

Discover the Difference at



Feature	The Monterra Difference	Market Standard
Sound Protection	7 layers of sound protection	Little or no sound protection
Stairs	Squeak-proof system	Framed in
Heating	Forced air furnaces	Baseboard heat
Trim Package	Wrapped windows in living area	No wrapped windows
Blinds	2" plantation blinds included	Blinds not included
Siding System	Water penetration warranty	No warranties
Landscaping	7 rain gardens	Asphalt with water vault
Fee Simple Ownership	Own interior, exterior, and ground	Condo (don't own exterior or ground)
Financing	No FHA financing limits No presale requirements No phasing requirements No occupancy requirements	FHA limit 50% in 2010, 30% in 2011 Presale requirements Phasing requirements Occupancy requirements
Low HOA Dues	HOA dues \$75 - \$100/mo	HOA dues \$200 - \$300/mo
Purchasing Power	Qualify for \$35,000 more home	Qualify for less

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LiveMonterra.com

EXCELL  GROUP



affordable luxury

2 & 3 Bedroom
Townhomes

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