

April 13, 2011



**NOT JUST HOUSES ...
WE BUILD HOMES**

Eagle Rock

**I-81 Exit 143 - Route 924 South approximately 5 miles.
Eagle Rock entrance is on the right.**

Bent Creek Builders, Inc.
“The Best Reason to Buy a Home”

PHFA INFO PAGE 4

**www.bentcreekbuilders.com
erd@bentcreekbuilders.com**

Eagle Rock amenities include:

- Award winning community
- Golf Digest Four star golf course
- 14 lighted and professionally groomed ski slopes
- Fitness center and full service spa
- Swimming pools and tennis courts
- Equestrian Center and horseback riding
- Stocked fishing lakes
- Hiking trails through picturesque scenery
- Casual and upscale dining

**MANY LOT AND HOME PACKAGES
AVAILABLE FOR SALE
PLEASE CONTACT**

Bent Creek Builders

**570-788-5541
EMAIL**

erd@bentcreekbuilders.com

WEBSITE

www.bentcreekbuilders.com

MEMBER



**“TURNKEY” CONSTRUCTION
IN 3 MONTHS OR LESS
(AFTER ALL PERMITS ARE ISSUED)**

**317 N. Hunter Hwy. (Rt. 309) Drums, PA. 18222
Phone 570-788-5541 Fax 570-788-5307**

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JA 212	1,637 SF Ranch	JA 212 Muskegon Circle	17
	239,900	Plot Plan	20
NR 216	1,632 SF Chalet	NR 216 Little Bear Lane	21
	\$229,900	Plot Plan	24
TW 169	1,440 SF Ranch	TW 169 Buttonbush Lane	25
	\$239,900	Plot Plan	28

LEGEND

S = SOLD

UC = UNDER CONTRACT

PP = PERMITS PENDING

A = AVAILABLE

C = CLOSING

DATES = CLOSING DATE or COMPLETION DATE

All floor plans, renderings and other media advertised in this flyer and on www.bentcreekbuilders.com are the sole property and design of Bent Creek Builders, Inc., and protected by copyright. These floor plans are for illustrative and visualization purposes only and are not an architect's blueprint. All measurements are approximate and all plans and prices are subject to change without notice.

About Bent Creek Builders

Bent Creek Builders, Inc. is a local company who specializes in building affordable, single family homes using only the highest quality materials and craftsmanship and we back all our work with a **FULL 1 YEAR "BUMPER TO BUMPER" Warranty.**

With over 30 years of building experience, Bent Creek Builders has been helping individuals and families build a better life. While many things have changed since our founding, one thing remains the same: our commitment to building quality and value into each of our homes ... including yours.

At Bent Creek Builders, we build more than homes. We build communities in picturesque settings where comfort meets convenience, and where neighbors become lifelong friends. Bent Creek Builders makes your home part of a neighborhood that creates your community. We take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Bent Creek Builders home offers a combination of quality materials and superior design.

Bent Creek Builders has a home for everyone, whether you're a first time home buyer or moving up to your second or third home. Our success comes from a commitment to quality construction and customer satisfaction in every home we build. We make sure the home buyer has a seamless home buying process from start to finish. When you decide to build a home, call Bent Creek Builders. We'll make your home buying "experience," just that ... a great "experience".

Our Philosophy

The quality of your building is representative of the quality of your business. As such, the commitment to construct a house is more than just a major investment of your time and money. It's an investment of your reputation.

At Bent Creek Builders, Inc. we never forget that. We believe it's one of the reasons that since opening our doors more than 30 years ago, we've helped hundreds of family's and individuals proudly own the "American Dream" ... their own home. The other reason we've been trusted by so many clients is our operational philosophy. We believe in getting things right ... *right from the start.*

We build solid relationships between our customers and the Bent Creek Builders team by instilling in our employees and subcontractors a pride in flawless work delivered on time and on budget. We choose our materials and design our new homes based on quality and long-term value that won't become quickly outdated rather than lowest cost and our philosophy extends to each individual project. Long before ground is broken, during planning and design phases, we notice where time and money can be saved, where oversights can be corrected, and where improvements can be made.

Its how we've been doing business and how we've built every project for more than 30 years and its how we've built our reputation. Let us build the "American Dream" for you today.



4.75 For Newly Built Homes

Special offer for a limited time!

- Fixed rate, 30-year term
- Lower closing costs
- Downpayment and closing cost assistance
- Tax credit advance loans
- 97% conventional financing
- FHA, VA and RD loan types, too
- Flexible underwriting guidelines
- 240 day rate lock
- Loans serviced by PHFA for the full term
- Includes custom homes or new inventory (not previously occupied)



Visit www.phfa.org or call **1.800.822.1174** for more details and a listing of the PHFA participating lenders and home counseling agencies in your area.

Don't delay! This is a limited-time offer!

www.phfa.org



1.800.822.1174

NAME BRAND PRODUCTS USED FOR CONSTRUCTION

Insulation/30 Year Architectural Shingles

**Complete Construction - No hidden costs.**

All Bent Creek Builders homes are complete "turn key" packages including lot, permits, water and sewer, built to meet and exceed local and **Universal Construction Codes (U.C.C.)** We offer electric heat pump plus and LP gas fireplaces. All windows include designer blinds and screens and French door screens are included also. Kitchens & baths have porcelain tiled floors and other standard features include pressure treated decks, major appliances, garage door openers and paved driveways.

TRADITIONAL CONSTRUCTION METHODS COUPLED WITH INNOVATIVE MATERIALS

All Bent Creek Builders homes are built with 16" O.C. framing, utilizing 2"x10" solid headers over all doors & windows. Our sub-floors are Advantech 3/4" tongue & groove and our wall sheathing is 1/2" taped "Zip System" and 1/2" taped "Zip System" roof sheathing. <http://www.huberwood.com/>

POURED CONCRETE FOUNDATIONS & DRY BASEMENTS - Radon System 90% Installed

All Bent Creek Builders homes are constructed using "poured concrete" foundations and footers (10 times stronger than concrete block), reinforced with 1/2" reinforcement rod (REBAR) to prevent shifting or cracking. Drain tile installed on the outside perimeter of the foundation is connected to a sump basket and pipe inside which empty by gravity or with sump pump installed. Radon Ready Systems 90% installed using 6" of gravel and pipes installed inside the foundation with polyethylene and 1" foam between stone and concrete.

ELECTRICAL SYSTEM (SQUARE D)

All bent creek builders homes have square-d commercial-grade "QO" 200 amp electrical panels and breakers installed as well as ground fault circuit breakers in wet areas and arc fault breakers in all bedrooms. Rocker switches, duplex receptacles, TV/cable and telephone for fax or internet are standard. Smoke detectors are standard in all bedrooms & hallways and a heat detector in garage.

MANABLOC - MODULAR MANIFOLD PLUMBING SYSTEM

All Bent Creek Builders homes have installed the "MANABLOC" manifold water distribution system. This is one of the most efficient water management technologies on the market and is recognized as one of the most significant advances in plumbing technology today. The patented MANABLOC system services each plumbing fixture with a dedicated water line from the central MANABLOC manifold plumbing control unit. <http://www.viega-na.com/uploadedFiles/SL-PFMB-0307.pdf>

FULL 1 YEAR "BUMPER TO BUMPER" Warranty

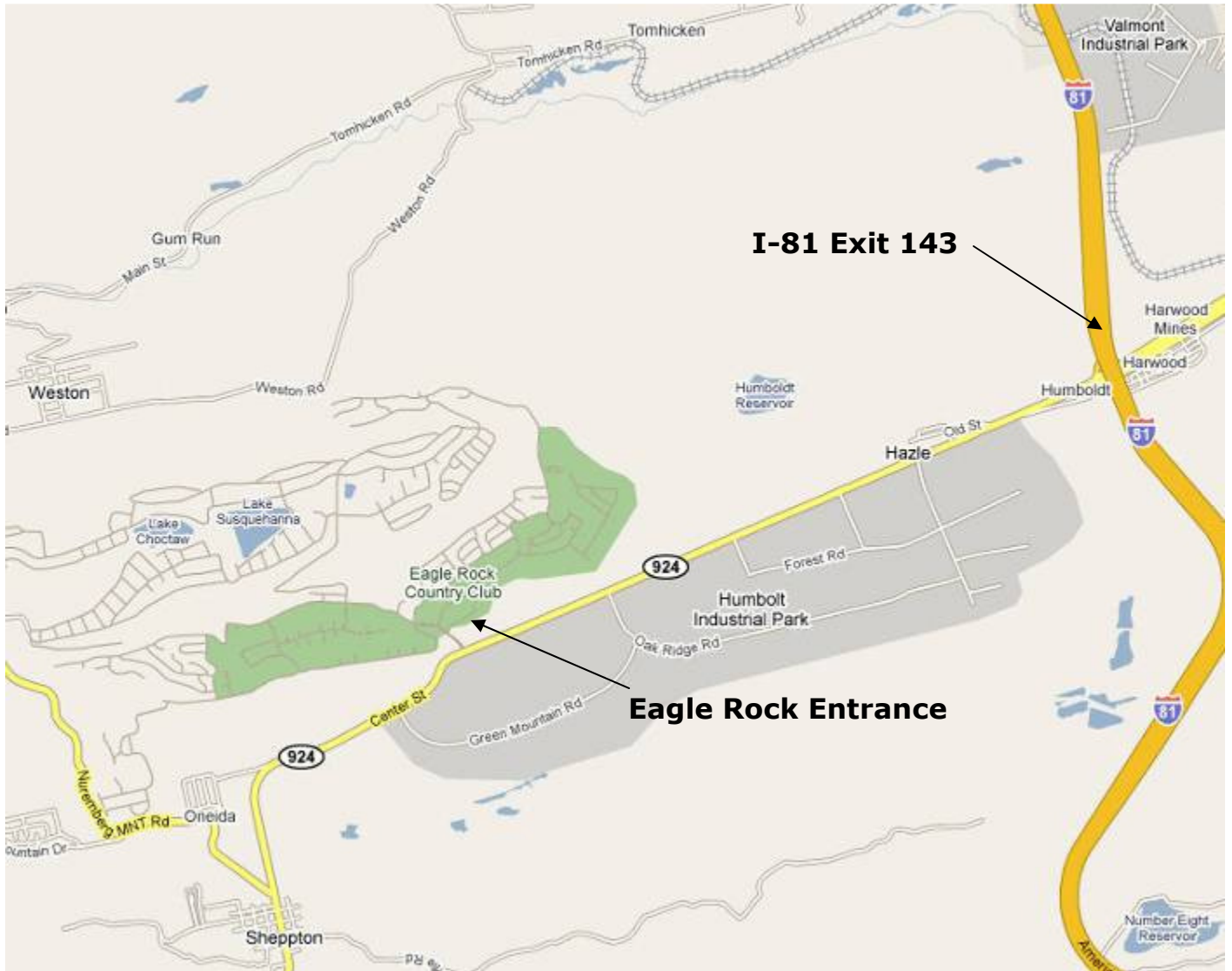
Bent Creek Builders offers 100% "BUMPER TO BUMPER" on parts and labor for the first year and immediate care of emergencies. A 10 Year Structural Protection Warranty is available. Call Bent Creek Builders, Inc. for details at (570) 788-5541 or email homes1@bentcreekbuilders.com

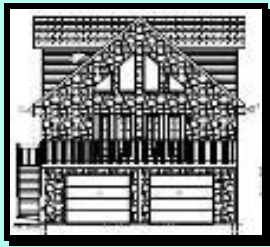
Bent Creek Energy Saving Features High Efficiency Homes-2011 Improvements

- All outside walls are framed with 2" x 6" construction using fiberglass insulation bringing the R Value to 21.
- Sealed outside walls – Sheetrock glued on all studs and plates sealing all spaces.
- Foam insulation added to seal all electrical wire & plumbing pipe holes.
- Raised Roof at outside walls adding 13 of cellulose insulation bringing the R value to 49.
- Improved soffit vents
- High Efficiency Heat Pumps - SEER 15 (Seasonal Energy Efficiency Rating). Up from SEER 10 only two years ago. (Gibson Offers a 10 year warranty)

Manabloc Water Systems –Wastes less water and less energy with the water heater located close to the Manabloc system.

Eagle Rock Location Map





"The White Tail III"

LOT ER II 122 Glen Eagles Dr.

- 1,510 S.F. CHALET • 3 BEDROOM / 2 BATH
- HEAT PUMP W/ CENTRAL AIR • GAS FIREPLACE
- 2 CAR GARAGE • PAVED DRIVEWAY

**LOT VALUE \$20,000 –
BUILD ON YOUR LOT FOR \$209, 900
229,900**



"The White Tail II"

LOT JA 211 Muskegon Circle.

- 1,632 S.F. Chalet • 3 BEDROOM / 2 BATH
- HEAT PUMP W/ CENTRAL AIR • GAS FIREPLACE
- 2 CAR GARAGE • PAVED DRIVEWAY

**LOT VALUE \$10,000 –
BUILD ON YOUR LOT FOR \$219, 900
229,900 Unfinished Lower Level**



"The Iron Stone"

LOT JA 212 Muskegon Circle.

- 1,637 S.F. Ranch • 3 BEDROOM / 2 BATH
- HEAT PUMP W/ CENTRAL AIR • GAS FIREPLACE
- 2 CAR GARAGE • PAVED DRIVEWAY

**LOT VALUE \$10,000 –
BUILD ON YOUR LOT FOR \$229, 900
\$239,900
(FILE PHOTO)**



"The White Tail II"

LOT NR 216 Little Bear Lane

- 1,632 S.F. Chalet • 3 BEDROOM / 2 BATH
- HEAT PUMP W/ CENTRAL AIR • GAS FIREPLACE
- 2 CAR GARAGE • PAVED DRIVEWAY

**LOT VALUE \$10,000 –
BUILD ON YOUR LOT FOR \$219, 900
\$229,900**



"The Shohola"

LOT TW 169 Buttonbush Lane

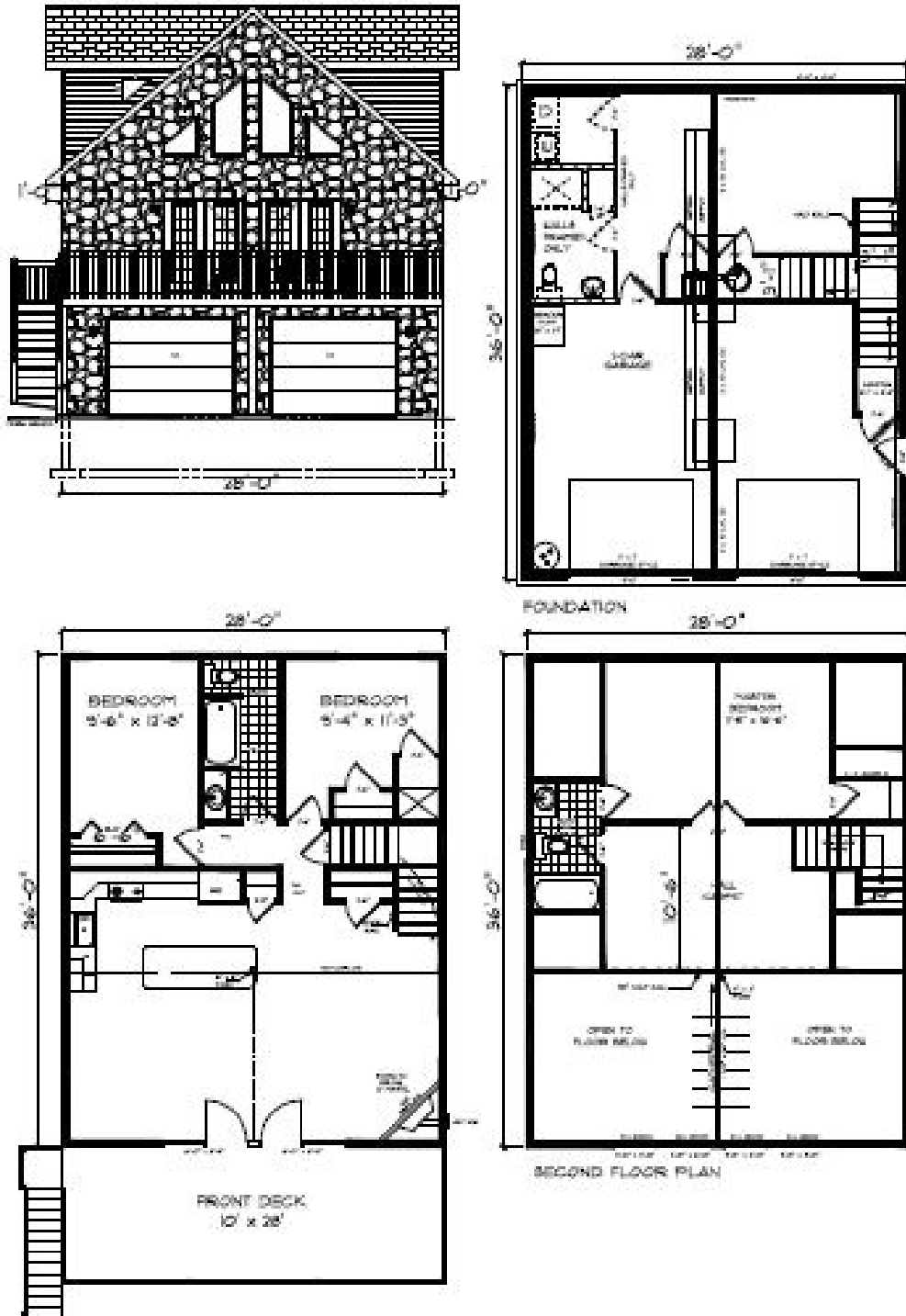
- 1,440 S.F. Ranch • 3 BEDROOM / 2 BATH
- HEAT PUMP W/ CENTRAL AIR • GAS FIREPLACE
- 2 CAR GARAGE • PAVED DRIVEWAY

**LOT VALUE \$20,000 –
BUILD ON YOUR LOT FOR \$219, 900
\$239,900**

Eagle Rock Development

ER II 122 Glen Eagles Drive

"The White Tail III" 1,510 S.F. Chalet \$229,900



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**Price is subject to change without notice•
MASTER - PRICE FOR COMPLETE HOME**

Name: _____

Location: ER II 122 Glen Eagles Dr

Date: April 13, 2011

Model: "The White Tail III" - 1,510 S.F. Ranch

- 1. **Base Price** (Includes Checked Items on Check List).....\$ Included
- 2. **Clear Trees and Haul Out Stumps**.....\$ Included
- 3. **Sewer and Water Hookup**.....\$ Included
 Grinder Pump\$ Included
- 4. **Permits**
 Hazle Township.....\$ Included
 Sewer\$ Included
- 5. **Driveway** (Paved)\$ Included
- 6. **Heat Pump & Air Conditioning**\$ Included
- 7. **Front Deck (10 x 28)**\$ Included
- 8. **Fireplace**\$ Included
- 9. **Stone**.....\$ Included

Color Scheme ER 2 122	
ROOF	Desert Tan
SIDING	Mist
STONE	Rosedale Cutstone
SHUTTERS	Winestone
KITCHEN	Maple Toffee Sq. Flat Panel.
COUNTER TOPS	Autumn Indian Slate F-3687-58
TILE	Borgia
VANITY	Maple Toffee Sq. Flat Panel
COUNTER TOPS	Autumn Indian Slate F-3687-58
CARPET	STD
LAMINATE	STD
APPLIANCES Self Clean Glass Top Range, Microwave, and Dishwasher.	Standard White

Total Home Price.....\$ 229,900

PRICE CHECK LIST

Prices are subject to change without notice.

DATE: April 13, 2011

S. F: 1,510

MODEL: "The White Tail III"

CUSTOMER:

LOCATION: ER II 122 Glen Eagles Dr.

* DENOTES STANDARD FEATURE

- 1. PERMITSX
- 2. CLEAR LOT – TREESX
- 3. * EXCAVATIONX
 - 3.1. * HAUL STUMPSX
 - 3.2. * DIG BASEMENTX
 - 3.3. * BACKFILLX
 - 3.4. * ROUGH GRADEX
- 4. FOOTERS * 8" X 20" W/1/2" REBARX
- 5. FOUNDATION - POURED CONCRETE
 - 5.1. *W/ * 8" 1/2" STEEL REBARX
 - 5.2. * DRAIN TILE & TAR WALLX
- 6. * 4" CONCRETE FLOOR W/ (.004 POLY & 1" FOAM)X
 - 6.1. * GARAGE FLOOR DRAIN TO DRY WELLX
- 7. BRICK FRONT
- 8. * BEAM – LVLX
- 9. * FRAMING
 - 9.1. * FLOOR: 2" X 10" W/T&G ADVANTECHX
 - 9.2. * WALLS:X
 - 9.3. * EXTERIOR: 2' X 6" X 16" O.C.X
 - 9.4. * INTERIOR: 2" X 4" X 16" O.C. (including garage) ...X
 - 9.5. * RAFTERS: w/ 1/2" Zip System SheathingX
 - 9.6. * Zip System 1/2"X
- 10. ROOFING
 - 10.1. * 30 YEAR FIBREGLASS ARCHITECTURAL SHINGLESX
 - 10.2. OTHER
 - 10.3. ALUMINIUM DRIP EDGEX
- 11. SIDING
 - 11.1. DOUBLE 4" VINYLX
 - 11.2. * SOFFITSX
 - 11.3. VINYL 1' OVERHANGX
- 12. WINDOWS
 - 12.1. * VINYL (SINGLE HUNG)X
 - 12.2. * GRILLS BETWEEN GLASSX
 - 12.3. * SCREENSX
- 13. EXTERIOR DOORS
 - 13.1. * FRONT ENTRANCE 9 LITE GLASS W/ SIDELITESX
 - 13.2. * REAR ENTRANCE – STEEL FRENCH W/GRILLX
 - 13.3. * OTHER: FLUSH STEEL (Garage)
- 14. INTERIOR
 - 14.1. 1ST TO 2ND FLOOR STEPS (CARPET)X
 - 14.2. BASEMENT: CLOSED RISERX
- 15. INTERIOR TRIM
 - 15.1. DOORS
 - 15.1.1. * SWINGINGX
 - 15.1.2. * MASONITE – 6 PANELX
 - 15.1.3. * MASONITE BI-FOLDS – 6 PANELX
- 16. TRIM
 - 16.1. FINGER JOINTEDX
 - 16.2. * COLONIALX
 - 16.3. TRIM IN GARAGE AREA
 - 16.4. TRIM IN BASEMENT
- 17. CABINETS: THE ACTUAL KITCHEN PLAN AND TOTAL COST WILL BE GIVEN TO BUYER FOR APPROVAL. ACTUAL COST IS THEN COMPARED TO ALLOWANCE TO BE DETERMINED ANY MONEY DIFFERENTIAL.
 - 17.1. * STANDARD ALLOWANCE \$110/LINEAL FOOT
 - 17.2. * FORMICA BACKSPLASH 4"X

- 18. VANITIES
 - 18.1. \$70/FT. FOR VANIETY BASE & FORMICA TOP
 - 18.2. FAMILY BATH: 5 FT.X
 - 18.3. MASTER BATH: 5 FT.X
 - 18.4. POWDER ROOM: 3 FT.X
 - 18.5. OTHERS
 - 18.6. * TOWEL BAR & PAPER HOLDER
- 19. * APPLIANCES
 - 19.1. * RANGE (\$500 ALLOWANCE)X
 - 19.2. * DISHWASHER (\$300 ALLOWANCE)X
 - 19.3. * MICROWAVE (\$200 ALLOWANCE)X
 - 19.4. OTHER
- 20. INSULATION
 - 20.1. * WALLS – R21 (6" FIBERGLASS)X
 - 20.2. * FLOOR – R21 (6" FIBERGLASS)X
 - 20.3. * CEILING – R49 (13" BLOWN CELULOSE)X
 - 20.4. GARAGEX
- 21. DRYWALL
 - 21.1. * LIVING AREAX
 - 21.2. GARAGEX
 - 21.3. OTHER AREAS
 - 21.4. * TEXTURED CEILINGX
 - 21.5. NOTE: STAIRWAY TO UNFINISHED BASEMENT DRYWALL TAPED ONLY.
 - 21.6. NOTE: CLOSETS TAPED ONLY AND ONE COAT OF SPACKLE.
- 22. PLUMBING – NUMBER OF BATHS: 2 1/2.
 - 22.1. * SINGLE HANDLE FAUCETS
 - 22.2. * WATER SAVER TOILETS
 - 22.3. * FIBERGLASS TUB OR SHOWER
 - 22.4. * SHUTOFFS ON ALL FIXTURES EXCEPT TUB & SHOWERS
 - 22.5. * CHINA LAVATORIES
 - 22.6. * KITCHEN SINK SINGLE BOWL
 - 22.7. * 2 OUTDOOR WATER FAUCETS INCLUDED
- 23. ELECTRICAL
 - 23.1. * COORDINATED LIGHTS
 - 23.2. * FIXTURES INCLUDE CHIME & DOORBELL
 - 23.3. * ENERGY SAVING HOT WATER HEATER – 52 GALLON
 - 23.4. * EXTERIOR POST LIGHT
 - 23.5. * 2 OUT DOOR RECEPTACLES
 - 23.6. * LIGHT OVER KITCHEN SINK
 - 23.7. * FAN/LIGHT IN BATHS
- 24. FLOOR COVERING
 - 24.1. * FOYER (TILE) PORCLAIN X
 - 24.2. * BATHS (TILE) X
 - 24.3. * KITCHEN (TILE) X
 - 24.4. * LIVING AREA (CARPET)..... X
- 25. *PAINT
 - 25.1. * INTERIOR WALLS (FLAT)X
 - 25.2. * EXTERIOR DOORS (SEMI-GLOSS)X
 - 25.3. 1 COLOR STANDARD ROOM
- 26. * SEAMLESS GUTTERSX
- 27. * INSULATED GARAGE DOORS: 2X
 - 27.1. GARAGE DOOR OPENERS 2X

PLOT PLAN TO BE PUBLISHED SOON

ALL PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Eagle Rock

JA 211 Muskegon Circle

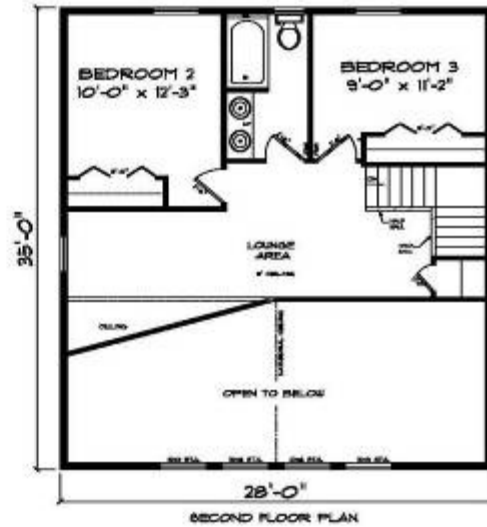
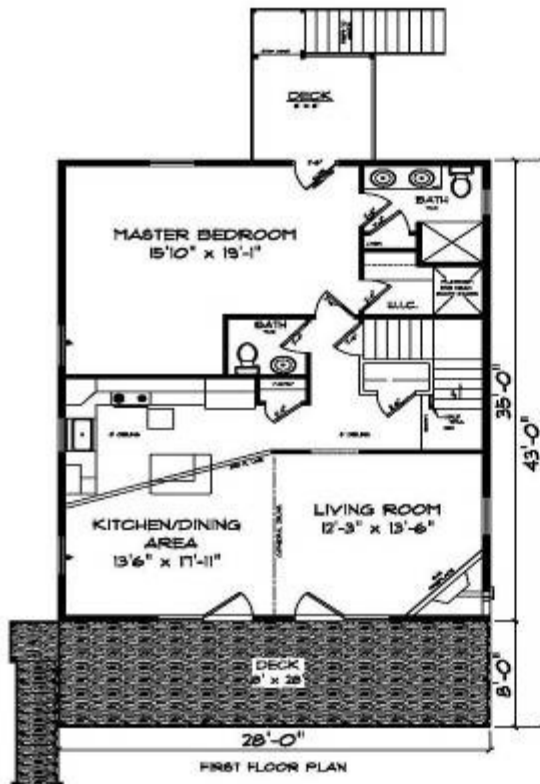
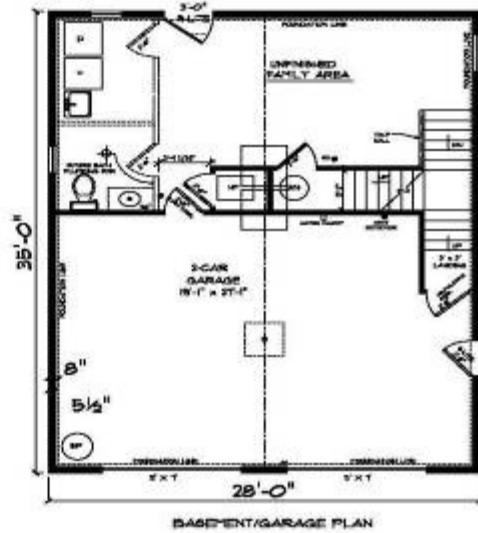
The White Tail II

\$229,900

1,632 SF 3 BR Chalet

982 S.F. Main Level

650 S.F. Upper Level



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**Price is subject to change without notice
MASTER - PRICE FOR COMPLETE HOME**

Name: _____

Date: Apr. 13, 11

Location: Lot - JA 211 Muskegon Circle

Model: "The White Tail II - 1,632 SF
3 BR Chalet

- 1. **Base Price** (Includes Checked Items on Check List).....\$ Included
- 2. **Clear Trees and Haul Out Stumps**.....\$ Included
- Sewer and Water Hookup**.....\$ Included
- Grinder Pump\$ Included
- 3. **Permits**
- Hazle Twp.\$ Included
- Sewer.....\$ Included
- 4. **Driveway** (Paved)\$ Included
- 5. **Heat Pump & Air Conditioning**\$ Included
- 6. **Deck**\$ Included
- 7. **Fireplace**\$ Included
- 8. **Stone**\$ Included
- 9. **Lot**\$ Included

Color Scheme JA 211	
ROOF	TBD
SIDING	TBD
SHUTTERS	N/A
STONE	TBD
KITCHEN	TBD
COUNTER TOPS	TBD
TILE	TBD
VANITY	TBD
COUNTER TOPS	TBD
CARPET	STD
LAMINATE	Tarkett Scenic Heritage
APPLIANCES Self Clean Glass Top Range, Microwave, and Dishwasher	Standard or By Buyer

House.....\$ 229,900

PRICE CHECK LIST

Prices are subject to change without notice.

DATE: April 13, 2011

S.F. 1,632

MODEL: "The White Tail" 3 BR - Chalet

CUSTOMER:

LOCATION: Lot JA 211 Muskegon Circle

* DENOTES STANDARD FEATURE

- 28. PERMITSX
- 1. CLEAR LOT - TREESX
- 2. * EXCAVATIONX
 - 2.1. * HAUL STUMPSX
 - 2.2. * DIG BASEMENTX
 - 2.3. * BACKFILLX
 - 2.4. * ROUGH GRADEX
- 3. FOOTERS * 8" X 20" W/1/2" REBARX
- 4. FOUNDATION - POURED CONCRETE
 - 4.1. *W/ * 8" 1/2" STEEL REBARX
 - 4.2. * DRAIN TILE & TAR WALLX
- 5. * 4" CONCRETE FLOOR W/ (.004 POLY & 1" FOAM)X
 - 5.1. * GARAGE FLOOR DRAIN TO DRY WELLX
- 6. BRICK FRONT
- 7. * BEAM - LVLX
- 8. * FRAMING
 - 8.1. * FLOOR: 2" X 10" W/T&G PLYWOODX
 - 8.2. * WALLS:X
 - 8.3. * EXTERIOR: 2' X 6" X 16" O.C.X
 - 8.4. * INTERIOR: 2" X 4" X 16" O.C. (including garage) ...X
 - 8.5. * RAFTERS: w/ 1/2" PLYWOOD ROOF SHEATHINGX
 - 8.6. * Plywood Sheathing 1/2"X
- 9. ROOFING
 - 9.1. * 30 YEAR FIBREGLASS ARCHITECTURAL SHINGLESX
 - 9.2. OTHER
 - 9.3. ALUMINIUM DRIP EDGEX
- 10. SIDING
 - 10.1. DOUBLE 4" VINYLX
 - 10.2. * SOFFITSX
 - 10.3. VINYL 1' RAKE 2' OVERHANGX
- 11. WINDOWS
 - 11.1. * ANDERSEN (DOUBLE HUNG)X
 - 11.2. * GRILLS BETWEEN GLASSX
 - 11.3. * SCREENSX
- 12. EXTERIOR DOORS
 - 12.1. * FRONT ENTRANCE 6 PANEL COLONIALX
 - 12.2. * REAR ENTRANCE - STEEL FRENCH W/GRILLX
 - 12.3. * OTHER: FLUSH STEEL (Garage)
- 13. INTERIOR
 - 13.1. 1ST TO 2ND FLOOR STEPS (CARPET)X
 - 13.2. BASEMENT: CLOSED RISERX
- 14. INTERIOR TRIM
 - 14.1. DOORS
 - 14.1.1. * SWINGINGX
 - 14.1.2. * MASONITE - 6 PANELX
 - 14.1.3. * MASONITE BI-FOLDS - 6 PANELX
- 15. TRIM
 - 15.1. FINGER JOINTEDX
 - 15.2. * COLONIALX
 - 15.3. TRIM IN GARAGE AREA
 - 15.4. TRIM IN BASEMENT
- 16. CABINETS: THE ACTUAL KITCHEN PLAN AND TOTAL COST WILL BE GIVEN TO BUYER FOR APPROVAL. ACTUAL COST IS THEN COMPARED TO ALLOWANCE TO BE DETERMINED ANY MONEY DIFFERENTIAL.
 - 16.1. * STANDARD ALLOWANCE \$110/LINEAL FOOT
 - 16.2. * FORMICA BACKSPLASH 4"X

- 17. VANITIES
 - 17.1. \$70/FT. FOR VANIETY BASE & FORMICA TOP
 - 17.2. FAMILY BATH: 3 FT.X
 - 17.3. MASTER BATH: 3 FT.X
 - 17.4. POWDER ROOM: FT.X
 - 17.5. OTHERS
 - 17.6. * TOWEL BAR & PAPER HOLDER
- 18. * APPLIANCES
 - 18.1. * RANGE (\$375 ALLOWANCE)X
 - 18.2. * DISHWASHER (\$200 ALLOWANCE)X
 - 18.3. * MICROWAVE (\$250 ALLOWANCE)X
 - 18.4. OTHER
- 19. INSULATION
 - 19.1. * WALLS - R21 (6" FIBERGLASS)X
 - 19.2. * FLOOR - R19 (6" FIBERGLASS)X
 - 19.3. * CEILING - R49 (13" BLOWN FIBERGLASS)X
 - 19.4. GARAGEX
- 20. DRYWALL
 - 20.1. * LIVING AREAX
 - 20.2. GARAGEX
 - 20.3. OTHER AREAS
 - 20.4. * TEXTURED CEILINGX
- 20.5. NOTE: STAIRWAY TO UNFINISHED BASEMENT DRYWALL TAPED ONLY.
- 20.6. NOTE: CLOSETS TAPED ONLY AND ONE COAT OF SPACKLE.
- 21. PLUMBING - NUMBER OF BATHS: 2
 - 21.1. * SINGLE HANDLE FAUCETS
 - 21.2. * WATER SAVER TOILETS
 - 21.3. * FIBERGLASS TUB OR SHOWER
 - 21.4. * SHUTOFFS ON ALL FIXTURES EXCEPT TUB & SHOWERS
 - 21.5. * CHINA LAVATORIES
 - 21.6. * KITCHEN SINK SINGLE BOWL
 - 21.7. * 2 OUTDOOR WATER FAUCETS INCLUDED
- 22. ELECTRICAL
 - 22.1. * FIXTURES
 - 22.2. * FIXTURES INCLUDE CHIME & DOORBELL
 - 22.3. * ENERGY SAVING HOT WATER HEATER - 52 GALLON
 - 22.4. * FAN IN 1/2 BATH
 - 22.5. * 2 OUT DOOR RECEPTACLES
 - 22.6. * LIGHT OVER KITCHEN SINK
 - 22.7. * FAN/LIGHT IN BATHS
- 23. FLOOR COVERING
 - 23.1. * FOYER (TILE)X
 - 23.2. * BATHS (TILE)X
 - 23.3. * KITCHEN (TILE)X
 - 23.4. * LIVING AREA (CARPET).....X
- 24. *PAINT
 - 24.1. * INTERIOR WALLS (FLAT)X
 - 24.2. * EXTERIOR DOORS (SEMI-GLOSS)X
 - 24.3. 1 COLOR STANDARD ROOM
- 25. * SEAMLESS GUTTERSX
- 26. * INSULATED GARAGE DOORS: 2X
 - 26.1. GARAGE DOOR OPENERS 2X

PLOT PLAN TO BE PUBLISHED SOON

ALL PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Eagle Rock Development

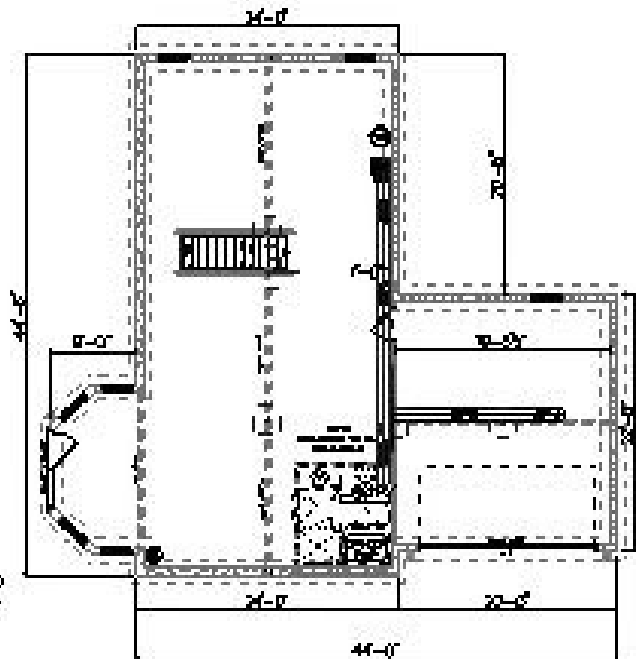
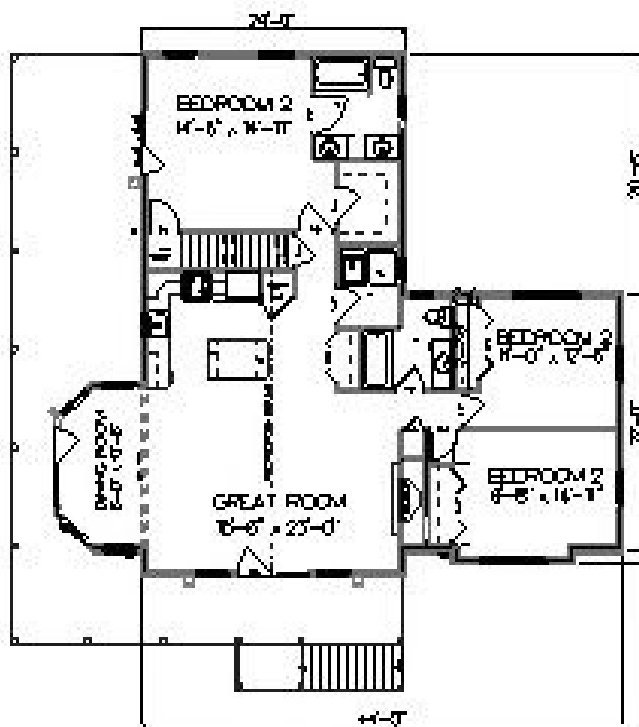
JA 212 Muskegon Circle



“The Ironstone”

1,637 S.F.

\$239,900



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**Price is subject to change without notice•
MASTER - PRICE FOR COMPLETE HOME**

Name: _____ Location: JA 212 Muskegon Circle

Date: April 13, 2011 Model: "The Ironstone" - 1,637 sq. ft

- 1. **Base Price** (Includes Checked Items on Check List).....\$ Included
- 2. **Clear Trees and Haul Out Stumps**.....\$ Included
- 3. **Sewer and Water Hookup**.....\$ Included
 Grinder Pump\$ Included
- 4. **Permits**
 Hazle Township.....\$ Included
 Sewer\$ Included
- 5. **Driveway** (Paved)\$ Included
- 6. **Heat Pump & Air Conditioning**\$ Included
- 7. **Deck (12' x 48'-6" SIDE + 4' x 24" FRONT)**\$ Included
- 8. **Fireplace**\$ Included
- 9. **Stone**.....\$ Included
- 10. **Lot**\$ Included

Color Scheme JA 212	
ROOF	QUARRY GRAY
SIDING	TAN
STONE	TUNDRA FIELDSTONE
KITCHEN	
COUNTER TOPS	
TILE	
VANITY	
COUNTER TOPS	
CARPET	
LAMINATE	
APPLIANCES	
Self Clean Glass Top Range, Microwave, Refrigerator, and Dishwasher.	STANDARD WHITE

Total Home Price.....\$ 239,900

PRICE CHECK LIST

Prices are subject to change without notice.

DATE: April 13, 2011

S. F: 1,637

MODEL: "The Ironstone"

CUSTOMER:

LOCATION: JA 212 Muskegon Circle

* DENOTES STANDARD FEATURE

- 29. PERMITS X
- 1. CLEAR LOT - TREES X
- 2. * EXCAVATION X
 - 2.1. * HAUL STUMPS X
 - 2.2. * DIG BASEMENT X
 - 2.3. * BACKFILL X
 - 2.4. * ROUGH GRADE X
- 3. FOOTERS * 8" X 20" W/1/2" REBAR X
- 4. FOUNDATION - POURED CONCRETE
 - 4.1. *W/ * 8" 1/2" STEEL REBAR X
 - 4.2. * DRAIN TILE & TAR WALL X
- 5. * 4" CONCRETE FLOOR W/ (.004 POLY & 1" FOAM) X
 - 5.1. * GARAGE FLOOR DRAIN TO DRY WELL X
- 6. BRICK FRONT
- 7. * BEAM - LVL X
- 8. * FRAMING
 - 8.1. * FLOOR: 2" X 10" W/T&G ADVANTECH X
 - 8.2. * WALLS: X
 - 8.3. * EXTERIOR: 2' X 6" X 16" O.C. X
 - 8.4. * INTERIOR: 2" X 4" X 16" O.C. (including garage) ... X
 - 8.5. * RAFTERS: w/ 1/2" Zip System Sheathing X
 - 8.6. * Zip System 1/2" X
- 9. ROOFING
 - 9.1. * 30 YEAR FIBREGLASS ARCHITECTURAL SHINGLES X
 - 9.2. OTHER
 - 9.3. ALUMINIUM DRIP EDGE X
- 10. SIDING
 - 10.1. DOUBLE 4" VINYL X
 - 10.2. * SOFFITS X
 - 10.3. VINYL 1' RAKE 2' OVERHANG X
- 11. WINDOWS
 - 11.1. * ANDERSEN (DOUBLE HUNG) X
 - 11.2. * GRILLS BETWEEN GLASS X
 - 11.3. * SCREENS X
- 12. EXTERIOR DOORS
 - 12.1. * FRONT ENTRANCE 9 LITE GLASS W/ SIDELITES X
 - 12.2. * REAR ENTRANCE - STEEL FRENCH W/GRILL X
 - 12.3. * OTHER: FLUSH STEEL (Garage)
- 13. INTERIOR
 - 13.1. 1ST TO 2ND FLOOR STEPS (CARPET) X
 - 13.2. BASEMENT: CLOSED RISER X
- 14. INTERIOR TRIM
 - 14.1. DOORS
 - 14.1.1. * SWINGING X
 - 14.1.2. * MASONITE - 6 PANEL X
 - 14.1.3. * MASONITE BI-FOLDS - 6 PANEL X
- 15. TRIM
 - 15.1. FINGER JOINTED X
 - 15.2. * COLONIAL X
 - 15.3. TRIM IN GARAGE AREA
 - 15.4. TRIM IN BASEMENT
- 16. CABINETS: THE ACTUAL KITCHEN PLAN AND TOTAL COST WILL BE GIVEN TO BUYER FOR APPROVAL. ACTUAL COST IS THEN COMPARED TO ALLOWANCE TO BE DETERMINED ANY MONEY DIFFERENTIAL.
 - 16.1. * STANDARD ALLOWANCE \$110/LINEAL FOOT
 - 16.2. * FORMICA BACKSPLASH 4" X

- 17. VANITIES
 - 17.1. \$70/FT. FOR VANIETY BASE & FORMICA TOP
 - 17.2. FAMILY BATH: 4 FT. X
 - 17.3. MASTER BATH: 7'6 FT..... X
 - 17.4. POWDER ROOM: FT..... X
 - 17.5. OTHERS
 - 17.6. * TOWEL BAR & PAPER HOLDER
- 18. * APPLIANCES
 - 18.1. * RANGE (\$375 ALLOWANCE) X
 - 18.2. * DISHWASHER (\$200 ALLOWANCE) X
 - 18.3. * MICROWAVE (\$250 ALLOWANCE) X
 - 18.4. OTHER
- 19. INSULATION
 - 19.1. * WALLS - R21 (6" FIBERGLASS) X
 - 19.2. * FLOOR - R21 (6" FIBERGLASS) X
 - 19.3. * CEILING - R49 (13" BLOWN CELULOSE) X
 - 19.4. GARAGE X
- 20. DRYWALL
 - 20.1. * LIVING AREA X
 - 20.2. GARAGE X
 - 20.3. OTHER AREAS
 - 20.4. * TEXTURED CEILING X
- 20.5. NOTE: STAIRWAY TO UNFINISHED BASEMENT DRYWALL TAPED ONLY.
- 20.6. NOTE: CLOSETS TAPED ONLY AND ONE COAT OF SPACKLE.
- 21. PLUMBING - NUMBER OF BATHS: 2 3/4.
 - 21.1. * SINGLE HANDLE FAUCETS
 - 21.2. * WATER SAVER TOILETS
 - 21.3. * FIBERGLASS TUB OR SHOWER
 - 21.4. * SHUTOFFS ON ALL FIXTURES EXCEPT TUB & SHOWERS
 - 21.5. * CHINA LAVATORIES
 - 21.6. * KITCHEN SINK SINGLE BOWL
 - 21.7. * 2 OUTDOOR WATER FAUCETS INCLUDED
- 22. ELECTRICAL
 - 22.1. * COORDINATED LIGHTS
 - 22.2. * FIXTURES INCLUDE CHIME & DOORBELL
 - 22.3. * ENERGY SAVING HOT WATER HEATER - 52 GALLON
 - 22.4. * EXTERIOR POST LIGHT
 - 22.5. * 2 OUT DOOR RECEPTACLES
 - 22.6. * LIGHT OVER KITCHEN SINK
 - 22.7. * FAN/LIGHT IN BATHS
- 23. FLOOR COVERING
 - 23.1. * FOYER (TILE) PORCLAIN X
 - 23.2. * BATHS (TILE) X
 - 23.3. * KITCHEN (TILE)..... X
 - 23.4. * LIVING AREA (CARPET)..... X
- 24. *PAINT
 - 24.1. * INTERIOR WALLS (FLAT) X
 - 24.2. * EXTERIOR DOORS (SEMI-GLOSS) X
 - 24.3. 1 COLOR STANDARD ROOM
- 25. * SEAMLESS GUTTERS X
- 26. * INSULATED GARAGE DOORS: 1 X
 - 26.1. GARAGE DOOR OPENERS 1 X

PLOT PLAN TO BE PUBLISHED SOON

ALL PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Eagle Rock

NR 216 Little Bear lane

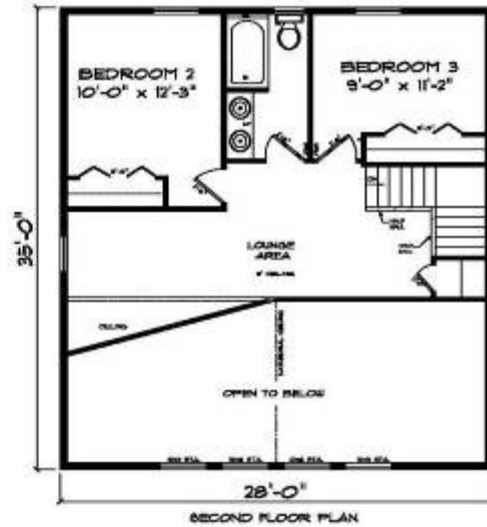
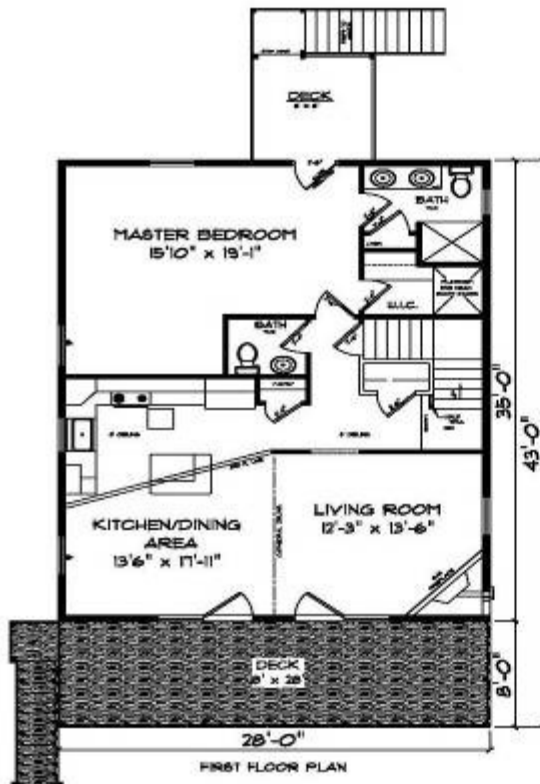
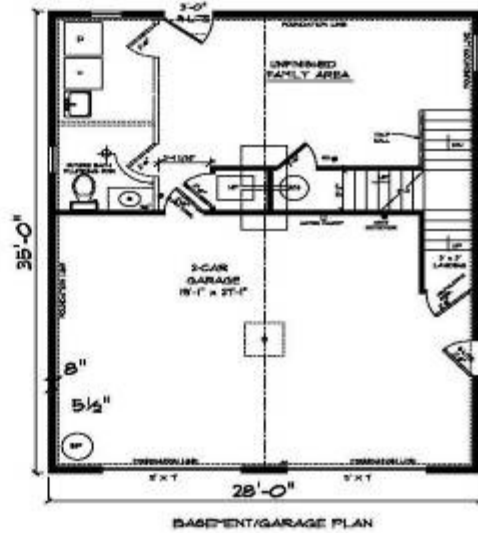
The White Tail II

\$229,900

1,632 SF 3 BR Chalet

982 S.F. Main Level

650 S.F. Upper Level



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**Price is subject to change without notice
MASTER - PRICE FOR COMPLETE HOME**

Name: _____

Date: Apr. 13, 11

Location: Lot - NR 216 Little Bear Lane

Model: "The White Tail II - 1,632 SF
3 BR Chalet

- 1. **Base Price** (Includes Checked Items on Check List).....\$ Included
- 2. **Clear Trees and Haul Out Stumps**.....\$ Included
- Sewer and Water Hookup**.....\$ Included
- Grinder Pump\$ Included
- 3. **Permits**
- Hazle Twp.\$ Included
- Sewer.....\$ Included
- 4. **Driveway** (Paved).....\$ Included
- 5. **Heat Pump & Air Conditioning**.....\$ Included
- 6. **Deck**\$ Included
- 7. **Fireplace**\$ Included
- 8. **Stone**\$ Included
- 9. **Lot**\$ Included

Color Scheme NR 216	
ROOF	TBD
SIDING	TBD
SHUTTERS	N/A
STONE	TBD
KITCHEN	TBD
COUNTER TOPS	TBD
TILE	TBD
VANITY	TBD
COUNTER TOPS	TBD
CARPET	STD
LAMINATE	Tarkett Scenic Heritage
APPLIANCES Self Clean Glass Top Range, Microwave, and Dishwasher	Standard or By Buyer

House.....\$ 229,900

PRICE CHECK LIST

Prices are subject to change without notice.

DATE: April 13, 2011

S.F. 1,632

MODEL: "The White Tail" 3 BR - Chalet

CUSTOMER:

LOCATION: Lot NR 216 Little Bear Lane

* DENOTES STANDARD FEATURE

- 27. PERMITSX
- 1. CLEAR LOT - TREESX
- 2. * EXCAVATIONX
 - 2.1. * HAUL STUMPSX
 - 2.2. * DIG BASEMENTX
 - 2.3. * BACKFILLX
 - 2.4. * ROUGH GRADEX
- 3. FOOTERS * 8" X 20" W/1/2" REBARX
- 4. FOUNDATION - POURED CONCRETE
 - 4.1. *W/ * 8" 1/2" STEEL REBARX
 - 4.2. * DRAIN TILE & TAR WALLX
- 5. * 4" CONCRETE FLOOR W/ (.004 POLY & 1" FOAM)X
 - 5.1. * GARAGE FLOOR DRAIN TO DRY WELLX
- 6. BRICK FRONT
- 7. * BEAM - LVLX
- 8. * FRAMING
 - 8.1. * FLOOR: 2" X 10" W/T&G PLYWOODX
 - 8.2. * WALLS:X
 - 8.3. * EXTERIOR: 2' X 6" X 16" O.C.X
 - 8.4. * INTERIOR: 2" X 4" X 16" O.C. (including garage) ...X
 - 8.5. * RAFTERS: w/ 1/2" PLYWOOD ROOF SHEATHINGX
 - 8.6. * Plywood Sheathing 1/2"X
- 9. ROOFING
 - 9.1. * 30 YEAR FIBREGLASS ARCHITECTURAL SHINGLESX
 - 9.2. OTHER
 - 9.3. ALUMINIUM DRIP EDGEX
- 10. SIDING
 - 10.1. DOUBLE 4" VINYLX
 - 10.2. * SOFFITSX
 - 10.3. VINYL 1' RAKE 2' OVERHANGX
- 11. WINDOWS
 - 11.1. * ANDERSEN (DOUBLE HUNG)X
 - 11.2. * GRILLS BETWEEN GLASSX
 - 11.3. * SCREENSX
- 12. EXTERIOR DOORS
 - 12.1. * FRONT ENTRANCE 6 PANEL COLONIALX
 - 12.2. * REAR ENTRANCE - STEEL FRENCH W/GRILLX
 - 12.3. * OTHER: FLUSH STEEL (Garage)
- 13. INTERIOR
 - 13.1. 1ST TO 2ND FLOOR STEPS (CARPET)X
 - 13.2. BASEMENT: CLOSED RISERX
- 14. INTERIOR TRIM
 - 14.1. DOORS
 - 14.1.1. * SWINGINGX
 - 14.1.2. * MASONITE - 6 PANELX
 - 14.1.3. * MASONITE BI-FOLDS - 6 PANELX
- 15. TRIM
 - 15.1. FINGER JOINTEDX
 - 15.2. * COLONIALX
 - 15.3. TRIM IN GARAGE AREA
 - 15.4. TRIM IN BASEMENT
- 16. CABINETS: THE ACTUAL KITCHEN PLAN AND TOTAL COST WILL BE GIVEN TO BUYER FOR APPROVAL. ACTUAL COST IS THEN COMPARED TO ALLOWANCE TO BE DETERMINED ANY MONEY DIFFERENTIAL.
 - 16.1. * STANDARD ALLOWANCE \$110/LINEAL FOOT
 - 16.2. * FORMICA BACKSPLASH 4"X

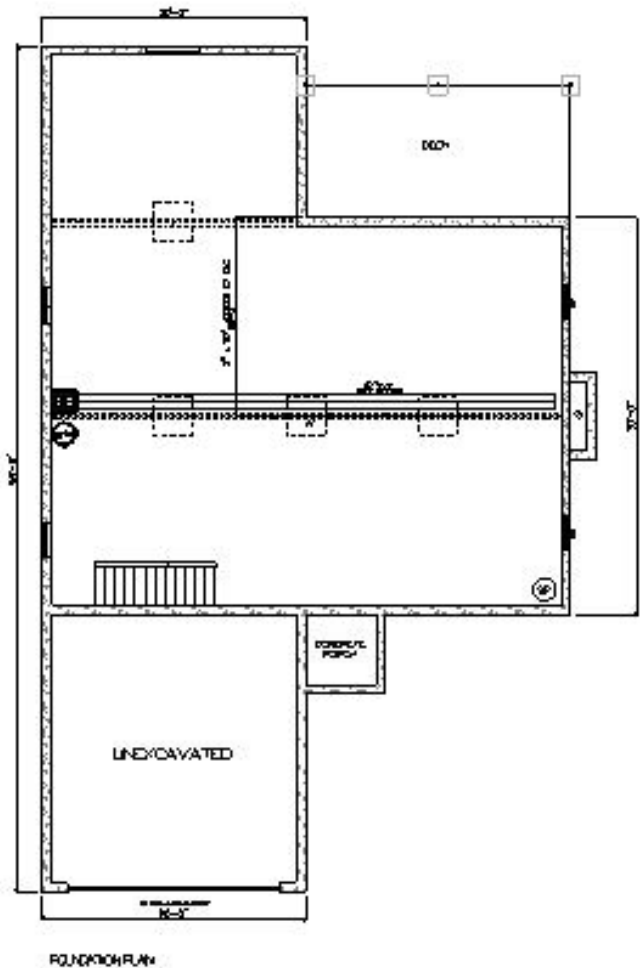
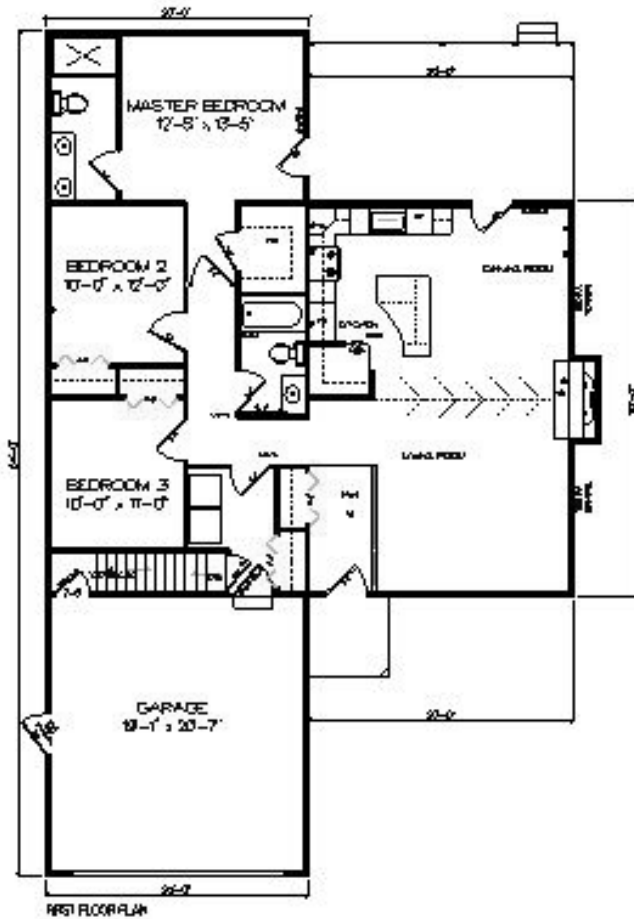
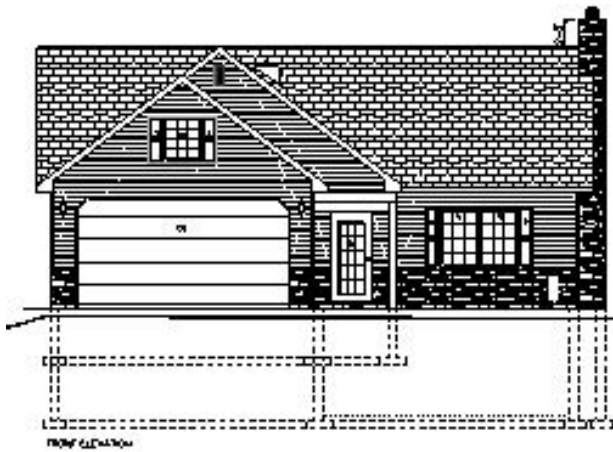
- 17. VANITIES
 - 17.1. \$70/FT. FOR VANIETY BASE & FORMICA TOP
 - 17.2. FAMILY BATH: 3 FT.X
 - 17.3. MASTER BATH: 3 FT.X
 - 17.4. POWDER ROOM: FT.X
 - 17.5. OTHERS
 - 17.6. * TOWEL BAR & PAPER HOLDER
- 18. * APPLIANCES
 - 18.1. * RANGE (\$375 ALLOWANCE)X
 - 18.2. * DISHWASHER (\$200 ALLOWANCE)X
 - 18.3. * MICROWAVE (\$250 ALLOWANCE)X
 - 18.4. OTHER
- 19. INSULATION
 - 19.1. * WALLS - R21 (6" FIBERGLASS)X
 - 19.2. * FLOOR - R19 (6" FIBERGLASS)X
 - 19.3. * CEILING - R49 (13" BLOWN FIBERGLASS)X
 - 19.4. GARAGEX
- 20. DRYWALL
 - 20.1. * LIVING AREAX
 - 20.2. GARAGEX
 - 20.3. OTHER AREAS
 - 20.4. * TEXTURED CEILINGX
- 20.5. NOTE: STAIRWAY TO UNFINISHED BASEMENT DRYWALL TAPED ONLY.
- 20.6. NOTE: CLOSETS TAPED ONLY AND ONE COAT OF SPACKLE.
- 21. PLUMBING - NUMBER OF BATHS: 2
 - 21.1. * SINGLE HANDLE FAUCETS
 - 21.2. * WATER SAVER TOILETS
 - 21.3. * FIBERGLASS TUB OR SHOWER
 - 21.4. * SHUTOFFS ON ALL FIXTURES EXCEPT TUB & SHOWERS
 - 21.5. * CHINA LAVATORIES
 - 21.6. * KITCHEN SINK SINGLE BOWL
 - 21.7. * 2 OUTDOOR WATER FAUCETS INCLUDED
- 22. ELECTRICAL
 - 22.1. * FIXTURES
 - 22.2. * FIXTURES INCLUDE CHIME & DOORBELL
 - 22.3. * ENERGY SAVING HOT WATER HEATER - 52 GALLON
 - 22.4. * FAN IN 1/2 BATH
 - 22.5. * 2 OUT DOOR RECEPTACLES
 - 22.6. * LIGHT OVER KITCHEN SINK
 - 22.7. * FAN/LIGHT IN BATHS
- 23. FLOOR COVERING
 - 23.1. * FOYER (TILE)X
 - 23.2. * BATHS (TILE)X
 - 23.3. * KITCHEN (TILE)X
 - 23.4. * LIVING AREA (CARPET).....X
- 24. *PAINT
 - 24.1. * INTERIOR WALLS (FLAT)X
 - 24.2. * EXTERIOR DOORS (SEMI-GLOSS)X
 - 24.3. 1 COLOR STANDARD ROOM
- 25. * SEAMLESS GUTTERSX
- 26. * INSULATED GARAGE DOORS: 2X
 - 26.1. GARAGE DOOR OPENERS 2X

PLOT PLAN TO BE PUBLISHED SOON

Eagle Rock Development

TW 169 Buttonbush Lane

"The Shohola" 1,440 S.F. Ranch \$239,900



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Price is subject to change without notice.
MASTER - PRICE FOR COMPLETE HOME

Name: _____

Location: TW 169 Buttonbush Lane

Date: April 13, 2011

Model: "The Shohola" - 1,440 S.F. Ranch

- 1. **Base Price** (Includes Checked Items on Check List).....\$ Included
- 2. **Clear Trees and Haul Out Stumps**\$ Included
- 3. **Sewer and Water Hookup**.....\$ Included
 Grinder Pump\$ Included
- 4. **Permits**
 Hazle Township.....\$ Included
 Sewer\$ Included
- 5. **Driveway** (Paved)\$ Included
- 6. **Heat Pump & Air Conditioning**\$ Included
- 7. **Deck (12 x 20)**\$ Included
- 8. **Fireplace**\$ Included
- 9. **Stone**.....\$ Included

Color Scheme TW 169	
ROOF	Brownwood
SIDING	Beige
STONE	Autumn + Buckeye Cutstone
KITCHEN	Oak Sable Square
COUNTER TOPS	Mystique Dawn W-4762-60
TILE	Borgia
VANITY	Oak Sable Square
COUNTER TOPS	Mystique Dawn W-4762-60
CARPET	STANDARD
LAMINATE	STANDARD
APPLIANCES Self Clean Glass Top Range, Microwave, and Dishwasher.	Clean Steel (Stainless)

Total Home Price\$ 239,000

PRICE CHECK LIST

Prices are subject to change without notice.

DATE: April 13, 2011

S. F: 1,440

MODEL: "The Shohola"

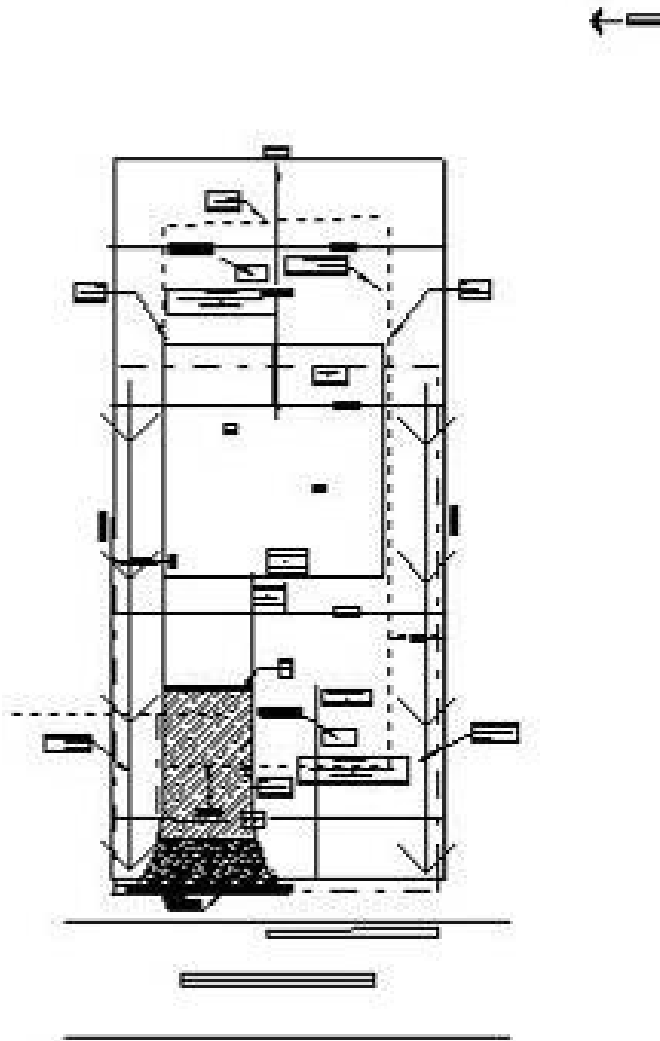
CUSTOMER:

LOCATION: TW 169 Buttonbush Lane

* DENOTES STANDARD FEATURE

- 30. PERMITS
1. CLEAR LOT - TREES
2. * EXCAVATION
2.1. * HAUL STUMPS
2.2. * DIG BASEMENT
2.3. * BACKFILL
2.4. * ROUGH GRADE
3. FOOTERS * 8" X 20" W/1/2" REBAR
4. FOUNDATION - POURED CONCRETE
4.1. * W/ * 8" 1/2" STEEL REBAR
4.2. * DRAIN TILE & TAR WALL
5. * 4" CONCRETE FLOOR W/ (.004 POLY & 1" FOAM)
5.1. * GARAGE FLOOR DRAIN TO DRY WELL
6. BRICK FRONT
7. * BEAM - LVL
8. * FRAMING
8.1. * FLOOR: 2" X 10" W/T&G ADVANTECH
8.2. * WALLS:
8.3. * EXTERIOR: 2' X 6" X 16" O.C.
8.4. * INTERIOR: 2" X 4" X 16" O.C. (including garage)
8.5. * RAFTERS: w/ 1/2" Zip System Sheathing
8.6. * Zip System 1/2"
9. ROOFING
9.1. * 30 YEAR FIBREGLASS ARCHITECTURAL SHINGLES
9.2. OTHER
9.3. ALUMINIUM DRIP EDGE
10. SIDING
10.1. DOUBLE 4" VINYL
10.2. * SOFFITS
10.3. VINYL 1' OVERHANG
11. WINDOWS
11.1. * VINYL (SINGLE HUNG)
11.2. * GRILLS BETWEEN GLASS
11.3. * SCREENS
12. EXTERIOR DOORS
12.1. * FRONT ENTRANCE 9 LITE GLASS W/ SIDELITES
12.2. * REAR ENTRANCE - STEEL FRENCH W/GRILL
12.3. * OTHER: FLUSH STEEL (Garage)
13. INTERIOR
13.1. 1ST TO 2ND FLOOR STEPS (CARPET)
13.2. BASEMENT: CLOSED RISER
14. INTERIOR TRIM
14.1. DOORS
14.1.1. * SWINGING
14.1.2. * MASONITE - 6 PANEL
14.1.3. * MASONITE BI-FOLDS - 6 PANEL
15. TRIM
15.1. FINGER JOINTED
15.2. * COLONIAL
15.3. TRIM IN GARAGE AREA
15.4. TRIM IN BASEMENT
16. CABINETS: THE ACTUAL KITCHEN PLAN AND TOTAL COST WILL BE GIVEN TO BUYER FOR APPROVAL. ACTUAL COST IS THEN COMPARED TO ALLOWANCE TO BE DETERMINED ANY MONEY DIFFERENTIAL.
16.1. * STANDARD ALLOWANCE \$110/LINEAL FOOT
16.2. * FORMICA BACKSPLASH 4"

- 17. VANITIES
17.1. \$70/FT. FOR VANIETY BASE & FORMICA TOP
17.2. FAMILY BATH: 5 FT.
17.3. MASTER BATH: 5 FT.
17.4. POWDER ROOM: 3 FT.
17.5. OTHERS
17.6. * TOWEL BAR & PAPER HOLDER
18. * APPLIANCES
18.1. * RANGE (\$500 ALLOWANCE)
18.2. * DISHWASHER (\$300 ALLOWANCE)
18.3. * MICROWAVE (\$200 ALLOWANCE)
18.4. OTHER
19. INSULATION
19.1. * WALLS - R21 (6" FIBERGLASS)
19.2. * FLOOR - R21 (6" FIBERGLASS)
19.3. * CEILING - R49 (13" BLOWN CELULOSE)
19.4. GARAGE
20. DRYWALL
20.1. * LIVING AREA
20.2. GARAGE
20.3. OTHER AREAS
20.4. * TEXTURED CEILING
20.5. NOTE: STAIRWAY TO UNFINISHED BASEMENT DRYWALL TAPED ONLY.
20.6. NOTE: CLOSETS TAPED ONLY AND ONE COAT OF SPACKLE.
21. PLUMBING - NUMBER OF BATHS: 2 1/2.
21.1. * SINGLE HANDLE FAUCETS
21.2. * WATER SAVER TOILETS
21.3. * FIBERGLASS TUB OR SHOWER
21.4. * SHUTOFFS ON ALL FIXTURES EXCEPT TUB & SHOWERS
21.5. * CHINA LAVATORIES
21.6. * KITCHEN SINK SINGLE BOWL
21.7. * 2 OUTDOOR WATER FAUCETS INCLUDED
22. ELECTRICAL
22.1. * COORDINATED LIGHTS
22.2. * FIXTURES INCLUDE CHIME & DOORBELL
22.3. * ENERGY SAVING HOT WATER HEATER - 52 GALLON
22.4. * EXTERIOR POST LIGHT
22.5. * 2 OUT DOOR RECEPTACLES
22.6. * LIGHT OVER KITCHEN SINK
22.7. * FAN/LIGHT IN BATHS
23. FLOOR COVERING
23.1. * FOYER (TILE) PORCLAIN
23.2. * BATHS (TILE)
23.3. * KITCHEN (TILE)
23.4. * LIVING AREA (CARPET)
24. *PAINT
24.1. * INTERIOR WALLS (FLAT)
24.2. * EXTERIOR DOORS (SEMI-GLOSS)
24.3. 1 COLOR STANDARD ROOM
25. * SEAMLESS GUTTERS
26. * INSULATED GARAGE DOORS: 2
26.1. GARAGE DOOR OPENERS 2



BENT CREEK BUILDERS		
PLOT PLAN - E & S PLAN		
10	IW	

INFORMATION FOR EAGLE ROCK HOME OWNERS

- EAGLE ROCK** (888) 384-6660
..... (570) 384-3223
- EAGLE ROCK CUSTOMER SERVICE** (800) 279-2502
- CUSTOMERSERVICE@DDRESORTS.COM
- EAGLE ROCK RESIDENTIAL SALES** (888) 384-6660
..... (570) 384-1379
- EAGLE ROCK SECURITY** (570) 384-2286
- EAGLE ROCK HOSPITALITY** (570) 384-3223
- THE CLUB HOUSE RESTAURANT** (570) 384-6182
- THE SPA** (570) 384-1501
- FITNESS CENTER** (570) 384-1502
- PRO SHOP** (570) 384-6616
- SKI SHOP AND PANORAMA GRILL** (570) 384-6616
- EQUESTRIAN CENTER** (570) 384-4899
- SEWER & WATER - AQUA PENNSYLVANIA** (570) 443-7099

CABLE:

- GMP (VALLEY SECTIONS)** (570) 455-5710
- SHEN-HEIGHTS (UPPER SECTIONS)** (570) 462-1911

ELECTRIC COMPANY

PENNSYLVANIA POWER AND LIGHT (PPL)

TELEPHONE: (1-800-342-5775)

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Contact PPL Online: <http://www.pplelectric.com/ContactUs>

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POST OFFICE – HAZLETON (570) 455-5851

DOUBLE DIAMOND CORPORATE OFFICE (800) 324-7438

Eagle Rock mail box and number can be obtained through the Hazleton Post Office, Wyoming Street in Hazleton. Mail boxes are located at the Eagle Rock front entrance adjacent to the Base Lodge. For mail delivery to a box at a Post Office, the nearest locations are Sheppton, Oneida or Nuremberg.

Eagle Rock home and property owners receive membership packets with membership information, privileges and owners passes from Double Diamond Corporate offices (800) 324-7438.

Eagle Rock dues are \$620 per year. Property owners are eligible for two free golf and ski passes each month during the season.

Eagle Rock per month water charges are \$22 with a \$3.25 fee for each additional 1,000 gallons. Sewage fees are billed at a flat rate of \$22.50 per month.

Eagle Rock property tax ranges in on average approx. 1% of the house listed value calculated on multi-list information spring 2007.



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Long before William Penn began to settle Pennsylvania, this exact site was known as "Saint Anthony's Wilderness" Due to the narrow valleys and steep ridges, early settlers could not cultivate the landscape into farmland using the farming techniques familiar to them in their native Europe. For this reason the area was left unsettled for many years.

There were only a few Indian trails that crossed through the area in those virgin years. One trail now known as Route 309 was known then as the Nanticoke Trail. In those days trails and roads such as these were referred to as state highways, or turnpikes.

Sand Springs was the name given to the natural spring fed pond located to the rear of where the present Stage Coach Inn now stands. This site served as an overnight stop for travelers on The Beaver Meadows Stage Coach Line. The stage coach departed Beaver Meadows making a stop in Hazleton, and then continued its journey to Wilkes-Barre. The trip from Beaver Meadows to this point along the way, "Sand Springs", took approximately 5 hours in the early 1800's.

In 1946, Peter and Ester Solutko built a restaurant on the site near Sand Springs and called it the Stage Coach Inn, because of the history connected to the site. In 1969 it was purchased by Russell and Helen Atucklow, who operated the Inn till 1987.

In 1988 the Stage Coach Inn was purchased by Ed and Betty Deets of Mountaintop, Pa. After extensive renovation and improvement, the new Inn was opened on February 12th, 1988. The new owners pledge to continue in this fine tradition, and add a "Touch of Class" to this landmark establishment. Bon Appetite!



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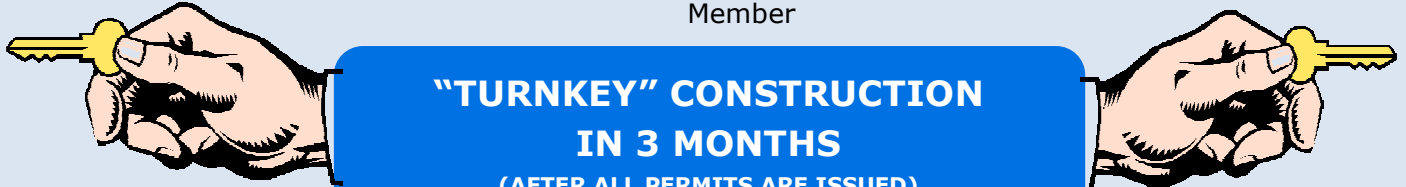
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