

## What We Can Design and Build for You...

Our greatest reward comes from the recognition we receive from our home owners. As one of Wilmington's leading "healthy built" luxury homes building companies, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Anne & Bradshaw home offers a combination of quality materials and superior design. Every detail is meticulously considered and every enhancement is added to create a customized home that is uniquely yours.

As members of NC Healthy Built Homes and an Energy Star Builder, we preserve as much open space as possible, incorporating the existing trees and natural landscape features. As part of our award winning efforts, we have managed to preserve many natural areas for peaceful gardens. We're helping to create tranquil communities with parklike features so residents can truly enjoy the settings of their beautiful homes.

Please take a moment to browse our list of FAQs in order to familiarize yourself with how we can help you!

- How long does it take to build my home?
- What is Tonbo Meadow?
- What are Anne & Bradshaw's City Living Development rehab projects?
- Does Anne & Bradshaw build custom homes?
- When will Tonbo Meadow be available?
- Can I change/add features to a model that I like?
- How do I select options for my home?
- How do I select a lot to build on?
- What is a home site premium?
- What if I need a home right away?
- How do I design my own home?

How long does it take to build my home?

Time frames for building a new home can vary. It depends upon a number of things, including the home design you choose, the number of features and number of customized elements. But, generally speaking, it takes between 6 and 18 months.

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What is Tonbo Meadow?

A new concept "green" community with ten unique homes, conservancy area and a private park. Tonbo Meadow features homes with amenities that may include solar generated energy, water harvesting, zero air infiltration insulation and recycled/sustainable materials. The community is designed so that homeowners benefit from low cost living, environmental stewardship, and unique, natural design in a private and pristine setting . These homes will be Energy Star Certified and may qualify for energy tax credits as well as Energy Star mortgages backed by Fannie Mae (ask your tax preparer or mortgage lender about these low equity loans!). The private park will be a safe place to gather for events or relaxation.

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What are Anne & Bradshaw's City Living Development rehab projects?

Anne & Bradshaw attempts to recycle and reuse whenever possible, so naturally they include urban redevelopment projects in their plans. These homes may have many of the same energy saving features as new homes but maintain the charm of yesterdays craftsman. Many qualify for energy tax credits and are strategically located in metropolitan areas that have close proximity to entertainment, dining, shopping and culture. Our latest project, Midori on 29'th, is a six home cluster of affordable, green, very modern homes in a great school district with walkable amenities.

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Does Anne & Bradshaw build custom homes?

Definitely! Anne & Bradshaw will build a magnificent and efficient custom home on a customer's own lot using your architect's plan or adapting one of our plans. We also own several building sites that you may choose for your home.

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When will Tonbo Meadow be available?

We anticipate home-sites to be available Spring 2010.

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Can I change/add features to a model that I like?

Generally, yes. We will work with you to make changes and help you prioritize features to your budget.

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How do I select options for my home?

After you place a deposit on your new home, Anne & Bradshaw will provide you with an options list and will go over that list with you page by page. Prior to signing your purchase agreement, you will need to select your structural options (such as additional rooms or room changes). After signing your purchase agreement, you will be able to select choices in flooring, cabinets, tile, and more. We can answer any questions you may have and assist you in making these important decisions.

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How do I select a lot to build on?

For a custom home, if you don't already own your lot, Anne & Bradshaw will provide you with options or you can choose a lot from the many lots listed for sale. When Tonbo Meadow becomes available, you will see a home site plan that assigns numbers to each home site. You can then drive through the community, and look at those that are of interest to you. When you sign a purchase agreement, that lot is then reserved for your new home. As soon as your construction loan is closed, we will begin creating your new home!

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What is a home site premium?

It is an additional cost you must pay when you select a premium home site. A premium home site may be larger, on the private park front or include water features.

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What if I need a home right away?

Anne and Bradshaw may have homes that are already under construction and are ready to move into in a matter of weeks or months. We call these Inventory Homes or Spec Homes and purchasing one of these reduces the time it takes to finish your luxury home while possibly still allowing you to select many custom features.

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How do I design my own home?

We can connect you to an architect or designer who will help you create your dream home!

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