

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).



General Project Information

Proposed Project- *Before and After*

Product / Lot Sizes:

Before: Townhomes

(41 units | 20 & 24' product | 4 , 5 & 6 unit buildings)

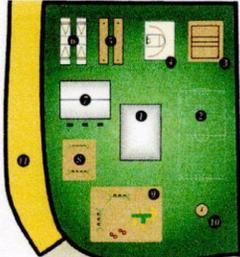
After: Now Proposing Detached Single Family

(36 units | 20 & 22' product w / 6' separation and 20' Driveways)

Difference: Less Dense – Decreased from 41 to 36 Units <5>

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



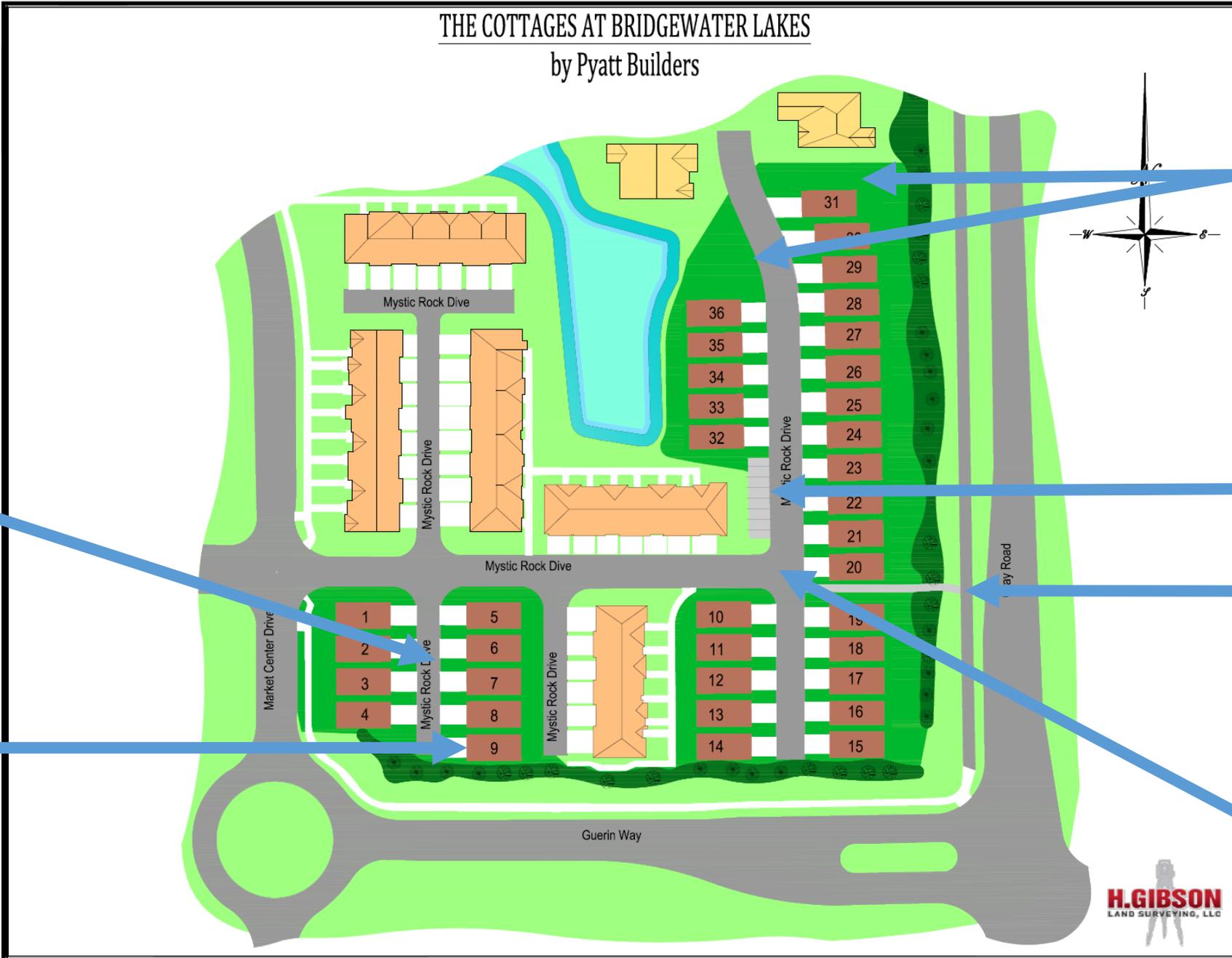
Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

THE COTTAGES AT BRIDGEWATER LAKES

by Pyatt Builders



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
- Founded in 2009 (building ~75 Homes / year at various price points in ~ 20 communities)
- Quality and Customer Focused
 - Quality inspections throughout construction
 - House is always open to customer
 - Weekly construction updates to customer
- Relational Builder
 - Community | Trade Partner | 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
\$484,990

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



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 – Font Elevations / Before and After



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w/ optional mezzanine

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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



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Product – Side Elevation / Before and After

Before:

- Brick
- Shutters



After:

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

SIDE ELEVATION
cottage 2351
MEZZANINE OPTION

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

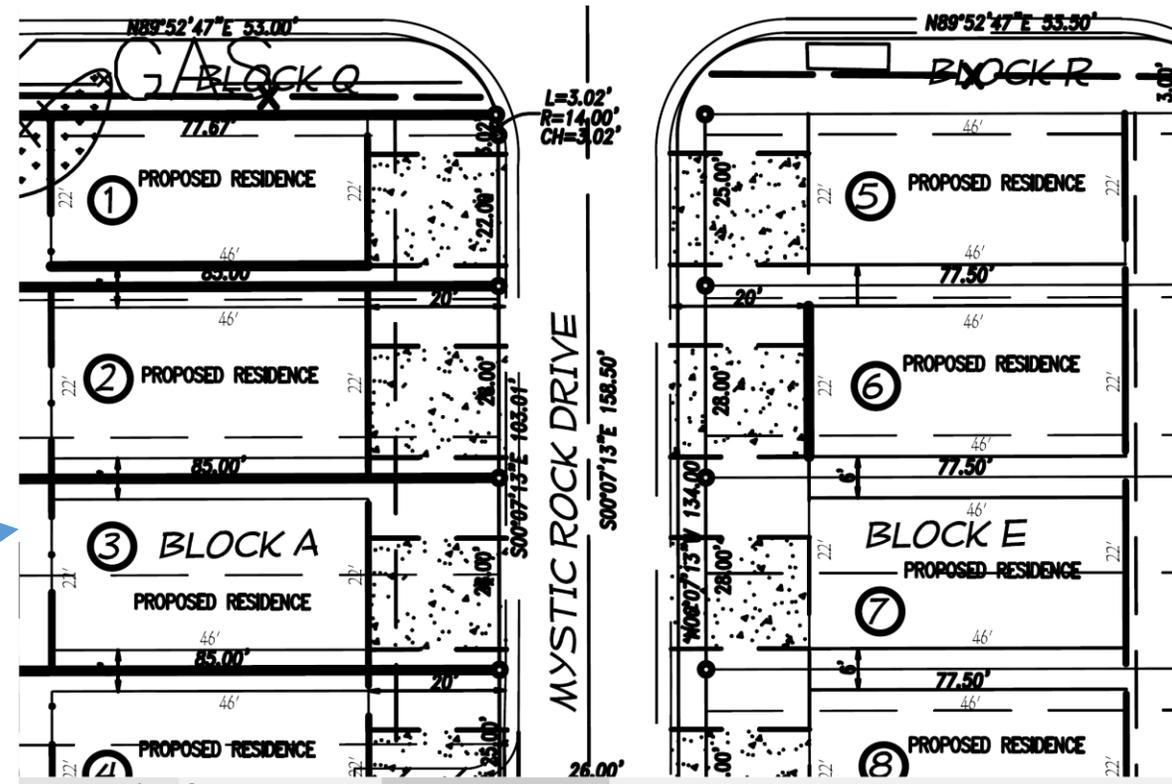
OPTIONAL REAR ELEVATION
cottage 2295

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



General Pricing Information

Proposed Project- *Before and After*

Price Points:

Before: Townhomes

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

After: Now Proposing Detached Single Family (Expected Sales Price= \$275,000- \$325,000)

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

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

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:

General Price Range

Base Price- Expected to begin in the high \$200,000's

Upper End Base Price- Expected to be in the mid \$300,000's

Option Prices- Expected to be as high as \$400,000

Lot Premiums- Wide range from 0 to higher for Lake and End Units

Timeline / Key Dates

11.12.15 HOME OWNER MEETING

11.13.15 Submittals to City

BEGIN LAND DEVELOPMENT Early Spring '16

HOME CONSTRUCTION Early'16 (Phase 1)