

GARDEN HOMES

35 UNITS

(DUPLIX, TRIPLEX AND QUADS
6 BUILT 2005/2006

REPLATTED 2010

29 DETACHED UNITS

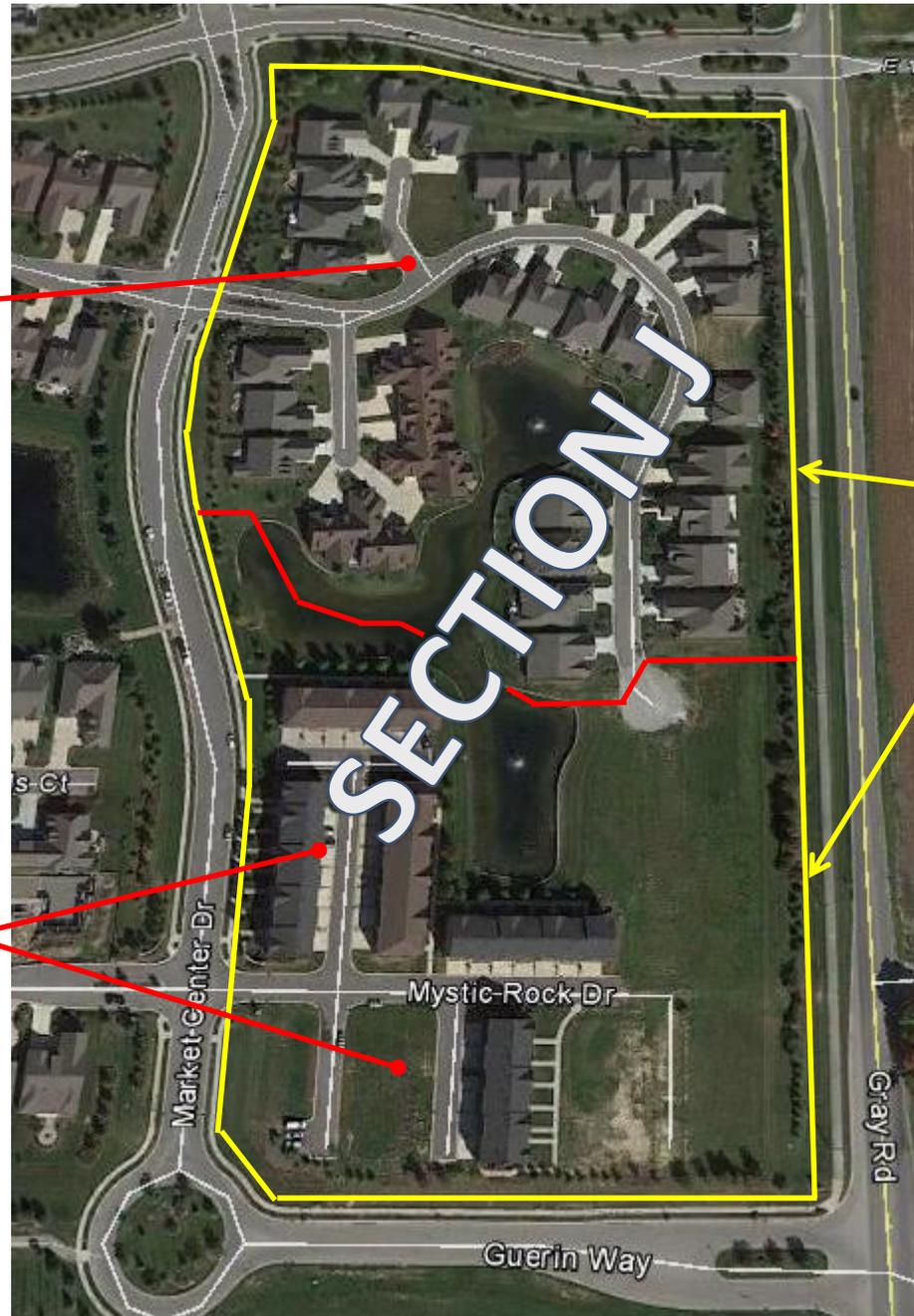
TOWNHOMES

77 UNITS

36 BUILT 2005-2007

41 VACANT LOTS

8 BLOCKS



SECTION J –

PLATTED 2004

16.4 ACRES – 112 UNITS

35 SINGLE STORY

77 MULTI STORY

**BRIDGEWATER CLUB –
PUD TEXT AMENDMENT**



Existing Townhome Photos



Comparative Market Analysis- Townhome Sales

Active W Contingency Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21254605	09/09/2013	15369 MYSTIC ROCK Drive	2913	BRIDGEWATER CLUB	3	3/1	2CATC	1	3LEVL	2007	0	1,831	\$93.39	\$171,000	725

# LISTINGS:	1	Medians:	3	2/2	2007	1,831	\$93.39	\$171,000	725
		Minimums:	3	2/1	2007	1,831	\$93.39	\$171,000	725
		Maximums:	3	3/2	2007	1,831	\$93.39	\$171,000	725
		Averages:	3	2/2	2007	1,831	\$93.39	\$171,000	725

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21330960	06/26/2015	15318 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2005	0	2,207	\$96.06	\$219,900	\$212,000	110
21344136	06/26/2015	15371 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2007	0	2,207	\$93.34	\$209,900	\$206,000	50
21340374	05/14/2015	15362 MYSTIC ROCK Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2005	0	2,207	\$90.62	\$212,500	\$200,000	55
21330799	02/23/2015	15346 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	0	3LEVL	2005	0	1,831	\$86.29	\$159,000	\$158,000	23
21322362	12/01/2014	15312 Mystic Rock Drive	2913	BRIDGEWATER	2	2/1	2CATC	0	TRILV	2005	0	1,831	\$81.10	\$154,000	\$148,500	34

# LISTINGS:	5	Medians:	3	2/2	2005	2,207	\$90.62	\$209,900	\$200,000	50
		Minimums:	2	2/1	2005	1,831	\$81.10	\$154,000	\$148,500	23
		Maximums:	3	3/2	2007	2,207	\$96.06	\$219,900	\$212,000	110
		Averages:	3	2/2	2005	2,057	\$89.48	\$191,060	\$184,900	54

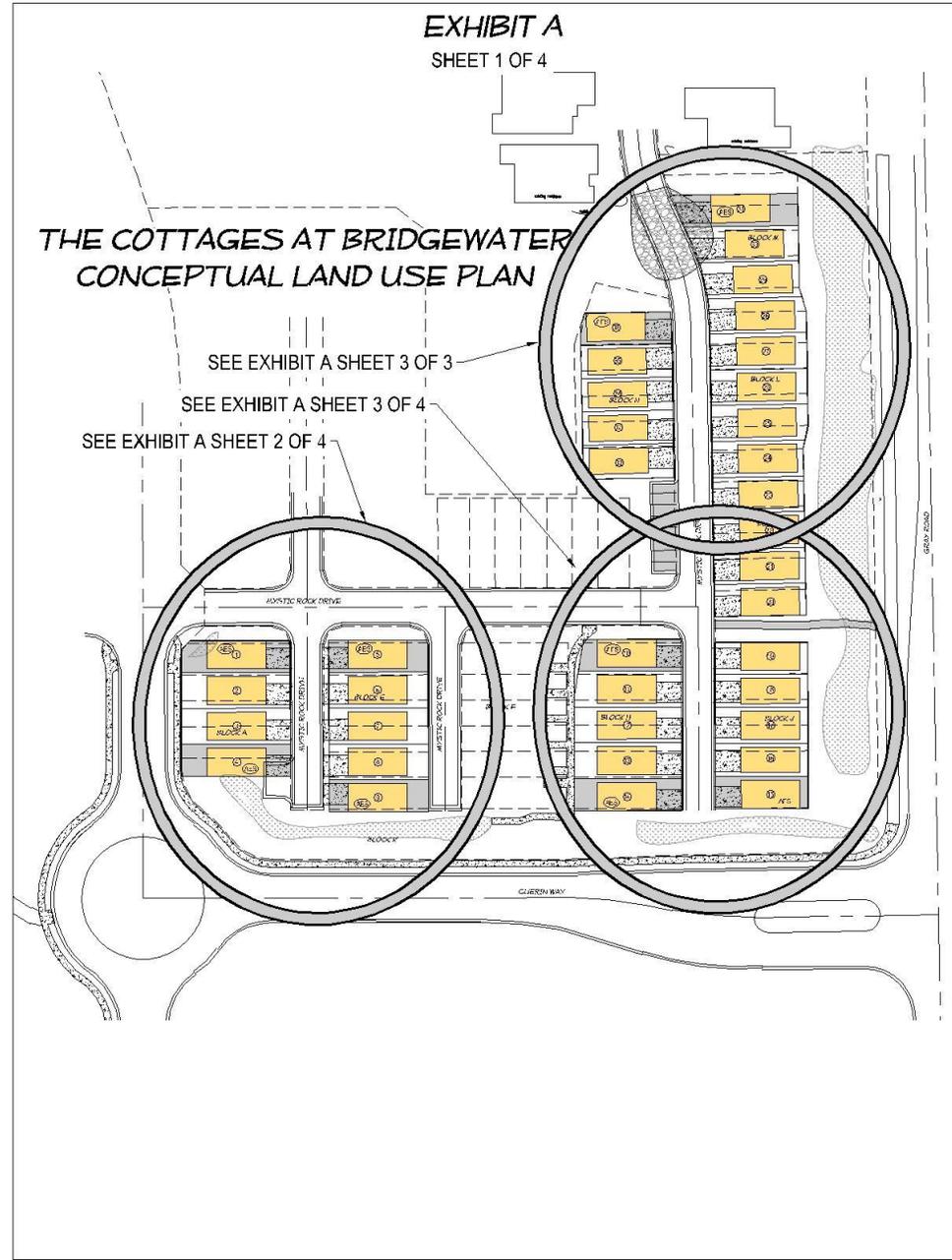
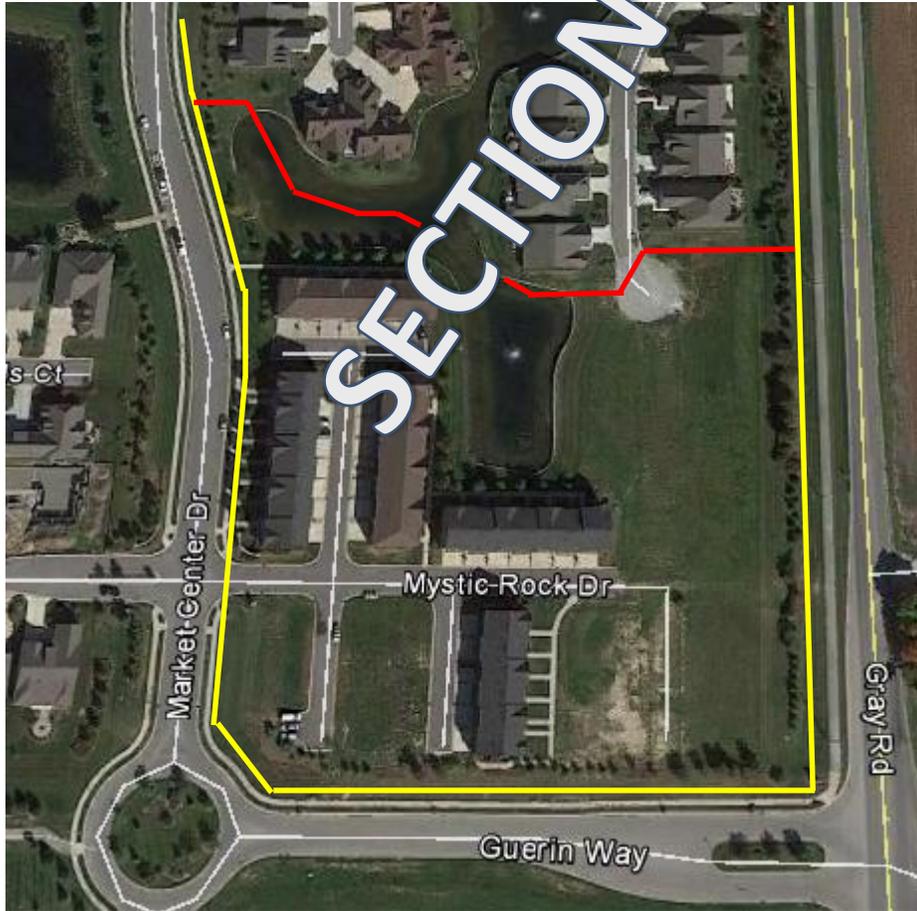
Average Price per Sq' = \$89:

Average Sales Price = \$191,000:

DEVELOPMENT STANDARDS COMPARISON

	CREATED BY THIS AMENDMENT	PLATTED TOWNHOMES
MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	20'
MINIMUM STREET FRONTAGE	23'	20'
MINIMUM LOT AREA	1,750 S.F	1,406 S.F
MINIMUM FRONT YARD SETBACK	20'	16'
MINIMUM SEPARATION BETWEEN BUILDINGS	6'	0'
MINIMUM REAR YARD SETBACK	5'	
MINIMUM SIDE YARD SETBACK	0'	0'
MAXIMUM BUILDING HEIGHT		
MIN SETBACK FROM GRAY ROAD R/W	55'	64'
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	1000 S.F
MAXIMUM # OF UNITS	36/72	77

Equals 100 feet from
C/L of Gray Road-
The Garden Homes
setback from C/L is a
minimum of 90 feet



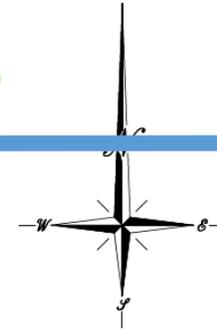
**ER CLUB –
VENDMENT**

THE COTTAGES AT BRIDGEWATER LAKES

by Pyatt Builders

Landscape buffers with
Entry monuments

Green Space with
Landscaping



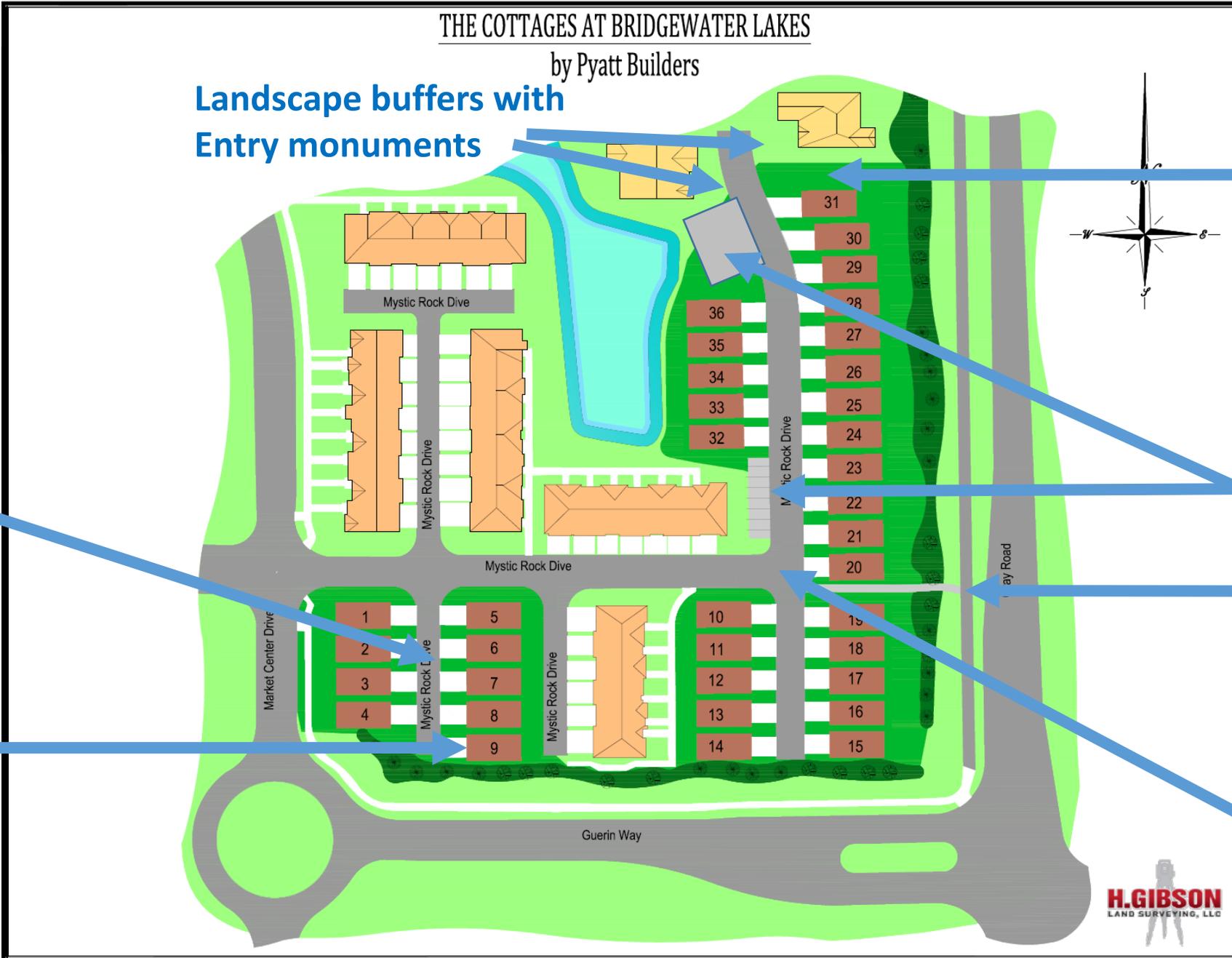
Guest Parking

Walking Trail

Phase II

Phase I

Model Home
Building 5-9 1st



About Pyatt Builders



- Locally owned and operated out of Carmel, IN
- 5+ Year in Business (building 75-100 Homes / year at various price points in ~ 20 communities)
- Quality is top priority
 - Quality Inspections Process- 100% Complete
 - House is always open to customer
 - Weekly meetings throughout the process
- Relational Builder
 - Community | Trades | Homeowner
 - BBB Accredited with A+ , Member of the Builder Association of Indianapolis

\$379,990

Smokey Row Estates

4636 Oakton Way,
Greenwood, IN
[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
22	2-Story	3047	5	3.5	Center Grove Schools

Additional Details:
Open House: Sunday (11/1) 3pm - 5pm



MODEL HOME
\$384,990

Anson

6208 Bliss Point East,
Zionsville, IN
[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
42	2-Story	2652	4	2.5	Zionsville Community Schools

Additional Details:
Open House: Saturday: 11am - 6pm Sunday: 1pm - 5pm



Cottages @ Bridgewater Lakes

Fall, 2015



Cottage 2277

Cottage 2043
w/ optional mezzanine

Cottage 1865
w/ optional front deck

Cottage 2295

Cottage 2351
w/ optional mezzanine

[Bridgewater Masters, LLC](#)
Indiana Domestic Limited-
Liability Company (Llc).



Product Overview

Standard Features:

- 5 Plans (1865, 2043, 2277, 2295, 2351)
- 20 and 22' x 46 House Dimension (min. 6' between homes)
- 16 x 20' Driveways
- 3 Story Standard- 4th Floor Option
- Technology Centers
- Coffee Bar on Bedroom Floor

Optional Features:

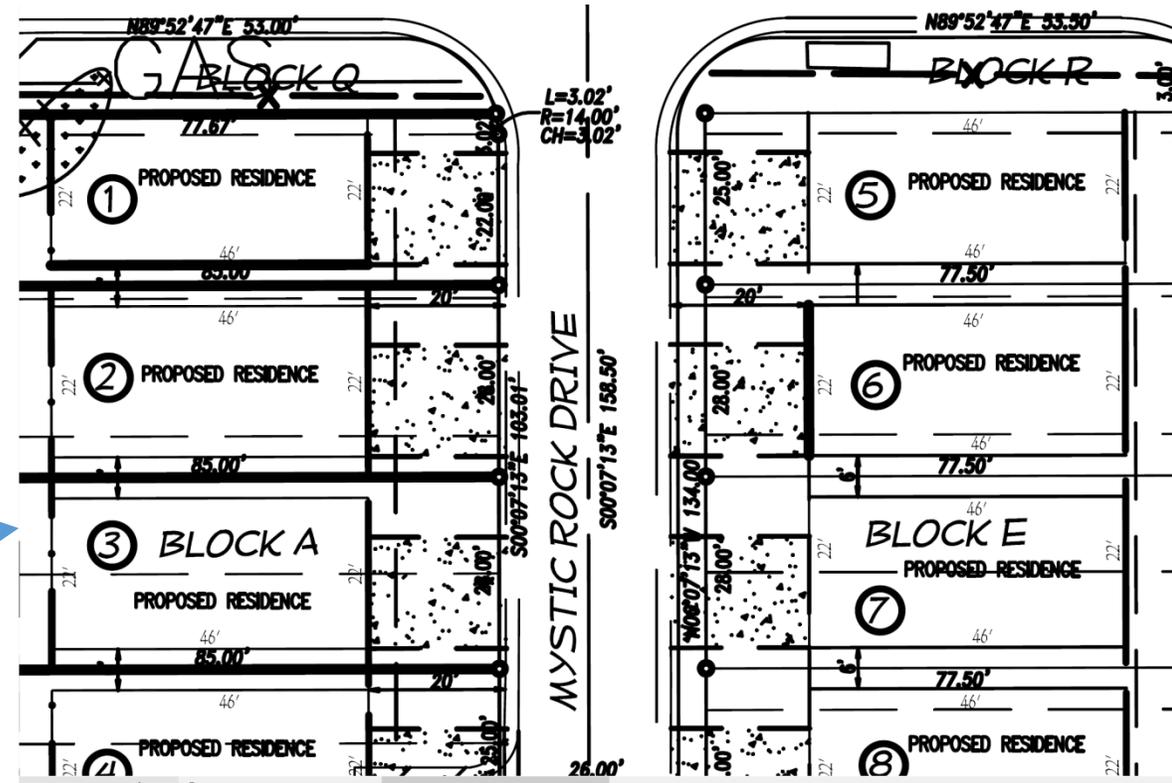
- Elevators
- 1st Floor Bedroom / Bath
- 4th Floor Mezzanine

Product – PARKING / Before and After



BEFORE:
16' Drive Ways- not deep enough
Cars and trash cans in street

AFTER:
20' Drive Ways on all homes



Product – Front Elevations / Before and After



Cottage 2277

Cottage 2043
w/ optional mezzanine

Cottage 1865
w/ optional front deck

Cottage 2295

Cottage 2351
w/ optional mezzanine

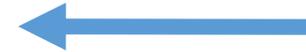
AFTER:

Single Family Detached Homes:

- 6' between homes

Mixed use of Architectural Materials:

- Masonry
- Board & Batten (Wood)
- Shake Siding (Wood)
- Lap Siding (Wood)
- Garage Door Options



Before:

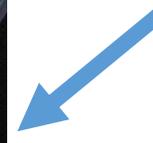
- Attached Townhomes
- All Brick, little variations of Material
- 2 Plan Elevations



Product – Side Elevation / Before and After

Before:

- Brick
- Shutters



SIDE ELEVATION
cottage 2351
MEZZANINE OPTION

After:

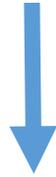
- Stone and Masonry / Shake siding / Gables / Brackets
- Shown with 4th Floor Mezzanine (Optional)
- Varied Roof Line



Product – Rear Elevation / Before and After

Before:

- Town Homes- no separation
- No roof variation
- Standard



AFTER:

- Mixed use of Architectural Materials
- Variated Roof Systems (Option 4th Floor)
- Rear Decks

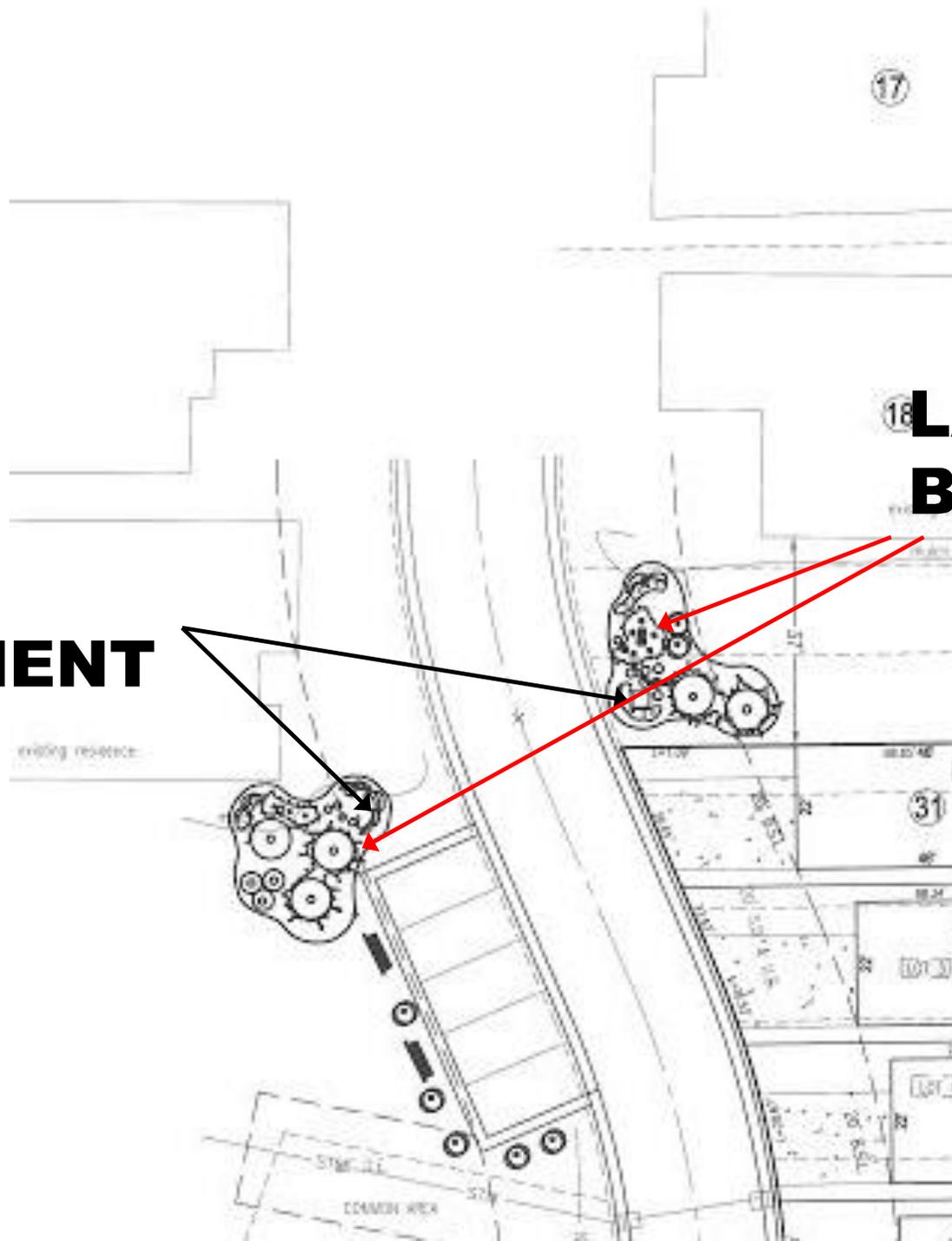


OPTIONAL REAR ELEVATION
cottage 2351
MEZZANINE OPTION

OPTIONAL REAR ELEVATION
cottage 2295

**STONE
MONUMENT**

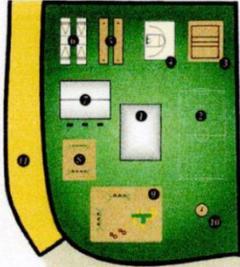
**LANDSCAPE
BUFFER**





Bridgewater Lakes

Family Recreation Area



1. Guest House
2. Soccer Field
3. Volleyball Court
4. 1/2 Court Basketball
5. Horseshoe Pits
6. Shuffleboard Courts
7. Covered Picnic Shelter w/ Grills, Kitchen Area and Restrooms
8. Large Swings
9. Children's Playground
10. Tetherball
11. 5 mi. Walking Path Through Golf Course & Neighborhood

- 1 - 56 Villas
- A - N Town Homes
- AA - KK Attached Garden Homes



Theodore Guerin High School

Marketed By



Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

Rear elevations facing Market Center Drive - Gray Road and Pond



cottage 2351

cottage 2295

cottage 1865

cottage 2043

cottage 2277

Rear elevations facing existing Townhomes

COTTAGES @ BRIDGEWATER LAKES

by PYATT BUILDERS



cottage 2351

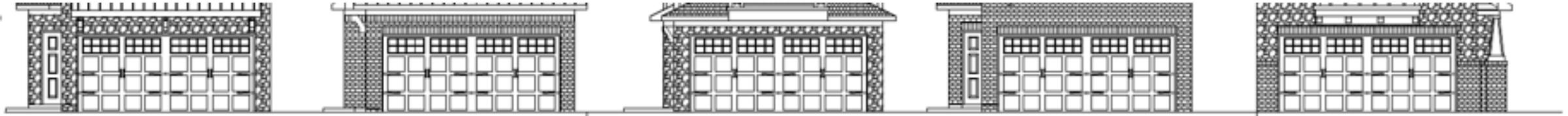
cottage 2295

cottage 1865

cottage 2043

cottage 2277

Garage Doors- Standard and Options



cottage 2277

cottage 2043

MEZZANINE OPTION

cottage 1865

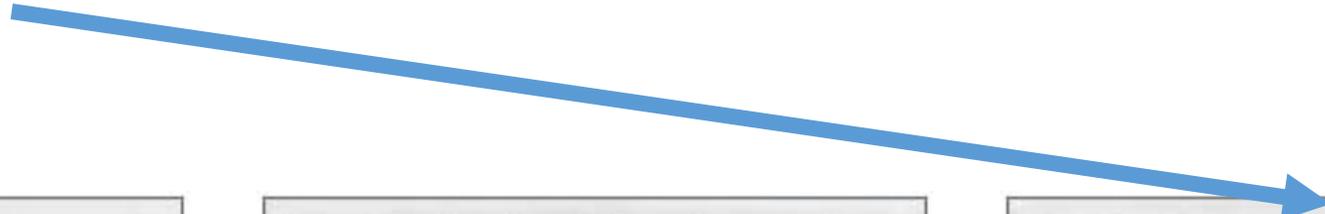
FRONT DECK OPTION

cottage 2295

cottage 2351

MEZZANINE OPTION

**Standard Garage Door:
Stockton (as shown above)**



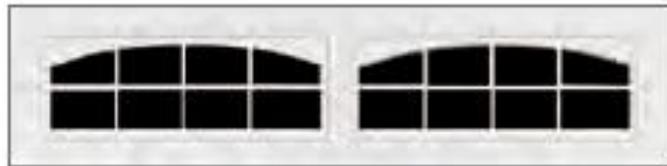
Clear Long



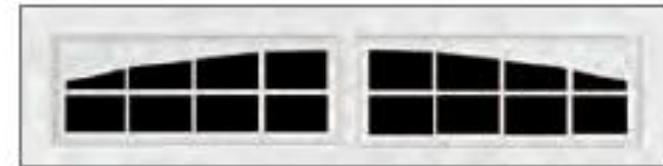
Stockbridge



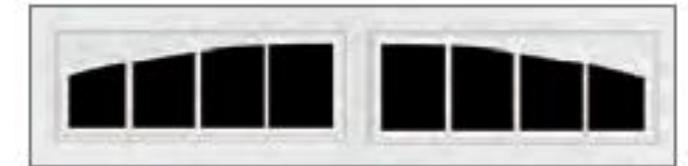
Stockton



Stockton Arch



Somerton



Wyndbridge

**Standard Garage Door:
Clear Long, Stockbridge, Stockton Arch, Somerton, Wyndbridge (as shown above)**



The Cottages Price Points

Townhomes =(2057 Sq' | AVG. SOLD Price = **\$191,00** | Price / Sq' = \$89.48)

The Cottages: Detached Single Family (Expected Sales Price=
average \$300,000

(Expected Avg Sq' 2200 | Expected Avg. Price **\$300,000**
| Expected Avg \$ / Sq' = \$136)

Difference: Larger homes (up ~ 200 sq'), Increased Sales Price (+\$100,000)