



Welcome to **IVY ACRES** “Quality You Can See”

Klein Homes welcomes you to the neighborhood! Please let us show you why IVY ACRES is the right community for you. The tranquility of IVY ACRES is inspired by great design. Enclosed by a beautiful natural tree lined setting, one feels privileged to share this haven of calm. Buying a home is exciting but also very time consuming and can often times be a little overwhelming. We are here to make the process as simple as possible for you. From looking for a home site, deciding on a floor plan, beginning the construction process, to financing, we are here to assist you.

This is an exciting time for you. We are excited and honored to work with you as your new home consultants during this important decision making process.



Community Features:

- Close to local expressway access (I-65) less than 1 mile
- Local shopping, restaurants, and medical within 1 mile and Veterans Parkway only 3.5 miles
- Front yard sod (standard)
- Landscape packages (standard)
- Abundance of optional features to customize your home
- Sidewalks throughout the community
- Silver Creek school system
- Peaceful and serene on dead end street



Ivy Acres **Inventory of Homes**

Lot 34	<i>The Evergreen 1510</i>	\$124,900
Lot 33	<i>The Hedera 1180</i>	\$114,900
Lot 32	<i>The English 1450</i>	\$124,900
Lot 1	<i>The Hedera 1180</i>	SOLD
Lot 2	<i>The Aspen 1150</i>	Pending
Lot 3	<i>The Ironwood</i>	Pending
Lot 4	<i>The English</i>	SOLD
Lot 5	<i>The Ivey</i>	Pending
Lot 7	<i>The Hedera</i>	Pending
Lot 13	<i>The Ironwood</i>	SOLD

****** For Lots 9 thru 23, add \$5000 to price of home**

****** Basements can be added to any floor plan**

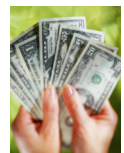
***PRICES SUBJECT TO CHANGE WITHOUT NOTICE**

Updated 06/12/11

For more information call Klein Homes @ 812-246-HOME (4663)

www.kleinbulthomes.com

NO CLOSING COSTS



NEW HOMES AVAILABLE TO CUSTOMIZE, TO MAKE THEM YOUR OWN! CALL TODAY FOR DETAILS!!!

IVY ACRES

Base Pricing of Homes

The Hedera 1180	1280 sq./ ft	\$114,900
The English 1450	1450 sq./ft	\$124,900
The Thorndale 1480	1480 sq./ft.	\$124,900
The Evergreen 1510	1510 sq./ft.	\$124,900
The Ivy 1520	1520 sq./ft	\$125,900
The Hickory 1300	1300 sq./ft	\$129,900
The Ironwood 1333	1333 sq./ft.	\$129,900
The Aspen 1150	1150 sq./ft.	\$119,900



Rev 06-12-11

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Ivy Acres Custom Features

Elegant Interiors

- Durable carpet padding with a NO crush warranty
- Dramatic tray ceilings (per plan)
- Long lasting no wax vinyl flooring available in choice of colors and styles
- Decorative interior lighting packages available in choice of colors and styles
- Smoke detectors with battery back-up in all locations required per building codes.
- Decorative painted masonite doors with quality kwik set knob style hardware
- Painted all wood colonial style trim details
- Braced for ceiling fans in all bedrooms, family room, and living room
- Phone jacks wired in selected locations with cat 5 wiring for voice and data
- Pre wired cable television outlets in selected locations
- Full washer and dryer connections

Gourmet Kitchens

- Quality made oak cabinetry in choice of stained finishes
- Easy-care formica countertops in choice of colors
- Durable no wax vinyl flooring in choice of colors and styles
- Easy-care stainless steel kitchen sink
- Attractive chrome finished single lever faucet with spray from Delta Faucets
- Appliances including:
 - Self cleaning smooth top range
 - Pot scrubbing feature dishwasher

Luxurious Bedrooms and Baths

- Spacious closets with vinyl coated ventilated shelving
- Quality made oak wood vanities
- Durable Delta chrome double handle fixtures
- Easy-care cultured marble vanity tops with matching backsplash.
- No wax vinyl flooring in baths in choice of colors and styles
- Full vanity with plate glass mirror with decorative lighting
- Maintenance free one piece tub & shower or shower unit in baths
- Elongated Toilets

Impressive Exteriors

- Porch columns *5 inch colonial square*
- Six panel insulated steel entry door with quality Kwikset hardware
- Finished garage with direct access to your home
- Garage door openers with keypad
- Maintenance free vinyl or aluminum soffits
- 30 year dimensional shingles
- Landscape package
- Front yard sod –sides and back yard seeded

Energy Saving And Quality Features

- Double pane insulated windows in white or almond finish
- Batt/Blown insulation in ceiling with an R-factor of 38 (per plan)
- Energy efficient Air Conditioning and Heating
- Energy efficient 40 gallon hot water heater
- High quality plumbing with combination CPVC, PVC, TEX and Copper in accordance with building code
- **Comprehensive, independent, third party warranty from Residential Warranty Corporation covering 2 year coverage on workmanship and materials, suppliers warranties apply based on their warranty time frames, and 10 full years of structural coverage from the date of closing.**

X

X

Klein Homes also provides an abundance of upgraded options that can be added to the price of your custom home.



Ivy Acres
Klein Homes Most Popular Upgrade Options

Service door from garage	\$600	Additional cable T.V. jack (ea. before drywall)	\$40
Upgrade front door entry	per selection	Additional phone jack (ea. before drywall)	\$40
½ bath (main floor during construction)	\$3500	internet jack	\$40
Full bath	\$5000	Flood light pre-wire (each during pre-wire)	\$80
Laundry chute	\$300	Add 110v outlet (ea)	\$30
Gas fireplace (paintable)	\$3000	Add 110v outlet w/ switch	\$50
Fireplace Blower	\$250	Add dedicated 110v outlet (ea) for freezer	\$Utility
tub in laundry	\$400	Weather proof outlet outside	\$80
Yard pre-wire/light post	\$250	Add a 3-way switch (ea, before drywall)	\$40
Additional hose bib (ea)	\$100	Add 220v outlet 30 amp (ea)	\$100
Rough in for water softner	\$450	Add 220v outlet 50 amp (ea)	\$120
90% efficiency furnace	\$900	Security storm door	\$500
Decorative chair rail (per linear ft.)	\$6	Add speaker wire (before drywall) per wire	\$40
Crown molding (per linear ft.)	\$7	Additional concrete (per sq ft.)	
Add'l deck space (per sq ft) ground	\$15	Porch, sidewalk, patio	\$8
Add'l deck space (per sq ft) 2 nd story	\$19	Driveways	\$6
Dark paint colors-upgrade per room	\$500-\$1000	Recess lighting/stair lights (ea)	\$80
Finished Basement (per sq. Feet)	\$20	Additional 2830 window (kitchen/bath)	\$250
Beveled edge kitchen countertops	\$500	Additional 3050 window	\$275
Wood privacy fence (per linear ft)	\$22	Cabinets in laundry	\$500
Add'l gate on wood privacy fence	\$150	2" faux wood blinds throughout	\$694-\$1072
(not including basement or arch windows)		Porch Columns 2 piece fluted with base	\$300 each
Frame basement (per linear ft)	\$11	(Standard is 1 piece 5 inch colonial square)	
Shutters	\$95/ pair		
Add Programmable thermostat	\$280		

6/12/11

IVY ACRES **INFORMATION**

UTILITIES

DUKE Energy	Electric	(800) 521-2232
Sellersburg Sewer & Water	Sewer/Water	(812) 246-3821
Insight Cable	Cable	(502) 664-9652 (Jeff Harmon)
A T & T	Phone	(800) 742-8771
Rumpke, Inc.	Trash	(812) 568-3800

SCHOOL SYSTEM

West Clark School System	(812) 246-3375
Silver Creek High School	(812) 246-3391
Silver Creek Jr. High School	(812) 246-4421
Silver Creek Elementary School	(812) 246-3312
Silver Creek Primary School	(812) 248-7250



Homeowners' Association

Name of Community Ivy Acres

1. **The statements contained in this disclosure form are only summary in nature and as a purchaser you should refer to the covenants and the Association governing documents.**
2. As a purchaser of property in this community, you will be obligated to be a member of a Homeowner's Association.
3. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
4. You will be obligated to pay assessments to the Association, of \$180 per year, which are subject to periodic change.
5. Your failure to pay these assessments could result in a lien on your property
6. Documents are matters of public record and can be obtained from the record office in the county where the property is located.
7. The following are general guidelines for Architectural Review requests. All fences, outbuildings, pools, screened enclosures, and additional structures must be approved by the Architectural Review Board prior to construction.

A. Fences:

- Fences should be constructed inside property lines
- Fences should be constructed of natural wood or other approved material and should not be painted
- Fences should be 6 feet in height, with the exception of retention/detention area fencing, which should comply with fence guidelines.
- Approved styles of fencing are shadowbox, board on board, or stockade.
- Under most circumstances, fencing should start at the rear of house on each side.
- When fencing a corner lot, on the side of the home that abuts the street, the fence should be at the rear corner of the home and extend straight back to the rear property line.

B. Screened Enclosures/Room Additions:

- Plans and materials must be approved by the Association prior to the beginning of construction to insure aesthetic appeal.

C. Satellite Dishes:

- Unless mandated by federal law, Satellite dishes shall not exceed twenty-four (24) inches in diameter no dishes are allowed in the front and side yards of the lot, and no dishes are allowed on the front or sides of the dwelling.

Prior to construction, requests for approval of additional structures should be submitted to the HOA on a copy of the final survey outlining the exact location, structure, style, materials, and daytime phone number. It is the responsibility of the owner to obtain and comply with any necessary permits required by Federal, State, or Local government agencies for the desired construction. The above are guidelines set forth by the HOA. The HOA reserves the right to deviate from these guidelines for any lot.

Date: _____

Buyer: _____

Revised 06/12/11