

COMMUNITY PLAN



Availability, selections and pricing are subject to change at any time without prior notice. Certain items shown are for exhibition and illustrative purposes only, subject to change without prior notice..

Immediate Delivery Homes may be available in this community.

Please inquire with the sales manager for details regarding these homes.

COMMUNITY PRICE SHEET

BASE HOME TYPE	BASE PRICE
INTERIOR UNIT	\$399,900
END UNIT	\$424,900

TOWSON MEWS IS AVAILABLE FOR UP TO \$25,000 IN BALTIMORE COUNTY REVITALIZATION TAX CREDIT!

Maryland assesses real estate taxes on both land and improvements, and the County and State each comprise a component of the tax bill. The Baltimore County revitalization tax credit applies to the County portion of the tax bill. Towson Mews residents will pay County real estate taxes only on the assessed value of their land and will not pay County taxes on the home (structure) value for the term of the tax credit.

HOMESITE 23	\$499,900
HOMESITE 24	\$494,900
HOMESITE 25	\$474,900
HOMESITE 26	\$479,900
HOMESITE 27	\$484,900

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INCLUDED FEATURES

Distinctive Exteriors

- **Large Open Concept Floor Plan**
- **Secure Off-Street Parking in Two Car Garage Including Drywall**
- James Hardie Cement Siding and/or Cedar Shake Profile (per Elevation)
- Amarr Garage Door w/ Liftmaster ½ hp Belt Drive Door Opener
- 30 Year Tamko Architectural Shingles
- Professionally Landscaped with Shrubs and Sod
- Hose Bibs & GFI Outlets Front & Rear
- EverGrain and Duradek Low Maintenance Decking (Per Elevation)
- Therma-Tru Smooth Star Flush Glazed Entrance Door

Elegant Interior

Features

- **Mohawk Wideplank Hardwood in Foyer and Kitchen**
- Custom Lighting Package & Recessed Lighting
- Oak Foyer Stairs with Handrail
- Mohawk Carpeted Main Stairs with Oak Handrails
- Mohawk Quality Carpet in Bedrooms (Per Plan)
- Two- Panel Interior Doors
- Three-Toned Low VOC Paint
- **Multi-Media & Technology Program**
- Cabinet Hardware in Kitchen & Baths

For The Chef

- **Custom Deluxe 42" Timberlake Cabinets**
- **Granite Countertops**
- Undermount Stainless Steel Double Bowl Sink
- Moen Chrome Faucet
- **Whirlpool Stainless Steel Appliances** (Refrigerator, Range, Dishwasher, Microwave)
- InSinkerator Garbage Disposal

Structural

- Structurally Engineered Foundation System
- **2x6 Wall Systems, 16" O.C.**
- Engineered Floor & Roof Trusses
- Zip Wall Sheathing System

Deluxe Baths

- **Full Height Timberlake Cabinets in all Full Baths**
- **Hand-Set Ceramic Tile Floor**
- **Hand-Set Ceramic Tile Wall**
- Surrounds in all Full Baths
- Hand-Set Ceramic Tile Shower Pan in Owner's Bath
- Elongated Water Closets
- Moen Chrome Faucets & Lighting Fixtures
- Cultured Marble Raised Vanity Countertops in all Full Baths
- Pedestal Sink with Decorative Mirror in Powder Room

E-Greene Technology

- High Performance PlyGem Low "E" Vinyl Windows
- Batt Insulation Exterior Walls- R19
- Blown in Insulation in Ceiling- R49
- Open Cell Spray Insulation in Cold Floor Garage- R25 (Per Elevation)
- WiFi Compatible Thermostat
- Up to 14 SEER High Performance HVAC
- 50 Gallon Electric Water Heater with Tank Booster Valve
- Advanced Three Stage Energy Seal Program
- **HERS Rated Home**, Including a Duct Blast & Blower Door Test on Every Home

Features That Prove Our Commitment

- Comprehensive Customer Involvement Program
- Evergreene Homes Limited Transferable Extended Warranty
- 1-Year Material and Workmanship Warranty
- 2-Year Mechanical Warranty
- 10-Year Structural Warranty
- Guaranteed & Issued by the Professional Warranty Service Corporation

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AVAILABLE OPTIONS

MAIN LEVEL W/ OPT REAR KITCHEN



GROUND LEVEL W/ OPT BEDROOM



OPTIONAL LOFT LEVEL



OPTIONAL FOURTH LEVEL BEDROOM



TOWSON MEWS

LIVE LARGE, LIVE CLOSE.



FOR ADDITIONAL INFORMATION TEXT "TOWSON" TO 99000

Evergreene
HOMES



TOWSON MEWS

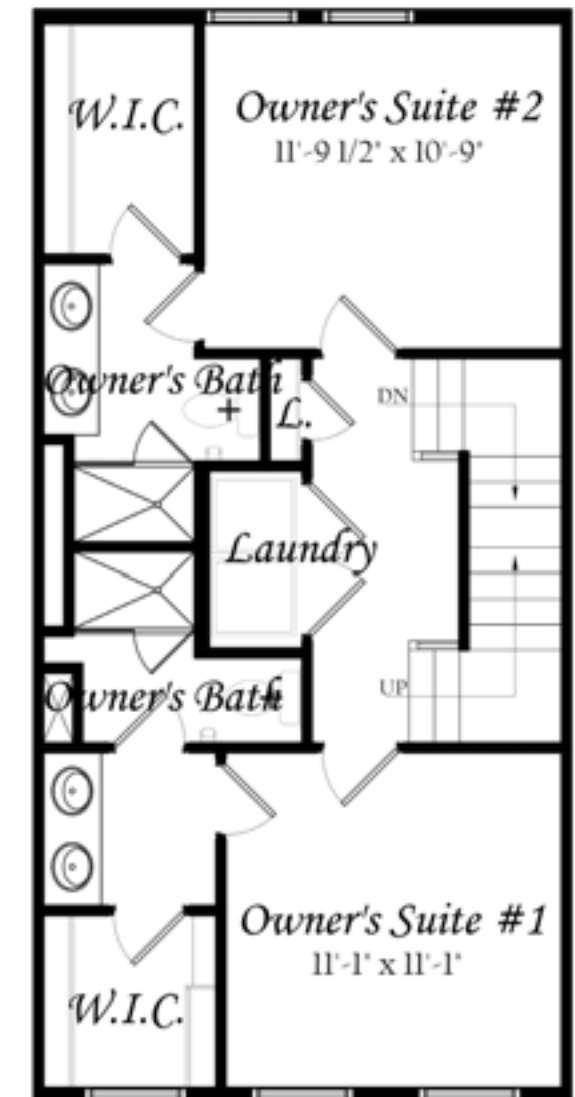
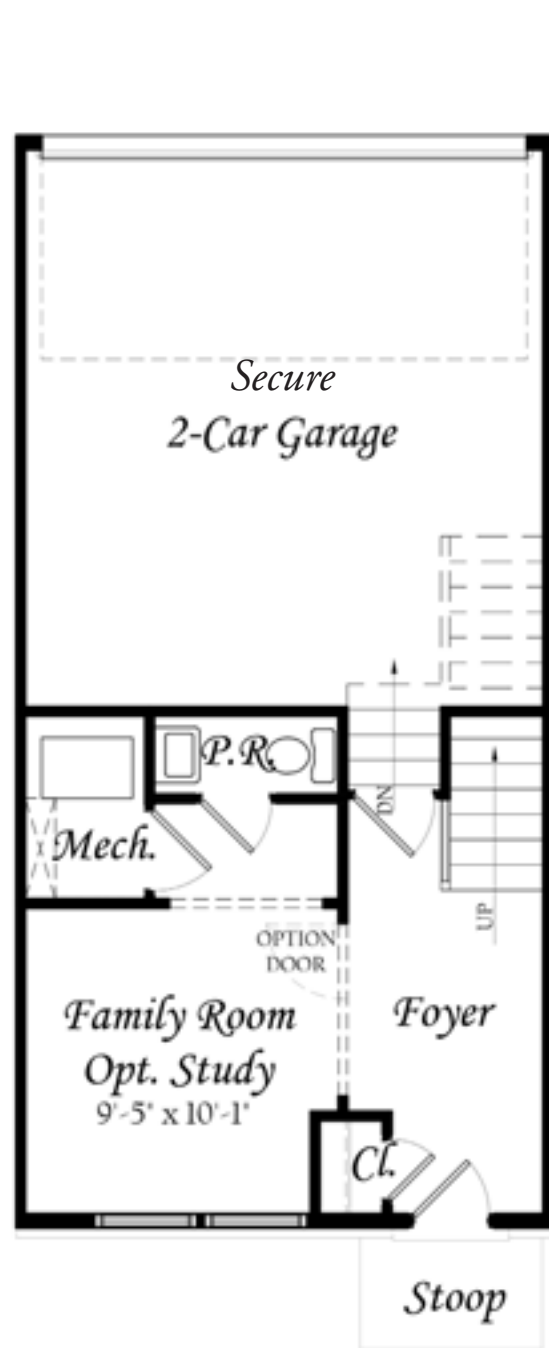
TOWSON MEWS

GROUND LEVEL

MAIN LEVEL

UPPER LEVEL

UPPER LEVEL OPTIONAL SECOND MASTER



TOWSON MEWS

NOW UNDER CONSTRUCTION:
34 upscale Townhomes in the Heart of Towson



AVAILABLE FOR THE

Baltimore County Revitalization Tax Credit

What could you do with an extra \$300 per month?
Towson Mews tax credit allows you to save \$18,000* over the next 5 years!



6900 CUPS OF COFFEE
THAT'S A CUP PER DAY,
FOR YOU AND THREE
FRIENDS, FOR FIVE
YEARS.



440 HIGH-END MEALS
THAT'S 2 HIGH-END
RESTAURANT MEALS
PER WEEK, FOR TWO
PEOPLE, FOR FIVE
YEARS.



A NEW CAR
THAT'S A \$300 PER
MONTH CAR PAYMENT,
FOR FIVE YEARS.

*represents the estimated total tax savings over a 5 year period for a home purchased at \$400,000



TOWSON MEWS

Live Large. Live Close.

*Just
steps away
from everywhere you
want to go.*



Walk Score
93

Transit Score
54

TOWSON MEWS, located on East Pennsylvania Ave. in downtown Towson, is conveniently located within walking distance to all the experiences and entertainment that an urban, metropolitan lifestyle has to offer. Close to Universities, movie theatres, and dozens of restaurants, walking has never been so exciting.

- 25** RESTAURANTS, PUBS, AND CAFES
- 10** LIBRARIES AND BOOK STORES
- 20** PUBLIC TRANSIT STATIONS
- 15** FITNESS CENTERS
- 20** STORES AND SHOPS



Evergreene
HOMES

right in your neighborhood!





Can you find all this within 1/4 mile of your home?
At Towson Mews, you can!

Transit Stations

- 235 E. JOPPA RD & VIRGINIA AVE
- YORK AND PENNSYLVANIA AVE N. BOUND
- 305 E. JOPPA RD
- DULANEY VALLEY RD AT MACY'S
- FAIRMONT AVE & DULANEY VALLEY RD
- TOWSON TOWN CENTER BAYS 1 AND 2
- JOPPA RD & MANOR CARE E. BOUND
- GOUCHER BLVD & PRINCE RD N. BOUND

Restaurants & Pubs

- SUSHI HANA - 6 E PENNSYLVANIA AVE
- BOBBY'S BURGER PALACE - 515 VIRGINIA AVE
- BREAD & CIRCUSES BISTRO & BAR -
27 E CHESAPEAKE AVE
- NANDO'S PERI PERI - 109 E JOPPA RD
- ON THE BORDER MEXICAN GRILL - 121 E JOPPA RD
- WORLD OF BEER - 125 E JOPPA RD
- BONEFISH GRILL - 127 E JOPPA RD
- TOWSON TAVERN - 516 YORK RD
- PHO DAT THANH - 510 YORK RD
- NACHO MAMA'S TOWSON -
2 W PENNSYLVANIA AVE
- KYODAI ROTATING SUSHI BAR -
1 W PENNSYLVANIA AVE
- KYODAI ROTATING SUSHI BAR -
408 YORK RD

Shopping

- URBAN OUTFITTERS - 30 W PENNSYLVANIA AVE
- THE OTHER SIDE - 22 ALLEGHENY AVE
- BEAD WEAR - 29 ALLEGHENY AVE # 2
- TOWSON TOWN CENTER - 700 FAIRMONT AVE

NORDTROM

EXPRESS

ATHLETA

TEAVANA

MACY'S

LULULEMON

ANTHROPOLOGIE

MICHAEL KORS

THE NORTH FACE

LILLY PULITZER

AEO & AERIE STORE

BATH & BODY WORKS

H&M

FOREVER 21

MEN'S WEARHOUSE

Entertainment

- CINEMARK TOWSON - 111 E JOPPA RD
- ESCAPE KEY - 19 W PENNSYLVANIA AVE
- TOWSON NIGHTS HOOKAH LOUNGE -
28 W PENNSYLVANIA AVE



NEIGHBORHOOD SERVICES

Nearby Shopping

- Towson Town Center: 825 Dulaney Valley Road, 21204
- Dulaney Plaza: 716 Dulaney Valley Road, 21204
- The Shops at Kenilworth: 800 Kenilworth Drive, 21204
- Towson Marketplace: 1238 Putty Hill Avenue, 21286
- Belvedere Square Shopping Center: 518 Belvedere Ave. 21212
- Towson Circle: 1 E. Joppa Road, 21286

Parks

- Towson Manor Park: Towsontown Boulevard E. 21286
- Overlook Park: 1300 Overbrook Road, 21239
- PawPoint Dog Park & Off Leash: 1000 Lakeside Drive, 21210

Education

- Towson University: 7800 York Road, 21204
- Goucher College: 1021 Dulaney Valley Road, 21204
- Notre Dame of Maryland University: 4701 N. Charles Street, 21210
- Loyola University: 2034 Greenspring Drive, 21093
- Towson High School: 73 Cedar Avenue, 21286
- Dumbarton Middle School: 300 Dumbarton Road, 21212
- Hampton Elementary School: 1115 Charmuth Road, 21093

Libraries

Baltimore County Public Library:

- Towson Branch: 320 York Road, 21204
- Loch Raven Branch: 1046 Taylor Avenue, 21286

Hospitals & Medical Centers

- Greater Baltimore Medical Center: 6701 N. Charles Street, 21285, (443)-849-2225
- Sheppard Pratt Health System: 6501 N. Charles Street, 21285, (410)-938-3000
- Saint Joseph Medical Center: 7601 Osler Drive, 21204, (410)-337-1000
- Med Star Good Samaritan Hospital: 5601 Lochraven Boulevard, 21239, (443)-444-8000

Emergency Services

- Patient 1st Towson: 950 York Road, 21204, (410) 372-6373
- Choice One Urgent Care: 1220 E. Joppa Road, #109, 21286
- Baltimore County Towson Police: 115 W. Susquehanna Avenue, 21204
- ExpressCare: 8000 Loch Raven Blvd., 21286

Entertainment

- Towson Square Cine mark 15 Screen Theatre: 111 E. Joppa Road, 21286
- Stoneleigh Lanes: 6703 York Road, 21212
- Mount Pleasant Golf Course: 6001 Hillen Road, 21239
- Plus over 20 Restaurants, Taverns, and Pubs within 1 mile

Grocery Stores

- The Fresh Market: 838 Dulaney Valley Road, 21204
- Trader Joes: 800 Kenilworth Drive, 21204
- Weis: 1238 Putty Hill Avenue, 21286
- Giant: Ravenswood Shopping Center, 8100 Loch Raven Boulevard, 21286

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PREFERRED LENDERS & SETTLEMENT AGENCY

As an Evergreene Homes Purchaser, you have the right to select a lender and settlement agency of your choice to obtain financing and conduct the closing on your future home. Your lender will play an important role in the coordination of numerous administrative and clerical functions related to underwriting the transaction and managing the collection of documents and the disbursement of funds required to carry out the terms of the Agreement of Sale. To help facilitate a successful closing, Evergreene Homes would like to present our two Preferred Lenders and affiliated Settlement Agency:

PREFERRED LENDERS



Jesse Alan Gelb

Wells Fargo Home Mortgage

Business: 410.872.1940

Cell: 410.967.2182

Fax: 877.403.6462

Jesse.A.Gelb@wellsfargo.com



James Hensley

Washington First Mortgage

Business: 301.850.1326

Cell: 703.217.7900

Fax: 301.880.0278



Stephen Sankovich

First National Bank

4208 Ebenezer Road

Baltimore, MD 21236

Phone: 410.274.6579



Jackie Kane

Movement Mortgage

11710 Plaza America Drive, Ste 110

Reston, VA 20190

Phone: 301.466.857

Jackie.kane@movement.com



Jeffery Starcher

Sandy Springs Bank

6831 Benjamin Franklin Dr.

Columbia, MD 21046

Phone: 410.707.5651

SETTLEMENT AGENCY



Centerview Title Group

3684 Centerview Drive Suite 120

Chantilly, VA 20151

Business: 571.318.5032

Fax: 571.921.9373

www.CVTitle.com

If you select, and are approved by and close using one of the above Preferred Lenders **AND** you select Evergreene Homes' referred Settlement Agency, you shall receive up to **\$5,000** at Settlement (the "Settlement Costs Credit") paid by a contribution from Evergreene Homes and / or the Preferred Lender toward the "Approved Settlement Costs". Approved Settlement Costs means: Any Settlement Costs defined in the Agreement of Sale that, for the loan program selected by you, the Preferred Lender allows you to receive a credit for from Lender and / or Evergreene Homes. Approved Settlement Costs shall not include any prepaid items, such as mortgage insurance premiums, real estate taxes, hazard insurance premiums or interest. Lenders and certain loan programs (e.g. FHA, VA etc.) may not allow certain specified Settlement Costs to be paid by you nor allow you to receive a credit for such items from Evergreene Homes and Lenders. Any such disallowed items do not constitute Approved Settlement Costs.

The **maximum** Approved Settlement Costs Credit that you shall receive is **\$5,000**. In the event that at the time of Settlement, the actual Approved Settlement Costs are less than the maximum, you shall receive only the actual costs incurred.