

INTRODUCING **Skaggs** BUILDERS, INC. SMART HOME



- * SMART DESIGN
- * SMART EFFICIENCY
- * SMART FINANCE
- * SMART TRANSPORTATION

OUR PROFESSIONAL STAFF OF CRAFTSMEN & WOMEN ARE WORKING SMARTER FOR YOU!

"At Skaggs Builders we are always looking for ways to improve our products. We are thrilled about our new plans & features that create the SMART HOME. A home that's efficient, beautiful, and offered at a great value. We feel, for the times we are living in, this home is one of the smartest investments a person can make."

We truly believe that "Quality with Service Makes the Difference!" Our customer service reputation is unparalleled. It is what differentiates Skaggs Builders from the competition. We believe that our customers should expect quality homes at a reasonable price. Since 1977, we have been building custom homes, multi-family complexes and light commercial buildings. When you purchase a home you want to make a SMART decision. When you choose a Skaggs built home you have made a SMART decision!

WHAT IS A **Skaggs BUILDERS, INC.** SMART HOME?



SMART DESIGN

Material combinations are used to give the home beautiful curb appeal, yet remain relatively maintenance free. Ceilings are 9' in height to create ambience. Quality trim carpentry, floor coverings, & cabinetry are used that go beyond what you would normally see. Our designs have a smart look that is unique when compared to other homes with the same square footage.

SMART EFFICIENCY

The best available construction technology is utilized while recognizing the importance of an affordable selling price. You will appreciate how efficient your home is and enjoy the many products used to make your life more convenient. Please see our [feature list](#) for more information.



LOW INTEREST RATES

+

TAX CREDITS



SMART FINANCE

Opportunity abounds for the consumer today. Opportunities such as the lowest interest rates in decades, first time home buyer tax credit of \$8,000, and down payments as low as 5%. We can set up a lender introduction meeting and help guide you through the finance process. Take advantage of these once in a lifetime opportunities today!!

SMART TRANSPORTATION

Are you ready for some excitement? We are promoting the SMART Car. An automobile that reflects the uniqueness of our homes, has a five star safety rating, and only uses one gallon of gasoline for every forty plus miles driven. Now that's SMART. driving! We will set up a time for you to test drive one of our SMART Cars, and put you in contact with one of SMART Specialist in Indianapolis. If you are interested in a test drive please contact us at 812-523-3300.



***SMART* HOME FEATURES**

The following exterior and interior features are included in the base price of every smart home.

EXTERIOR FEATURES

- * Solar powered attic fan
- * Turtl crawlspace entry
- * Low E-glass windows
- * Foundation seal coating
- * Limestone address blocks
- * Low-maintenance exteriors
- * Sump pump in crawl space
- * 30-year dimensional shingle
- * Keyless entry deadbolt system
- * Jamb Savers on exterior doors
- * Solar powered foundation vents
- * Irrigation system with rain gauge & sod lawn

INTERIOR FEATURES

- * 9' interior ceilings
- * Air cleaner
- * Detailed trim work
- * Instant hot water
- * Filtered drinking water
- * Energy saver light bulbs
- * Personalized closet layout
- * Cat 5 wiring for phone lines
- * Surround Sound with speakers
- * Closed cell spray foam/fiberglass insulation
- * Motion sensor light switches on certain rooms
- * Pull down stairway for attic access & attic storage
- * Powerworx whole house energy management system
- * Remote controlled dimmer for master bedroom lighting
- * High efficiency 13 Seer Heat Pump with R4120 A Refrigerant

SMART HOME CHOICES

Choose from these Smart Home designs:

1. THE PERSIMMON

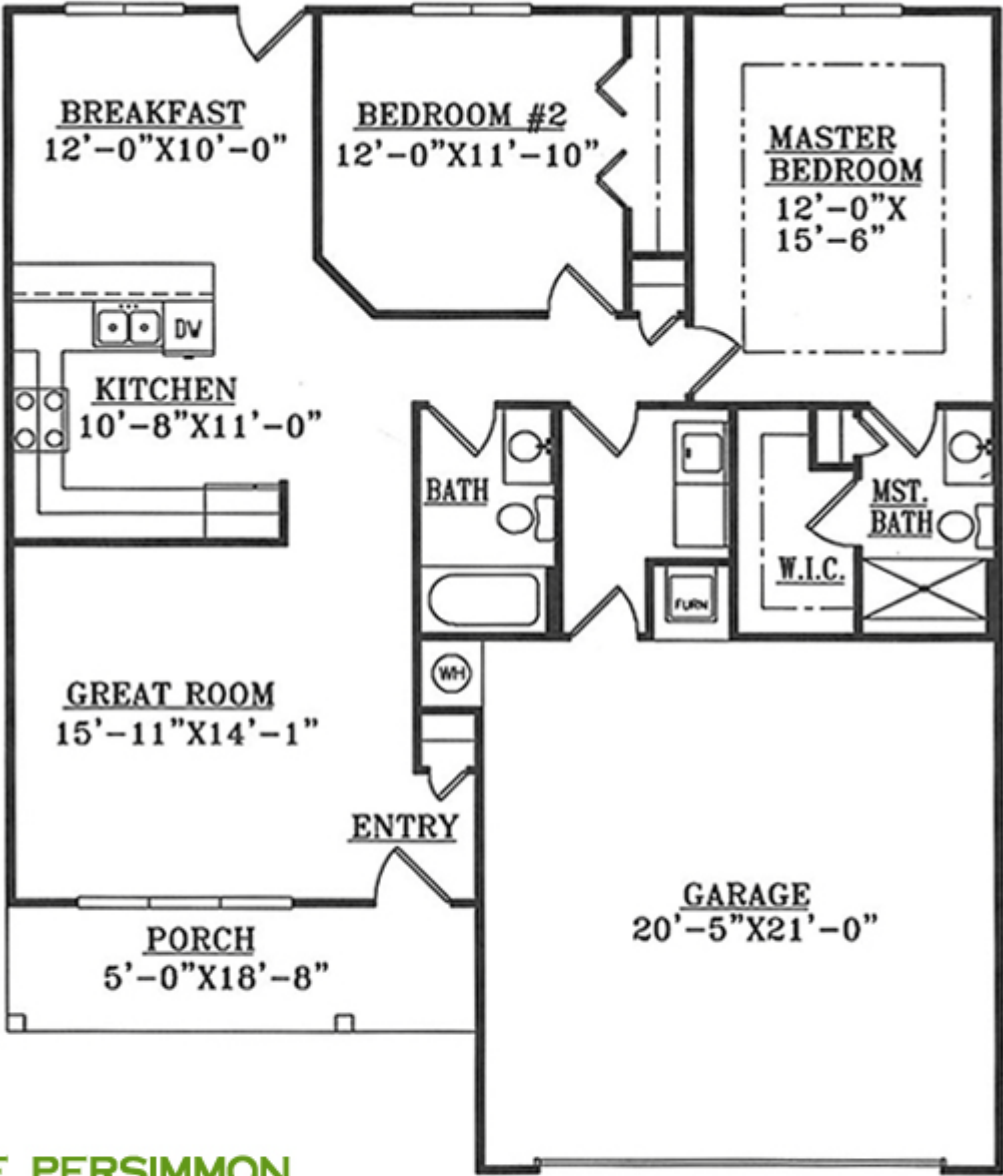


2. THE SYCAMORE



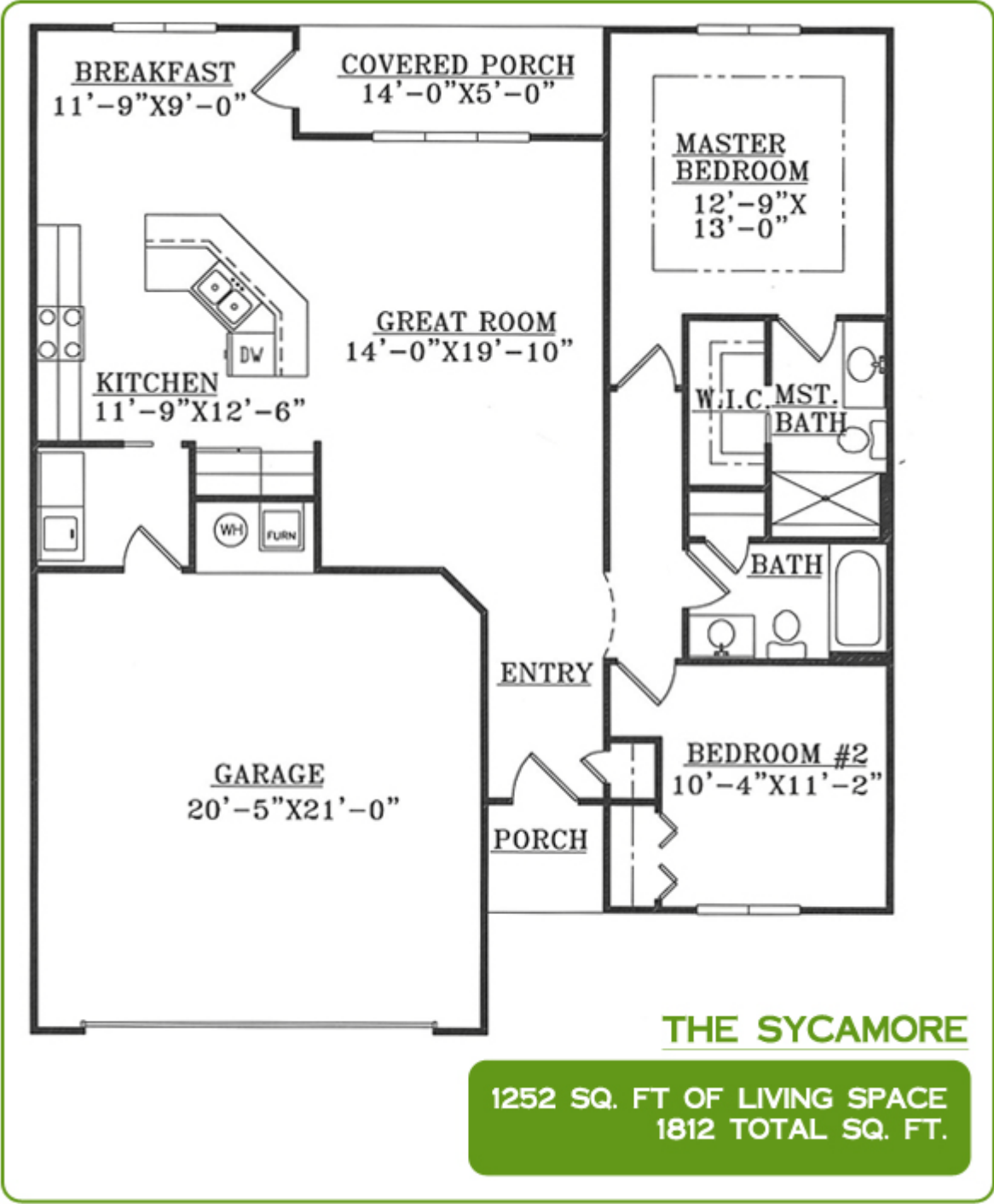
3. THE CYPRESS

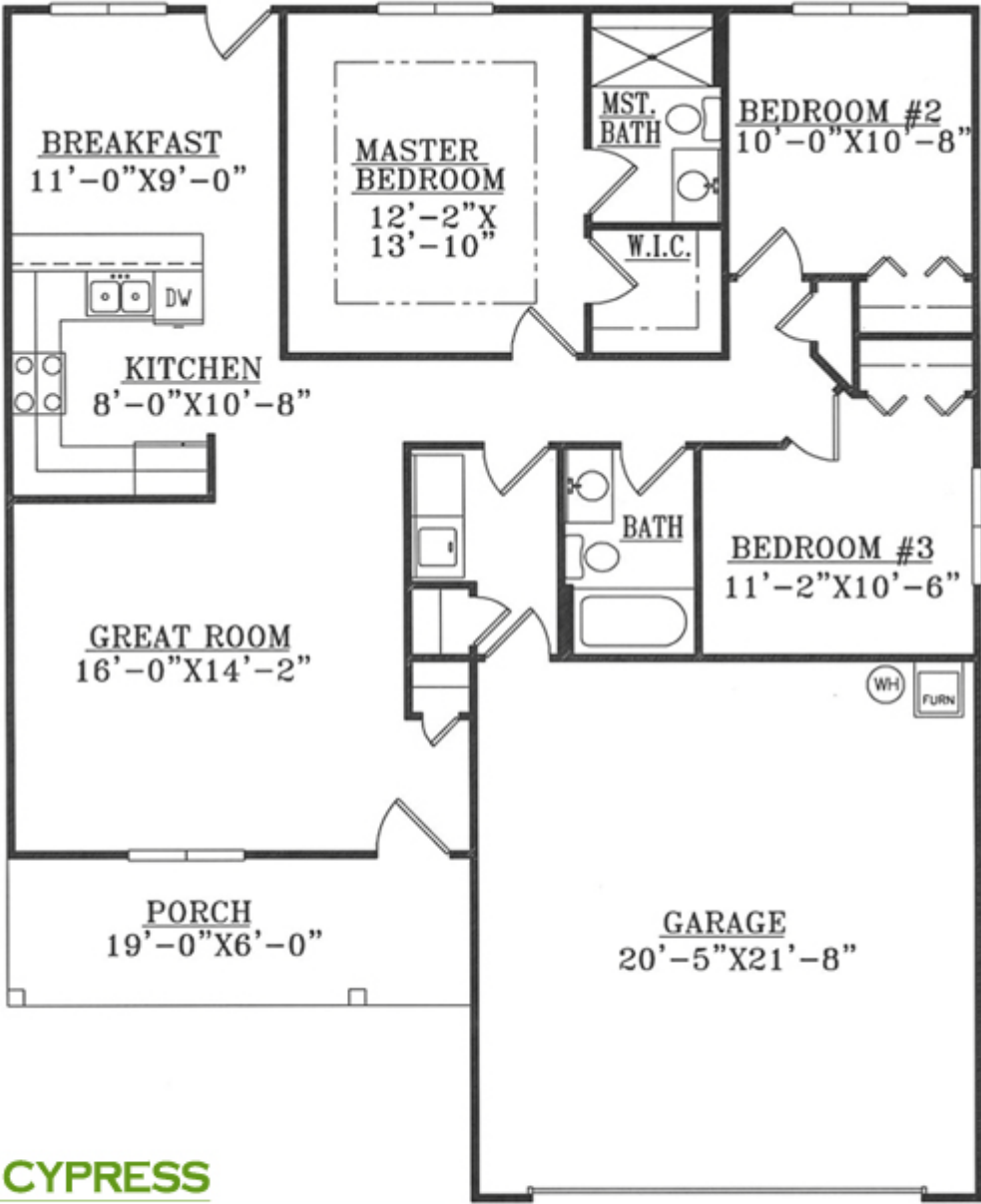




THE PERSIMMON

1247 SQ. FT OF LIVING SPACE
1803 TOTAL SQ. FT.





THE CYPRESS

1262 SQ. FT OF LIVING SPACE
1855 TOTAL SQ. FT.

SMART HOME CHOICES

HARRISON PARK - A CAREFREE LIFESTYLE

Skaggs Builders Inc. is introducing the Smart Home in the newest phase of Lincoln in Woodland Parks. This new phase is called Harrison Park. Lincoln In Woodland is located on Highway 31 just north of Columbus. Harrison Park consists of limited lots. Hurry and reserve your lot today!



Harrison at Woodland is a Presidential Parks Development that provides the "carefree lifestyle" to its residents. The "carefree lifestyle" gives you freedom to spend your time enjoying life instead of worrying about your homes exterior maintenance. You simply pay a very reasonable monthly association fee that takes care of the lawn cutting, weed pulling, landscape trimming, irrigation system start up and shut down, trash removal, and snow removal. This lifestyle is another smart choice you make when you choose to live in a Skaggs Builders home.

Please consult with us about our other Smart Options available for our Smart Home buyers.

SMART HOME OPTIONS LIST

The following are options that can be selected by the customer.

CUSTOMER OPTIONS

- * Florida Sunroom
- * Cathedral ceiling
- * Covered Porch 13'4" x 13'4"
- * Extended Covered Porch
- * Screening of 13' 4" x 13' 4" Covered Porch
- * Concrete Patio 10' x 12' (slab)
- * Raised Garage (Handicap)
- * Power Humidifier - Model: General Aire Model #1137
- * Programmable Thermostat: (7 day heat pump or regular)
- * Gas Furnace (Over high efficiency heat pump)
- * Gas Range - Dryer - or Gas Grill Hook Up (please circle)
- * Gas Vent less Fireplace with Fire Log
- * Gas Vented Fireplace with Fire Log
- * Electric Fireplace with Fire Log
- * Gas Water Heater 40 Gal
- * Handicap Toilet
- * Caroma Tasman Water Saver Toilet
- * Garden Tub with Whirlpool Jets
- * Watco 2pc Metered Head Water Softener
- * Water King salt less water conditioner
- * Eternal Hybrid System water heater
- * Stainless Steel Appliance Upgrade with 21.9 cu. Ft. refrigerator
- * Grab Bars (Installed) - For physically challenged
- * Lever Handles
- * Granite Countertops for Standard Cabinet Layout
- * Ceramic Tile in Kitchen
- * Storm Door Finish Nickel or Polished Brass
- * Garage Door Key Pad
- * Interior Paint Color per additional colors
- * Courtyard Fencing two sizes available (12' x 24') & (18' x 24')