







CHAMPIONS RUN

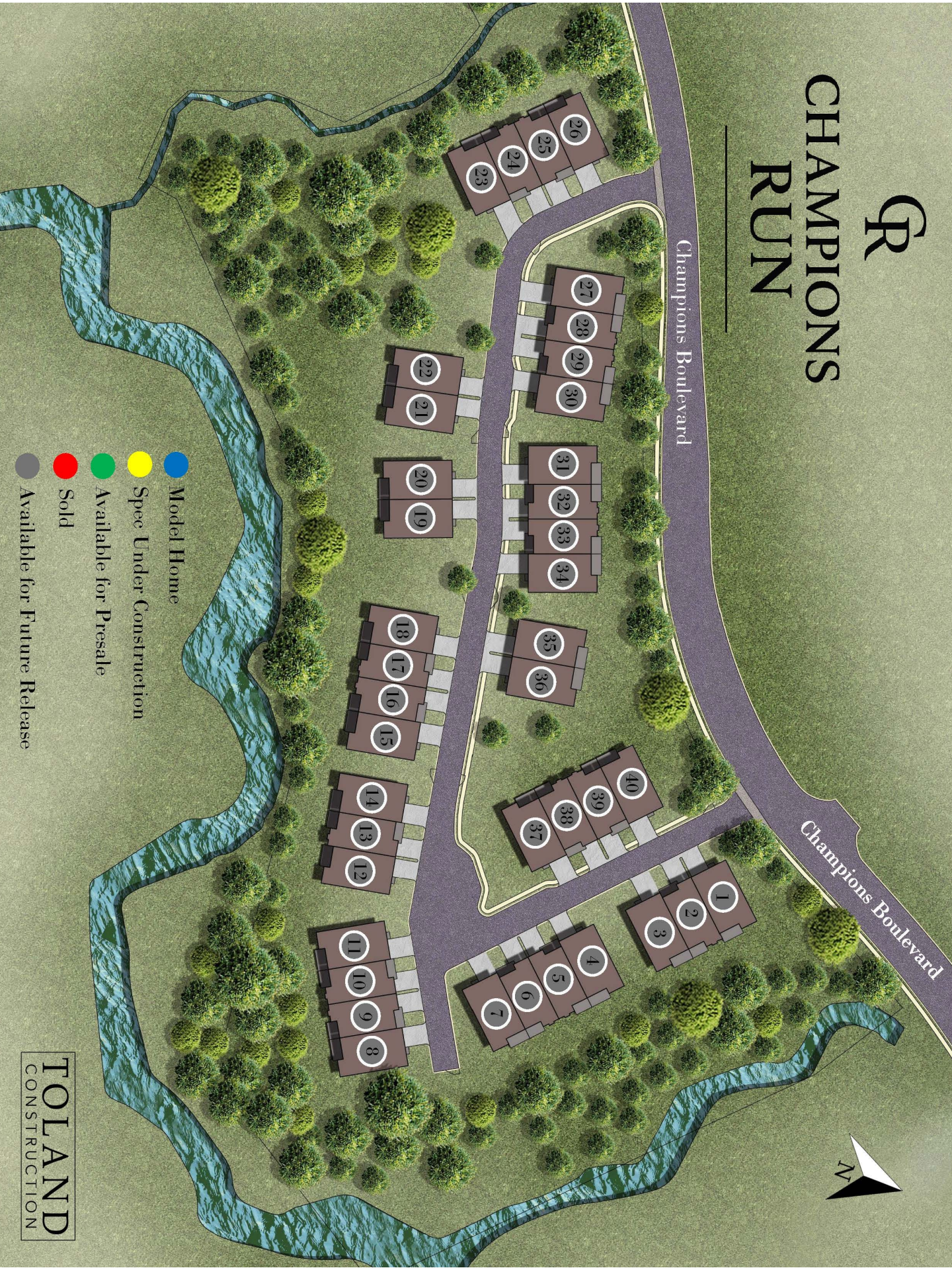
Champions Boulevard

Champions Boulevard



-  Model Home
-  Spec Under Construction
-  Available for Presale
-  Sold
-  Available for Future Release

TOLAND
CONSTRUCTION



CR
**CHAMPIONS
RUN**

Floorplan	Bed	Bath	Square Feet	Stories	Base Price
Interior Unit	2	2	1,575	One	\$TBD
End Unit	3	2	1,820	One	\$TBD
Interior Unit	3	3	2,185	Two	\$TBD
End Unit	4	3	2,460	Two	\$TBD

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Pricing is subject to change at anytime without notice.



CHAMPIONS RUN

Included Features at Champions Run Auburn, Alabama

Distinctive Exteriors

- Slab Foundations w/ Low Maintenance 4-Sides Brick
- 6" Aluminum Gutters w/ Downspouts
- Architectural Shingles w/ Limited Lifetime Warranty
- Stainable Fiberglass Front Door
- Low Maintenance and Energy Efficient Single Hung Vinyl Windows
- Large Rear Covered Porches
- Recessed Can Lights & Ceiling Fan on Rear Porch
- Garage Doors w/ Wi-Fi Enabled Opener, Exterior Keypad and Remotes

Interior Features

- 10' smooth ceilings first floor and 9' on the second
- 8' doors on the first floor and 6'8" on the second
- 5" Engineered Hardwood in the Foyer, Kitchen, Dining, Great Room, and all first floor bedrooms
- Stained Oak Stair Treads
- 42" Gas Fireplace w/ Stone Mantel and Surround
- 445 Casing Picture Framed on All Windows & Doors
- 7.25" Crown Molding in the Foyer, Main Level Halls, Kitchen, Dining, Great Room, Powder Bath, Master Bedroom, Walk-in Pantry, and Laundry
- 7.25" Baseboards on first floor, 5.25" on the second
- Ceiling Fans in Great Room and All Bedrooms

Designer Kitchens

- 42" Cabinets w/ Slow Close Doors & Drawers
- Decorative Wood Range Hood
- Tile Backsplash
- Garbage Disposal
- Quartz Countertops
- Undermount Stainless Steel Sink
- Large Islands
- Undercabinet LED Lighting
- Whirlpool Appliance Collection – 30" Gas Range, Microwave, 24" Dishwasher

Superior Framing

- Engineered Floor Joist System
- 16" Stud Spacing
- Huber Blue Plus Subfloor Panels

Luxurious Master Bath

- Shower w/ Tile Walls to Ceiling, Floor, Shampoo Niche, Bench Seat, and Frameless Glass Enclosure
- Raised Height Vanities w/ Quartz Countertops
- Delta Woodhurst 8" Vanity Faucets and Shower Trim
- Ceramic Tile Floors
- Elongated, Comfort Height Toilets
- Delta Woodhurst Bath Hardware

Elegant Secondary Bathrooms

- Steel Tubs w/ Tile Walls to Ceiling (first floor)
- Fiberglass Tubs w/ Fiberglass Walls (second floor)
- Raised Height Vanities w/ Quartz Countertops
- Delta Woodhurst 8" Vanity Faucets and Shower Trim
- Ceramic Tile Floors
- Elongated, Comfort Height Toilets
- Delta Woodhurst Bath Hardware

Home Performance/Energy Efficiency

- Energy Efficient Carrier HVAC – Single System w/ Electronic Zoning
- Programmable Thermostat, Wi-Fi Ready
- Blown Fiberglass Insulation in Attic (1-Story), Spray Foam Insulation in Attic (2-Story)
- Sound Insulation Interior Walls & Subfloor
- Tankless Gas Water Heater
- Smoke & Carbon Monoxide Detectors Gas Cooking and Fireplace
- Security Prewire at Master Bedroom & Garage Doors
- Network Panel, RG6 and CAT5 in Great Room, All Bedrooms and Bonus (Per Plan)
- Schluter Kerdi Waterproofing in Showers
- EV Charger Pre-Wire in Garage

The Toland Experience

- 1 year warranty on all work and materials
- Personal meeting with design team to take you through the selections process all in one location
- Regular updates on the progress of your home

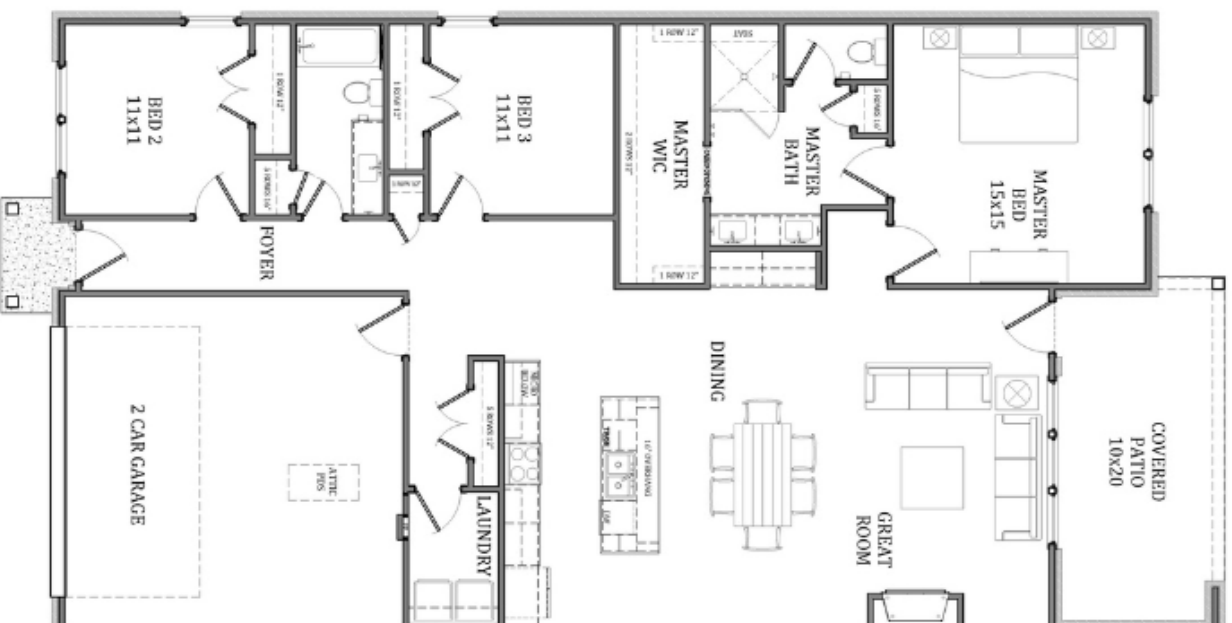


Numerous selections and upgrades are available. See Sales Agent for more information.



CHAMPIONS RUN

3 BEDROOMS | 2 BATHROOMS | END UNIT | ONE STORY



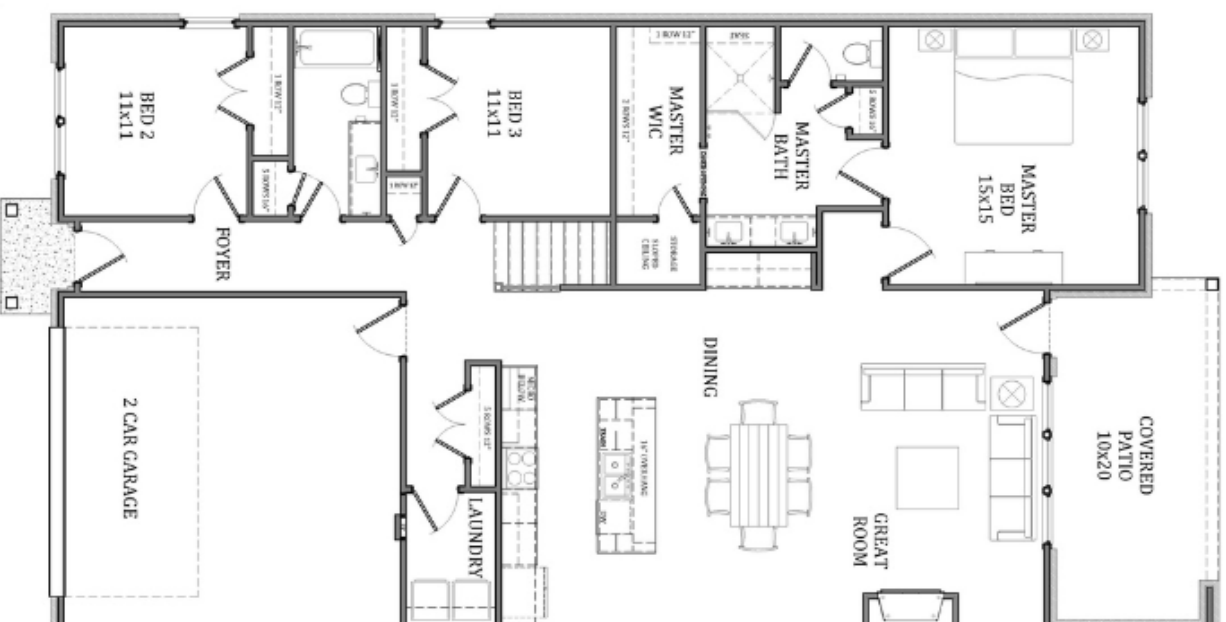
APPROXIMATE SQUARE FOOTAGE - 1,820

For concept only. Options, room sizes, and porch configurations may vary and are subject to change.



CHAMPIONS RUN

4 BEDROOMS | 3 BATHROOMS | LOFT | END UNIT | TWO STORY



APPROXIMATE SQUARE FOOTAGE - 2,460

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CHAMPIONS RUN

2 BEDROOMS | 2 BATHROOMS | INTERIOR UNIT | ONE STORY



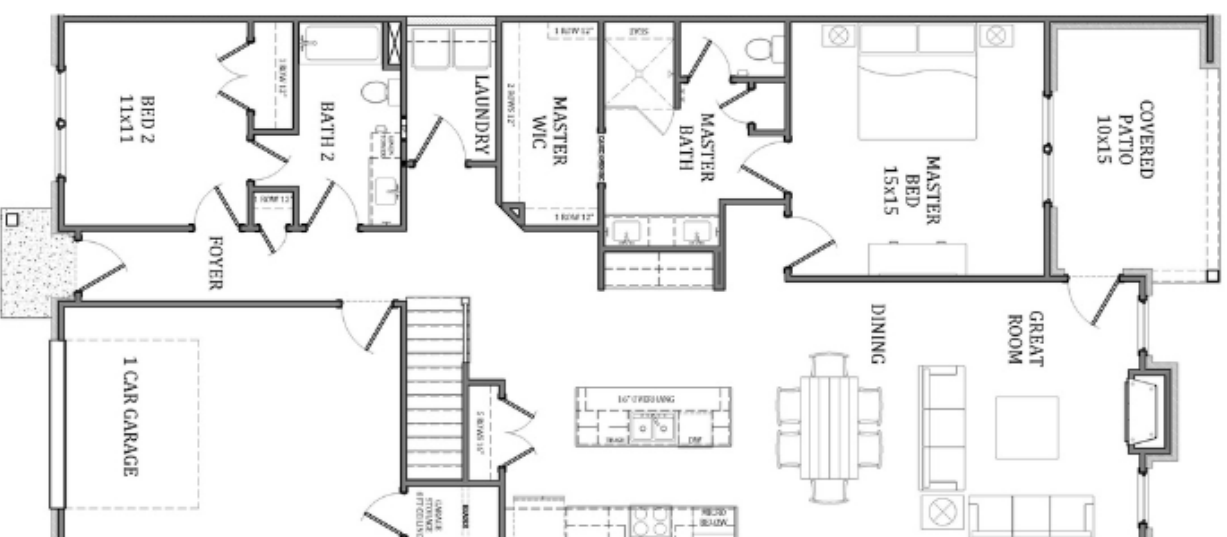
APPROXIMATE SQUARE FOOTAGE - 1,575

For concept only. Options, room sizes, and porch configurations may vary and are subject to change.



CHAMPIONS RUN

3 BEDROOMS | 3 BATHROOMS | LOFT | INTERIOR UNIT | TWO STORY



APPROXIMATE SQUARE FOOTAGE - 2,185

For concept only. Options, room sizes, and porch configurations may vary and are subject to change.



HOA & Utility Information at Champions Run
Auburn, Alabama

Champions Run Owners Association
Managed by TBD

Initiation Fee - \$TBD · Monthly Fee - \$TBD

Fees Cover The Following:

- Professional HOA Management Services
- Lawncare – cutting, edging, trimming of shrubs, clearing of leaves, refreshing pine straw, and lawn treatments
- Irrigation
- Termite
- Some Exterior Maintenance

These are fee simple townhomes; homeowner will need full coverage insurance as if this is a Single-Family Home.

Available Utilities at Champions Run

Power – Alabama Power

Water/Sewer/Trash – Auburn Water Works Board

Gas – Spire

Internet – AT&T

