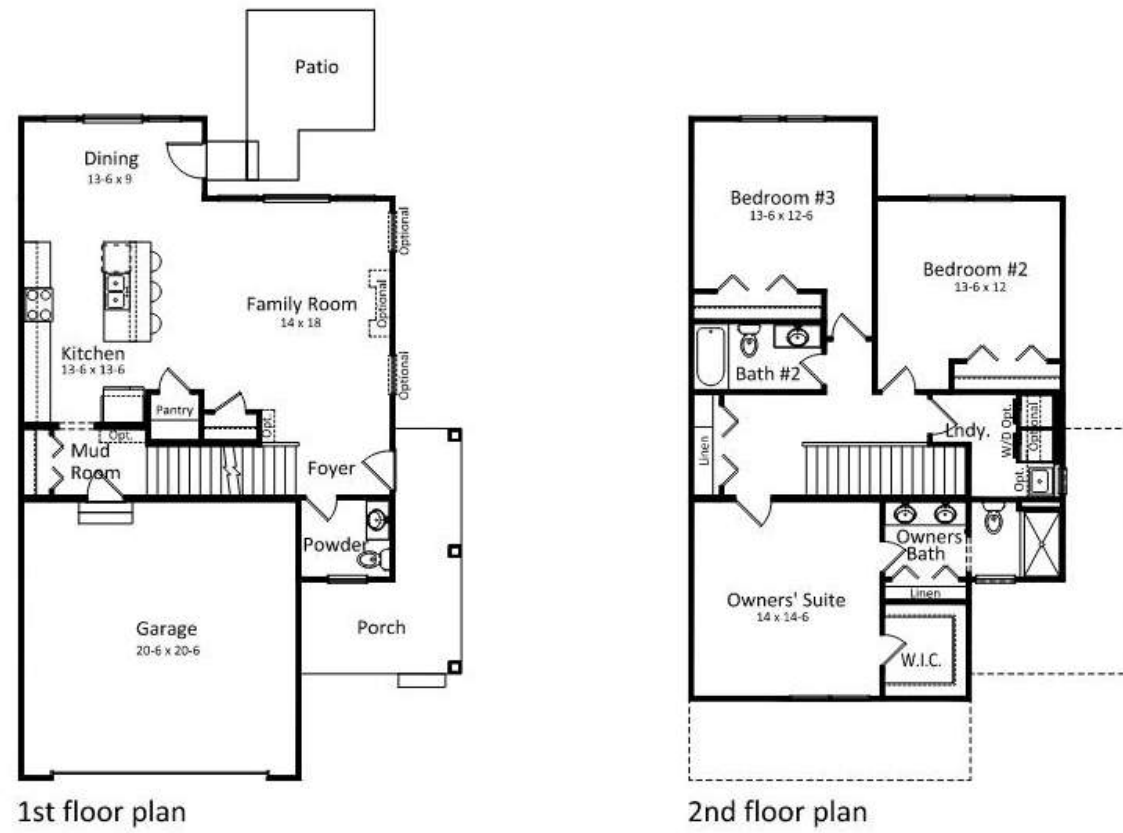


Anthracite



Anthracite

Townhomes: Anthracite

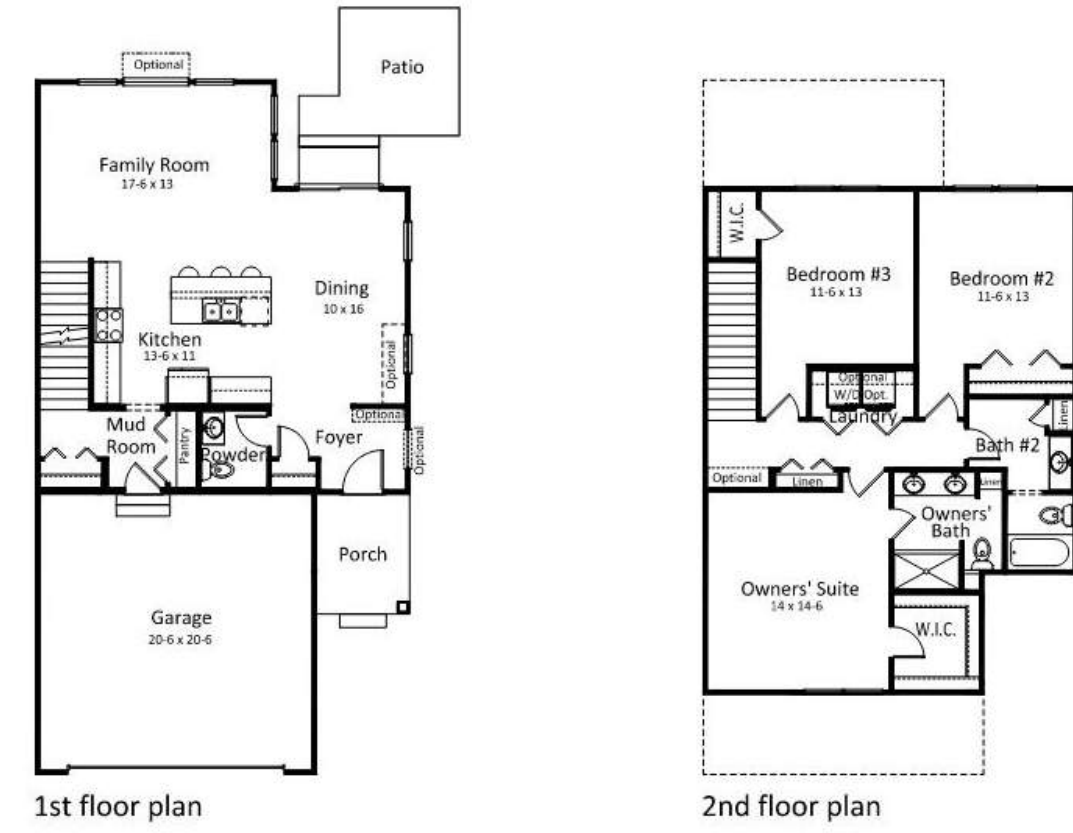


*First Floor - 780 sq. ft.
Second Floor - 1093 sq. ft.
Total - 1873 sq. ft.*



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. (4/30/2020)

Townhomes: Basalt



*First Floor - 796 sq. ft.
Second Floor - 1009 sq. ft.
Total - 1805 sq. ft.*



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Carbon



Carbon



Diamond



Anthracite



Basalt



Anthracite



Anthracite



Diamond



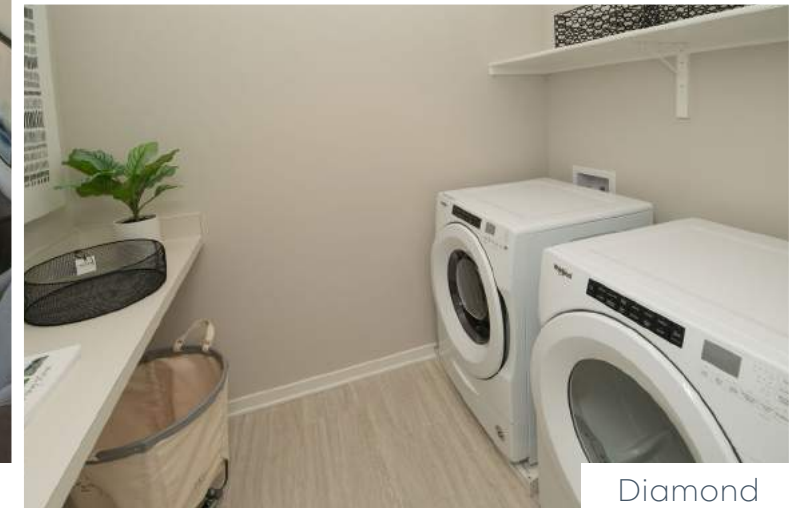
Diamond



Anthracite



Carbon

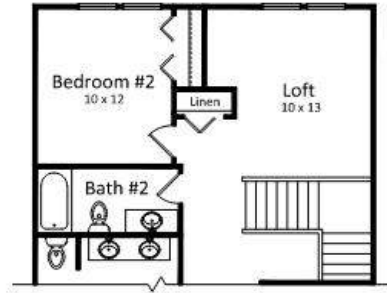


Diamond

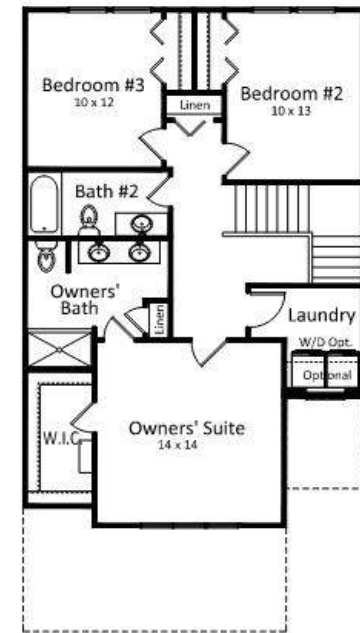
Townhomes: Carbon



1st floor plan



Loft option



2nd floor plan

First Floor - 727 sq. ft.
 Second Floor - 977 sq. ft.
 Total - 1704 sq. ft.



Townhomes: Diamond



1st floor plan



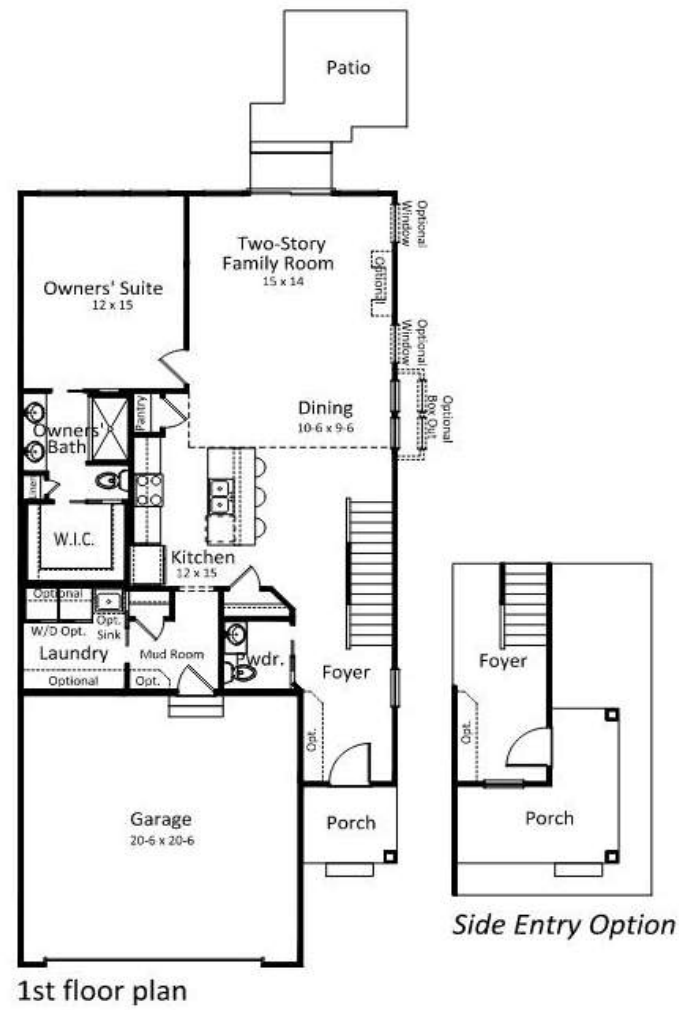
2nd floor plan

First Floor - 1036 sq. ft.
 Second Floor - 793 sq. ft.
 Total - 1829 sq. ft.



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Designer Series: Emerald



First Floor - 1117 sq. ft.
 Second Floor - 837 sq. ft.
 Total - 1954 sq. ft.



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Carbon

AVB's Proven Process



LISTEN

we listen to you

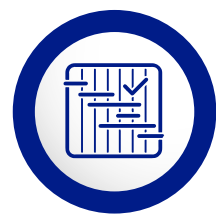
- your lifestyle
- your vision
- your needs
- your budget



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