

Look What's Included in the Price of Your Home!

- Home entry - One 1/2 Step
- Energy Efficient Home w/Heat Pump 13 Seer
- Solid Oak or Cherry Maple cabinets
- Six panel interior doors
- Lever style door handles
- 200 Amp electric service
- Garage door opener (2 remote controls)
- Bright kitchens with many recessed lights
- Moen faucets
- Optional lawn sprinkler system
- Landscaping including:
Trees, Shrubs, Flowers, Mulch



Timber Creek Home Compared to Site Built Home

Purchase Price	
Compare:	
Timber Creek System Built Home \$96,900	Site Built \$155,000
Initial savings on purchase of home: \$58,100*	
Annual Expenses:	
<u>Timber Creek</u>	<u>Site Built</u>
Lawn Mowing/Trim \$0	\$700
Lawn Weed and Feed \$0	\$235
Snow Removal \$0	\$225
Garbage Removal \$0	\$138
Homeowners Assn. \$0	\$95
Real Estate Taxes \$0	\$3,146
Interest Expense \$0	\$5,032
Site Fee \$320.00	\$0
Total Annual Cost \$3840.00	\$9,571

*\$58,100 saved by buying a Timber Creek System Built Home against a site built home invested at 8% would generate \$464.80 per month, or \$5,577 per year for you to reinvest or spend - the choice is yours.

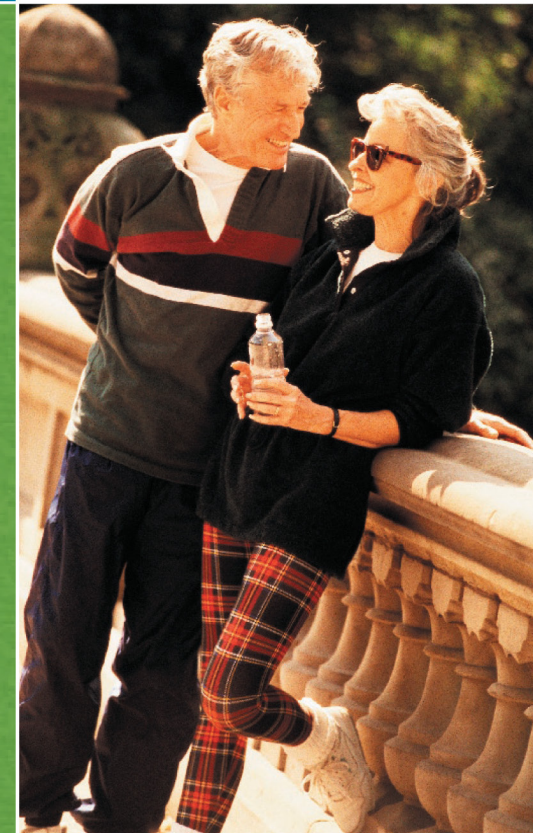
Timber Creek is conveniently located close to shopping, restaurants, University of Illinois Springfield, Lake Springfield, parks, recreation, golf courses, medical facilities and easy highway access to I-55 and I-72.

Look What's Included in Your Maintenance/Lease Fee!

- Quiet, Peaceful Environment
- Lawn Mowing and Trimming
- Weed Control
- Lawn Fertilization
- Snow Removal (sidewalk and driveway)
- Real Estate Taxes



55+ Active Adult Lifestyle Community 



Timber Creek Home Sales, Inc.
2800 Via Rosso
Springfield, IL 62703
217-585-8900
www.timbercreekliving.com

A Timber Creek Home Can Be Customized To Suit Your Budget!

55+ Active
Adult Lifestyle
Community



- Gated Entry
- Quiet, Peaceful Environment
- Lawn Maintenance & Mowing
- Snow Removal
- Energy Efficient
- Maintenance Free
- State-of-the-art Construction
- 30 year shingle roof with 5/12 pitch roof
- Thermo Pane windows with Low-E Glass
- 2 Car Garage Ranch Home
- Landscaping included
- Optional lawn Irrigation System
- Deluxe Whirlpool Appliances
- Average size 1500 sq.ft.
- Starting at \$96,900

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All with an affordable price 585-8900