

APPLE TREE

EST. 1992

PLAN PORTFOLIO



On behalf of the Apple Tree Construction Team, I want to thank you for taking the time to look through our plan portfolio. Our entire team has a tremendous amount of pride in the attention to detail showcased in each of these plans developed in conjunction with two award-winning design firms: SC Irons & Associates and Traditional Designs. As you look through the first section of the plan portfolio, you will see a number of homes ranging in size from 1,500-2,100 square feet. All of these plans have been designed from the ground up as “small homes that live big.” When Cameo Court launched in 2010, this concept really took off for homebuyers looking to downsize. Those that believed they needed a 2,400 square foot home quickly discovered that many of the Apple Tree plans delivered everything they wanted in a home under 2,000 square feet. This was accomplished through efficient plan design. At Apple Tree, we know that open concept kitchen/dining/great room areas are a gathering place for friends and family. We also know how important a right-sized master suite with a large walk-in closet is—even in a smaller home. On top that, we know what every homebuyer thinks about wasted space. With materials costs constantly climbing, efficient plan design is critical for those looking to maximize the livable space in a home while keeping an eye on the overall budget. Over the past few years, we’ve also had a number of clients looking to build larger luxury homes. While efficient design concepts are still used in our larger luxury homes, keeping the size/price down isn’t always the primary focus. Many of the larger homes in the plan portfolio were designed from the ground up as true custom homes and have special rooms and features not always found in our smaller plans.

As you will see, the plans in the portfolio cover a wide range of home sizes and exterior elevation styles. That said, we realize that every client’s needs/wants are different. Because of this, plan “tweaks” are not only allowed, they are encouraged. If you really like one of the plans but need to make a few changes for the plan to meet your needs, we are happy to work together to adapt our plans. In fact, that is how many of the plans in our portfolio have evolved over the years. For more information on how a plan can be adapted to your specific needs, please email jon.kinloch@appletreresort.com. Should you have any questions about the plan portfolio, or would like to schedule a tour at Apple Tree, feel free to give our office a call at (509) 972-2740 ext. 9 or visit appletreresort.com and submit an inquiry.

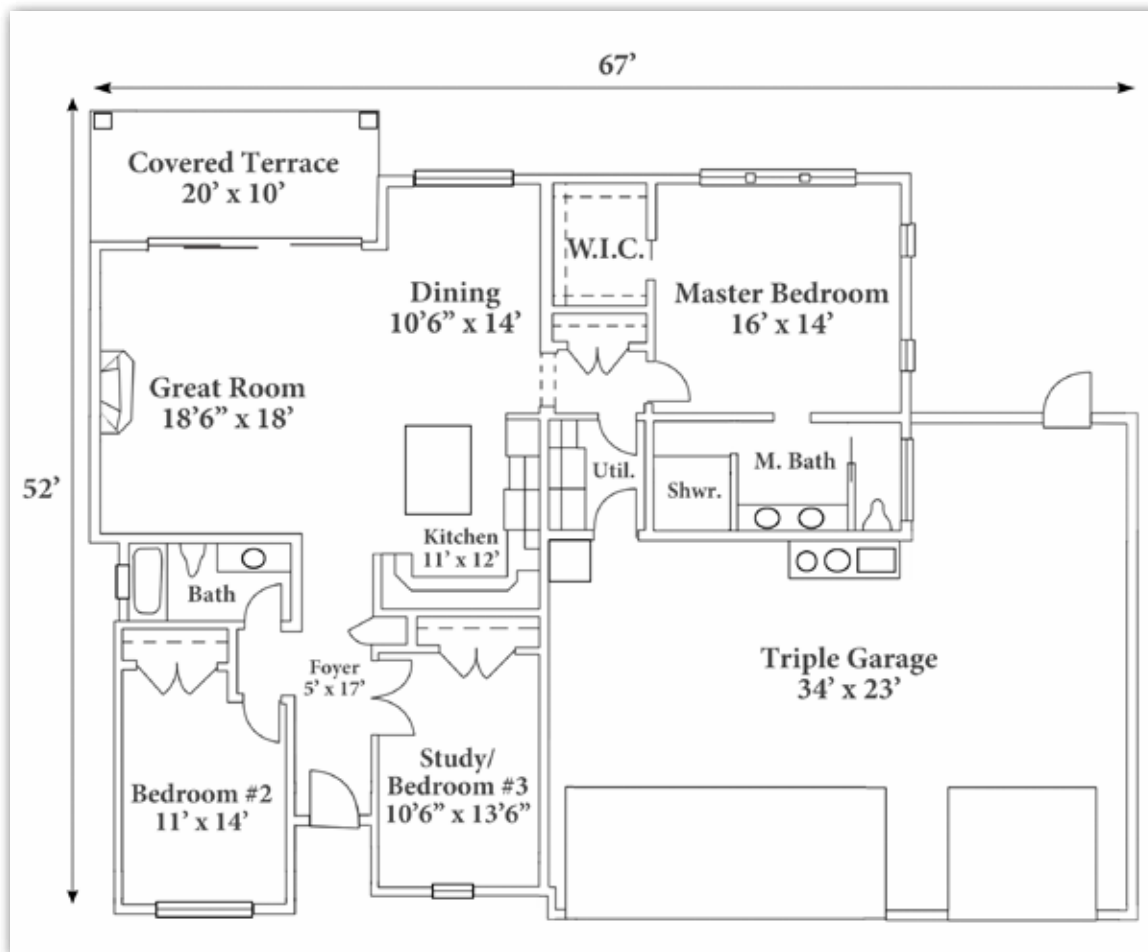
Sincerely,

Jon Kinloch
General Manager
Apple Tree Resort
jon.kinloch@appletreresort.com

ONE STORY PLANS



THE VILLA

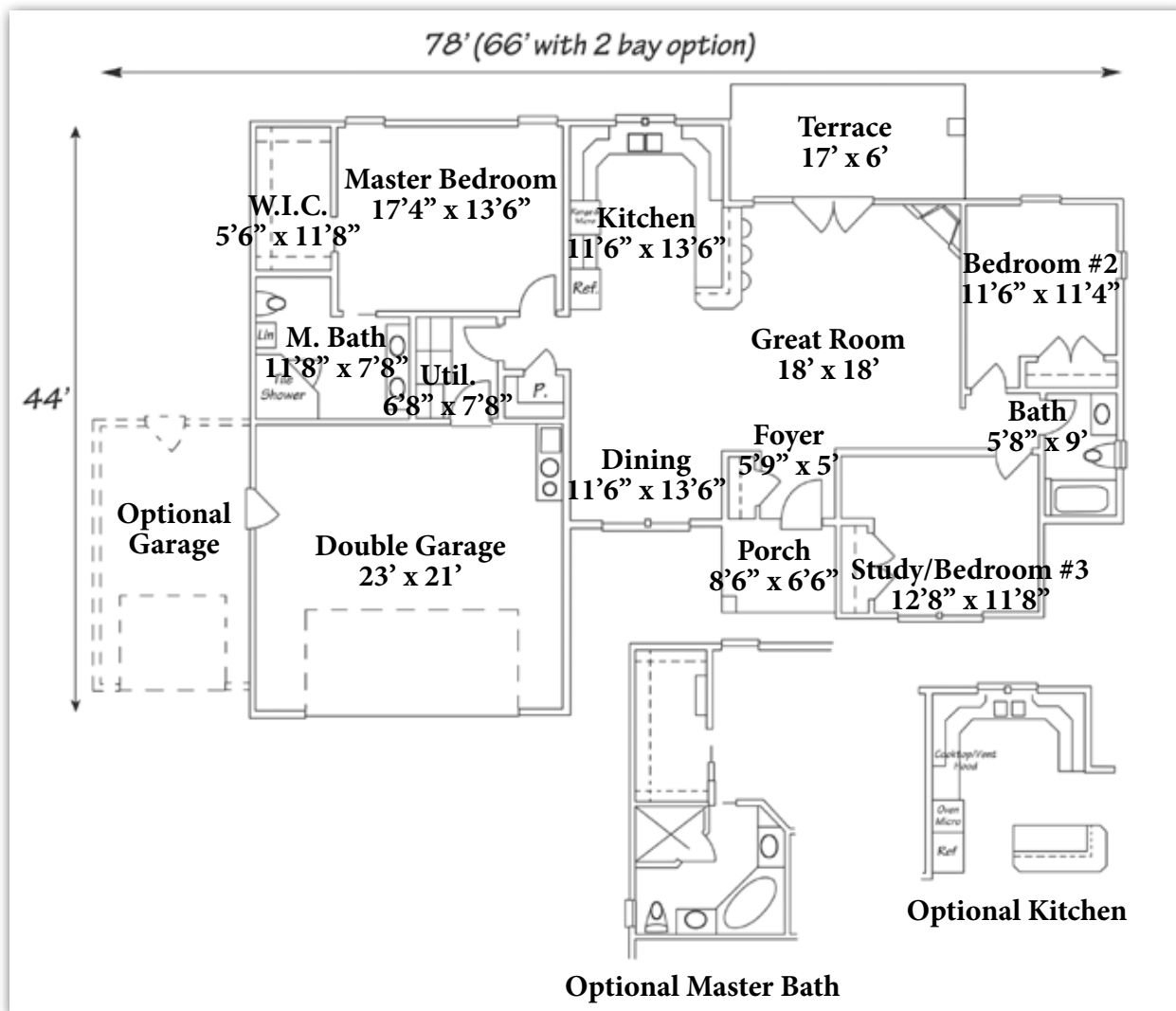


For those who need a little more space than the Bungalow, the Villa offers a larger great room, larger second bedroom, and a full third bedroom/study.

3 Bedroom
2 Bathroom
1,678 SF



THE CRAFTSMAN

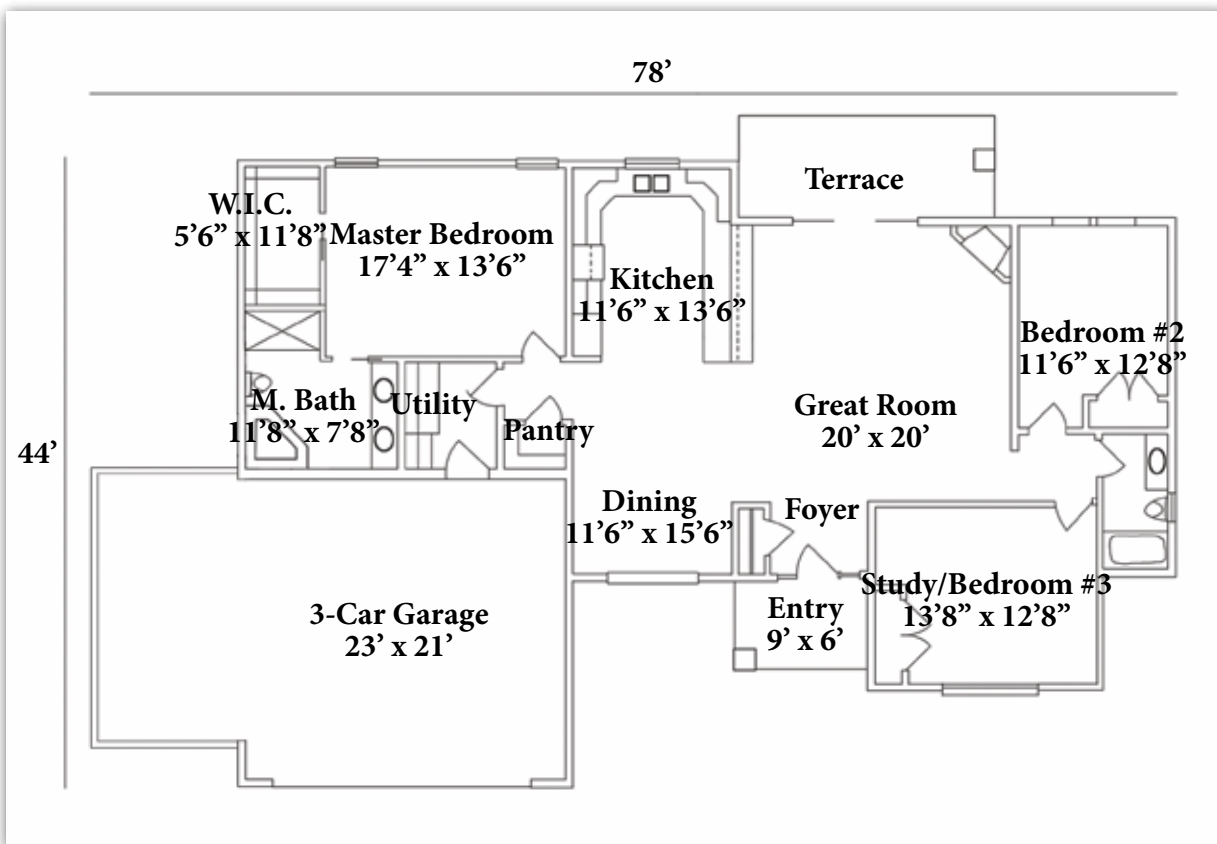


The original small home that lives big features a vaulted great room, huge kitchen, and a comfortable master retreat.

3 Bedroom
2 Bathroom
1,732 SF



THE CRAFTSMAN II

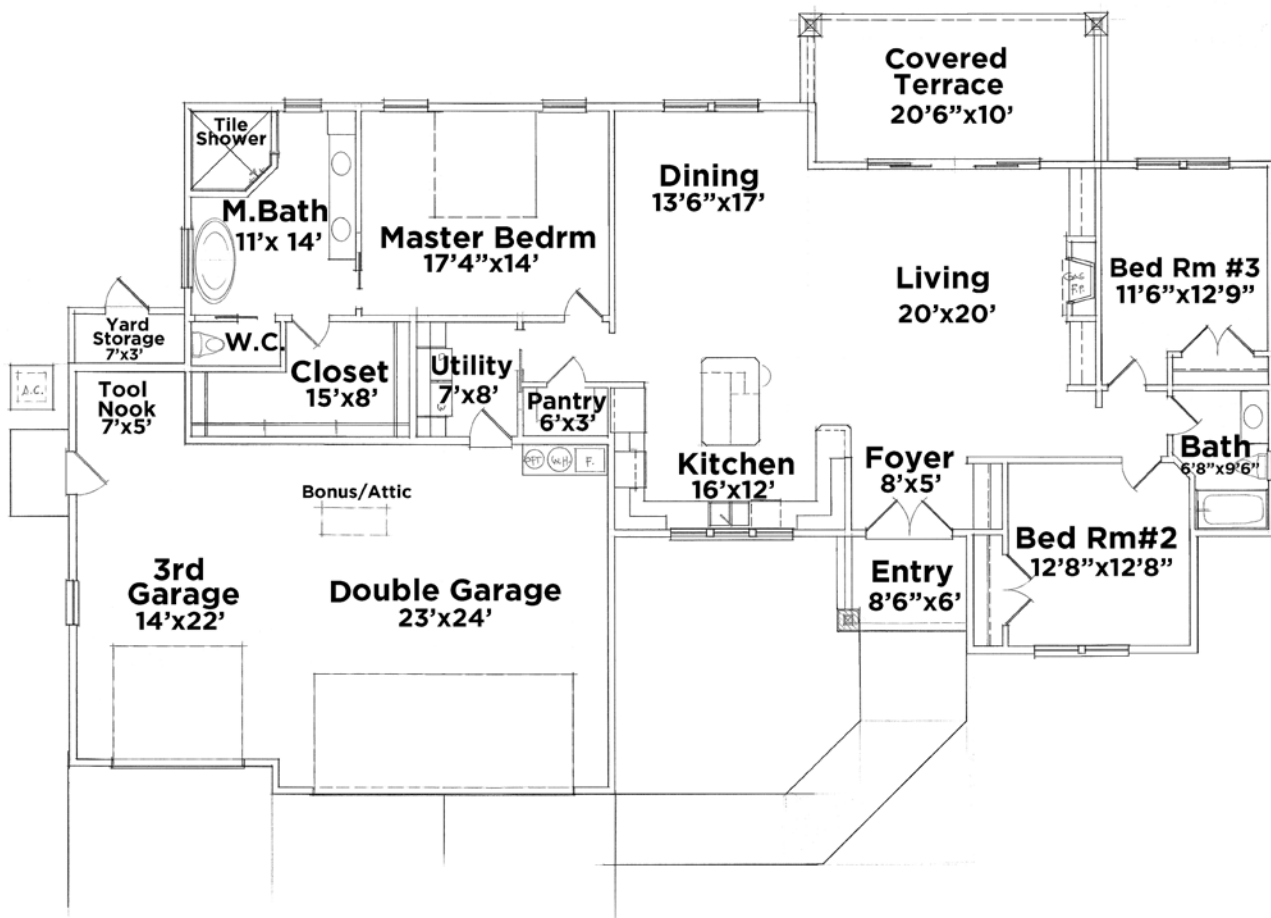


Subtle tweaks to the original Craftsman plan add a little space to the Great Room, Dining Room, and secondary bedrooms. This plan won all 6 judged awards at the 2013 CWHBA Tour of Homes.

3 Bedroom
2 Bathroom
1,872 SF



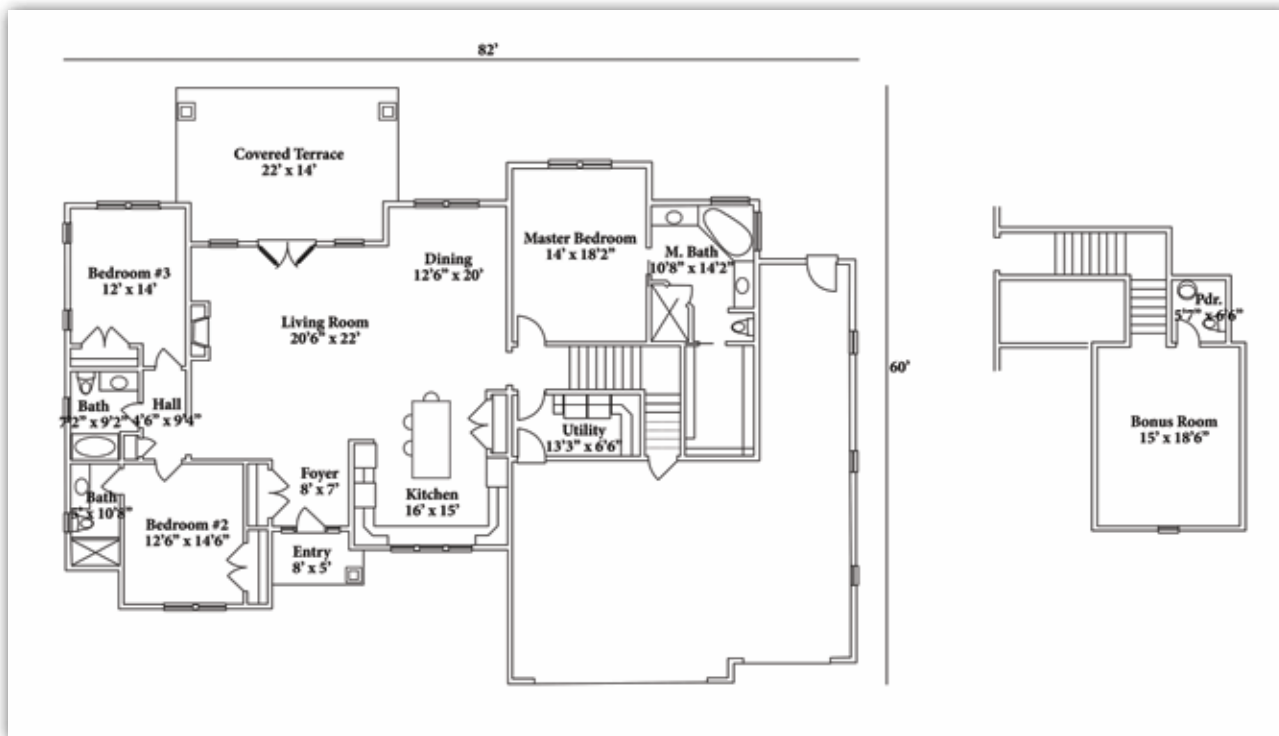
THE CRAFTSMAN III



**3+ Bedroom
2 Bathroom
2,304 SF**



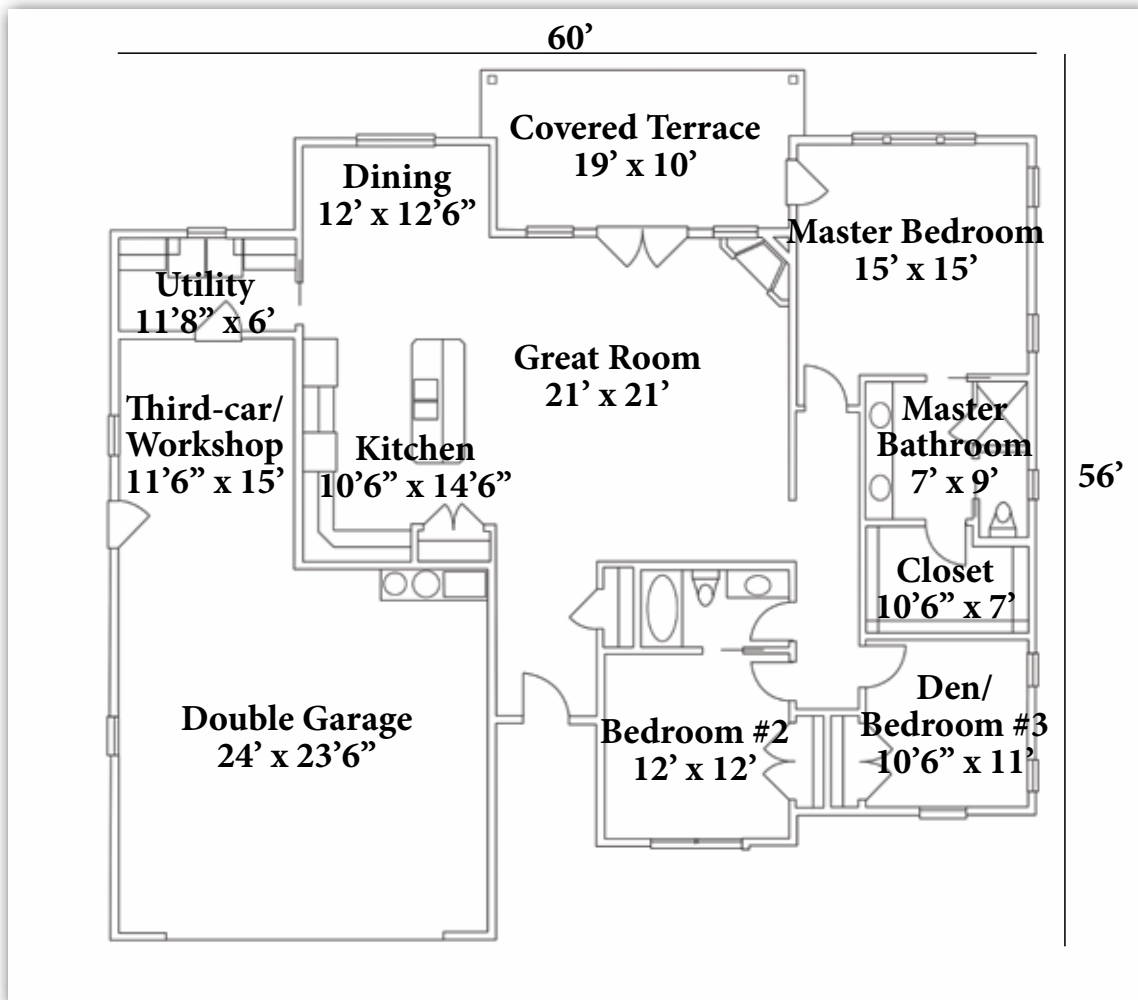
THE CRAFTSMAN IV



3+ Bedroom
3 Bathroom
2,756 SF



THE CAMDEN



3 Bedroom
2 Bathroom
1,866 SF

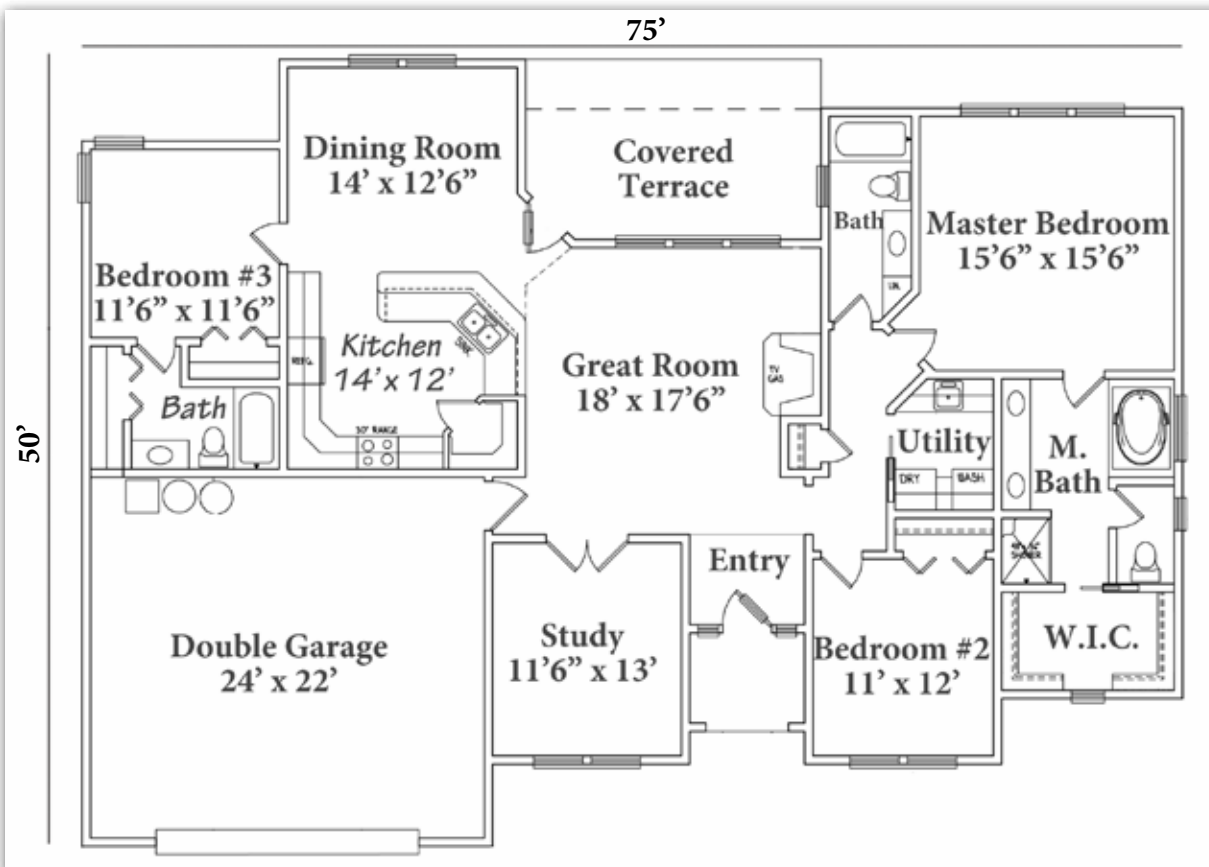
Gable Elevation



Hip Elevation



THE TRADITIONAL



Easily the most flexible plan at Cameo Court, the Traditional features 3 bedrooms, plus a study and 3 bathrooms without making sacrifices to room sizes. Plus, it's available in two distinct elevations.

3+ Bedroom
3 Bathroom
2,027 SF

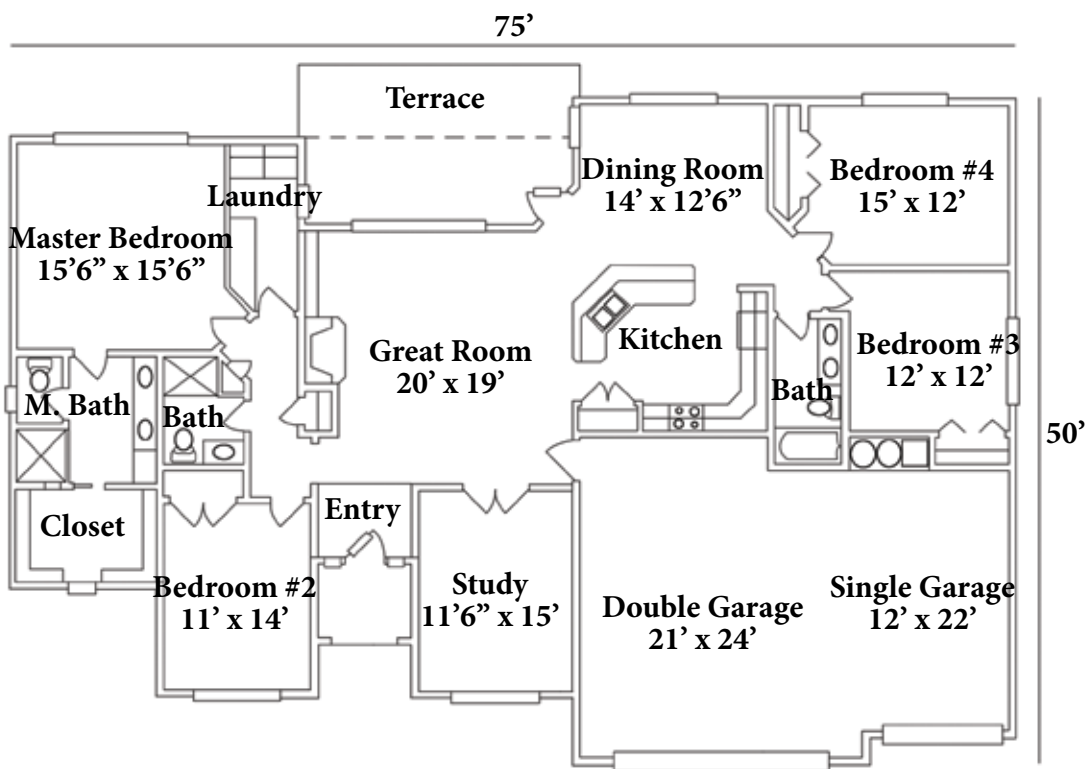
Gable Elevation



Hip Elevation



THE TRADITIONAL II

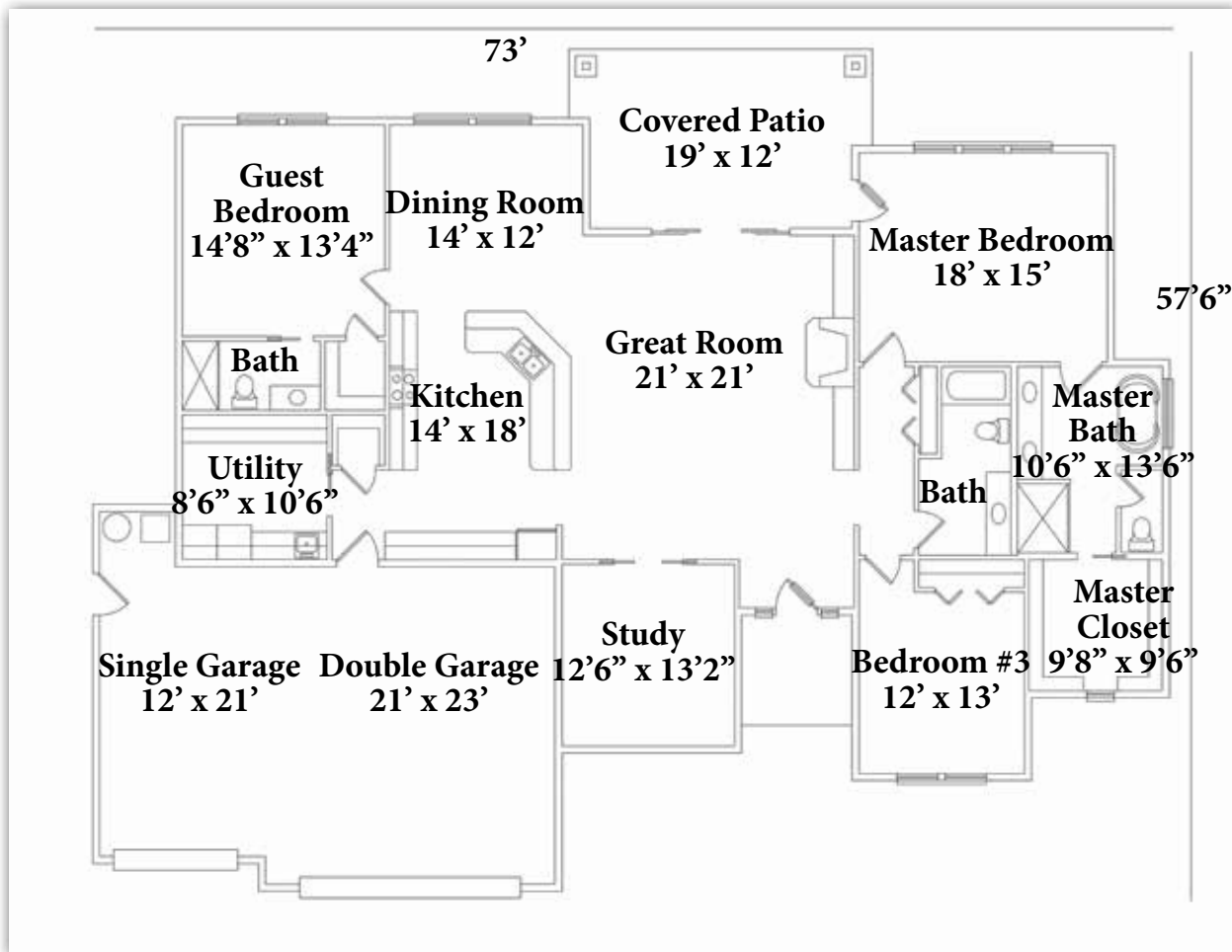


A larger version of the Traditional features additional space in the great room, study, and secondary bedrooms. Plus, the revised version includes a 4th bedroom!

4+ Bedroom
3 Bathroom
2,363 SF



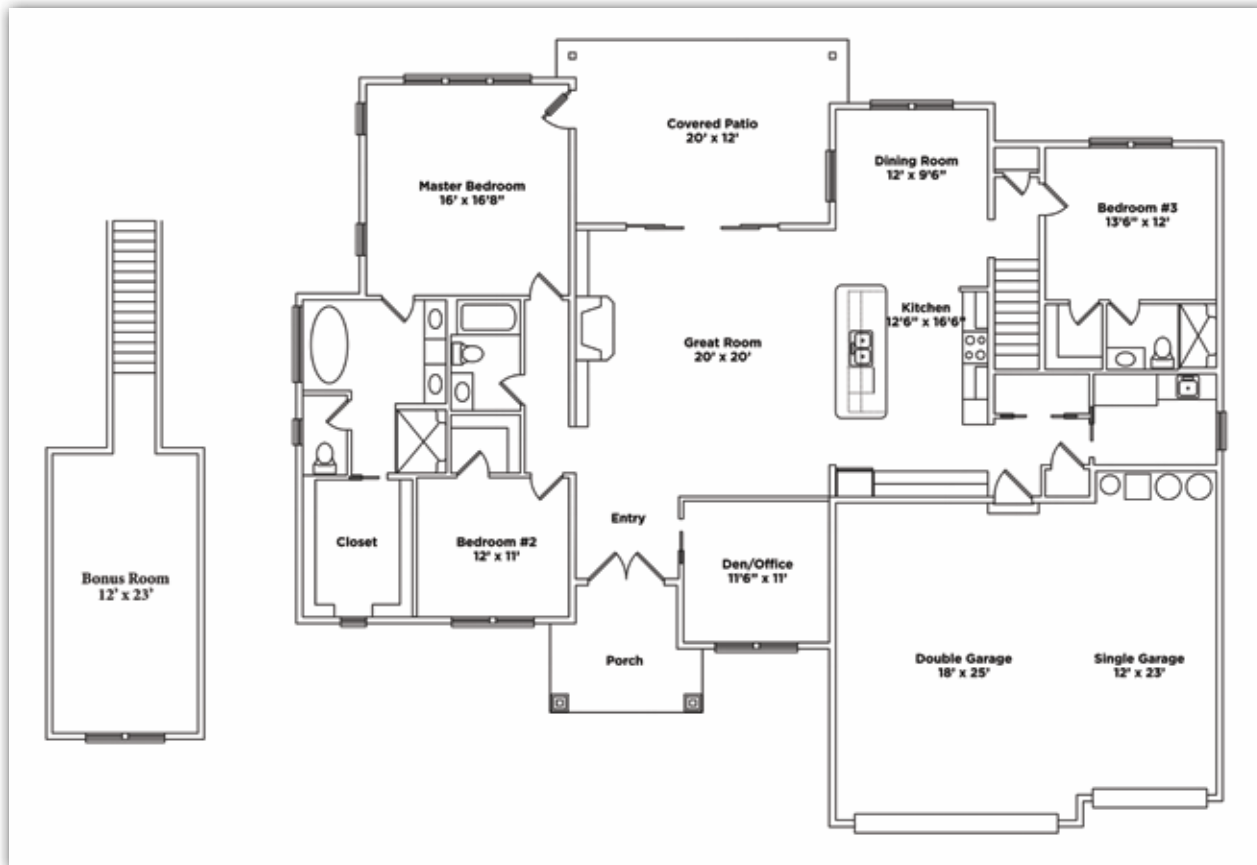
THE TRADITIONAL III



3+ Bedroom
3 Bathroom
2,586 SF



THE TRADITIONAL IV WITH BONUS ROOM



3+ Bedroom
3 Bathroom
2,667 SF

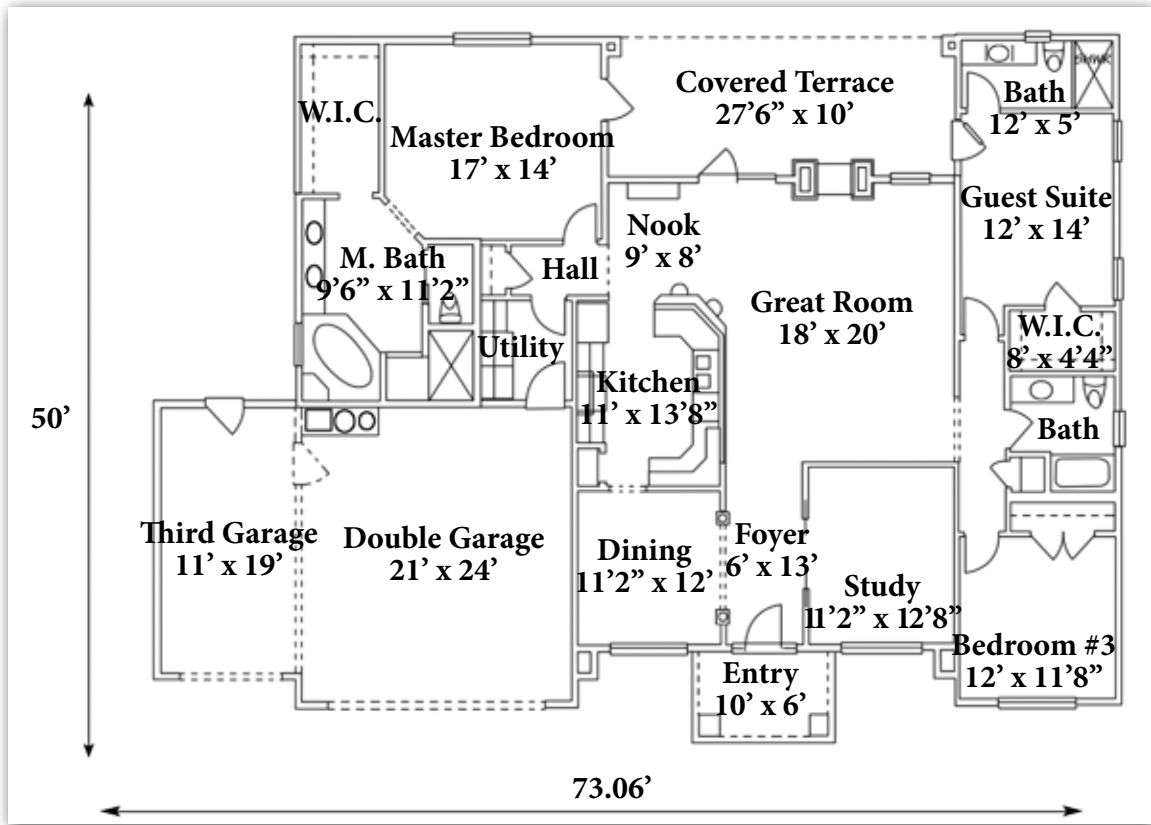
Hip Elevation



Gable Elevation



THE VENETIAN

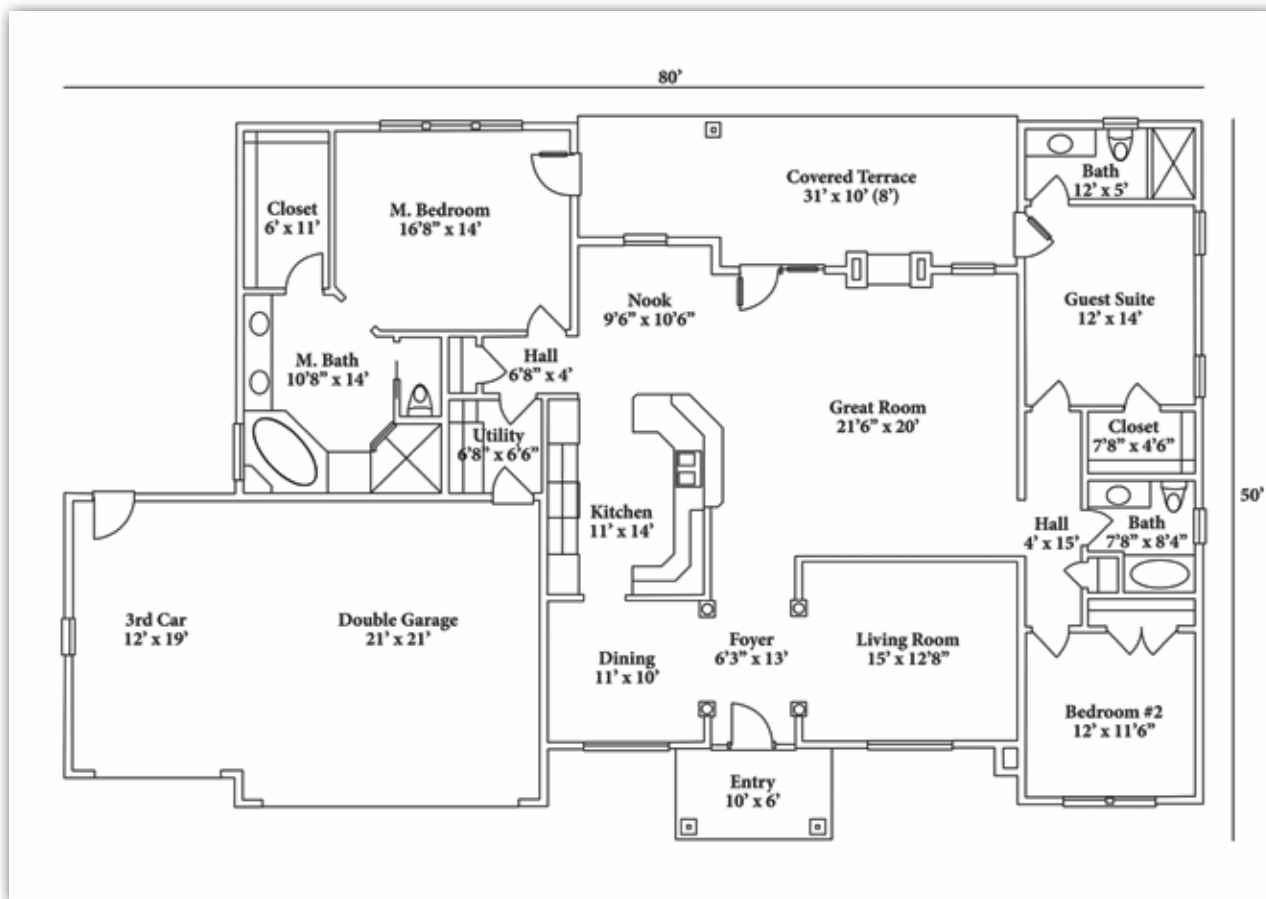


How do you improve a plan that won all 7 awards at the 2012 CWHBA Tour of Homes? You expand the third bedroom into a guest suite with a full bathroom. Your guests will never want to leave!

3+ Bedroom
3 Bathroom
2,194 SF



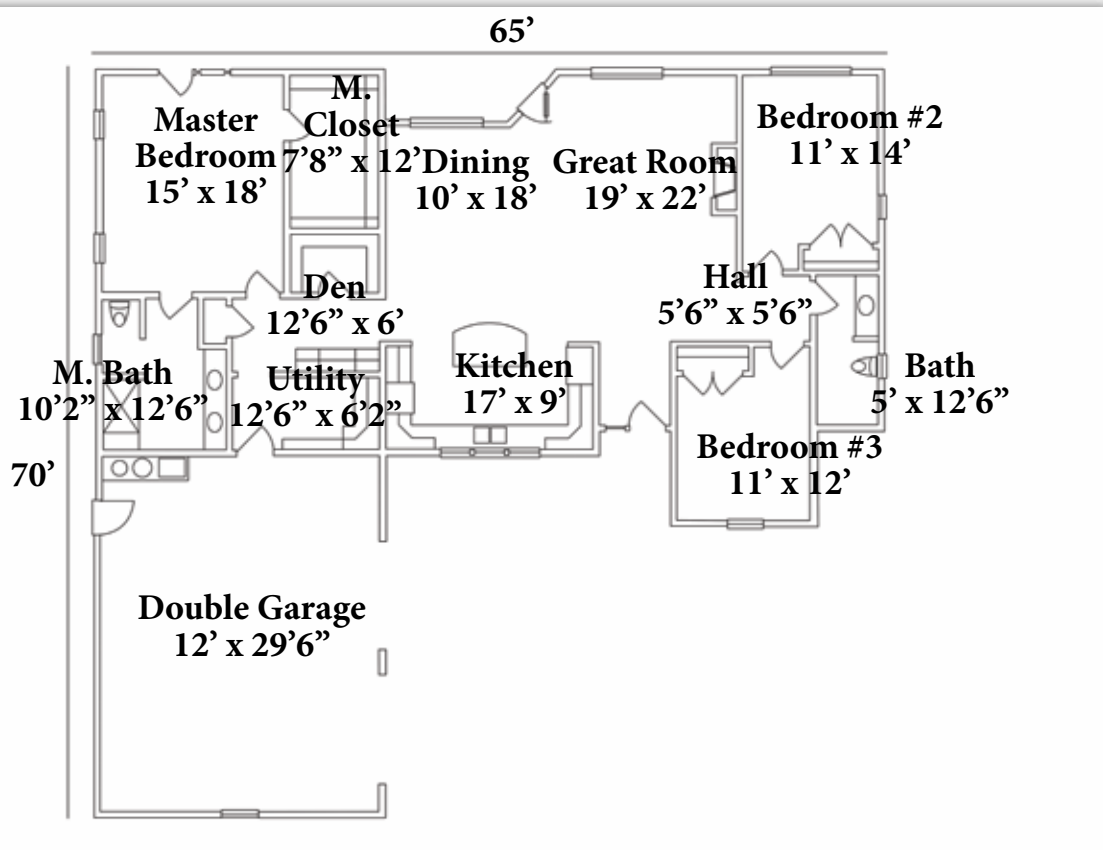
THE VENETIAN II



3+ Bedroom
2 Bathroom
2,384 SF



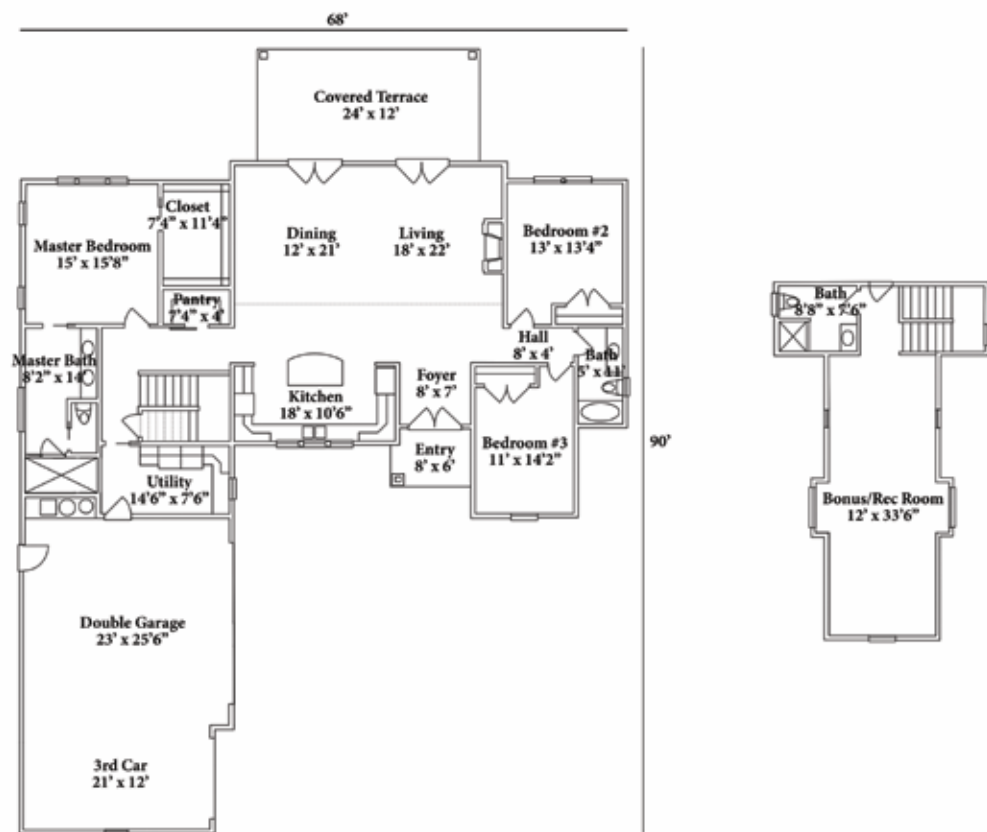
THE NEWPORT



3+ Bedroom
2 Bathroom
2,081 SF



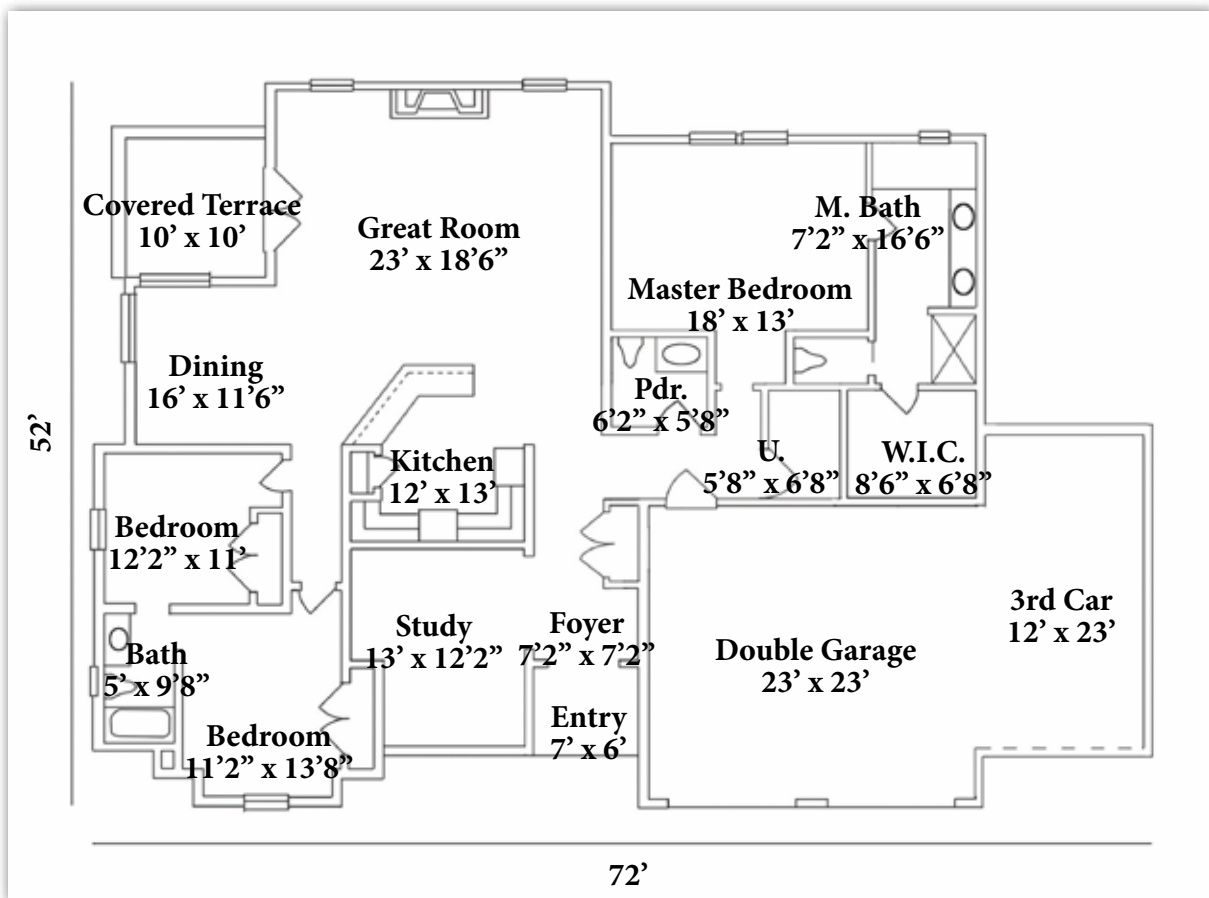
THE NEWPORT II WITH BONUS ROOM



3+ Bedroom
3 Bathroom
2,875 SF



THE GABLES

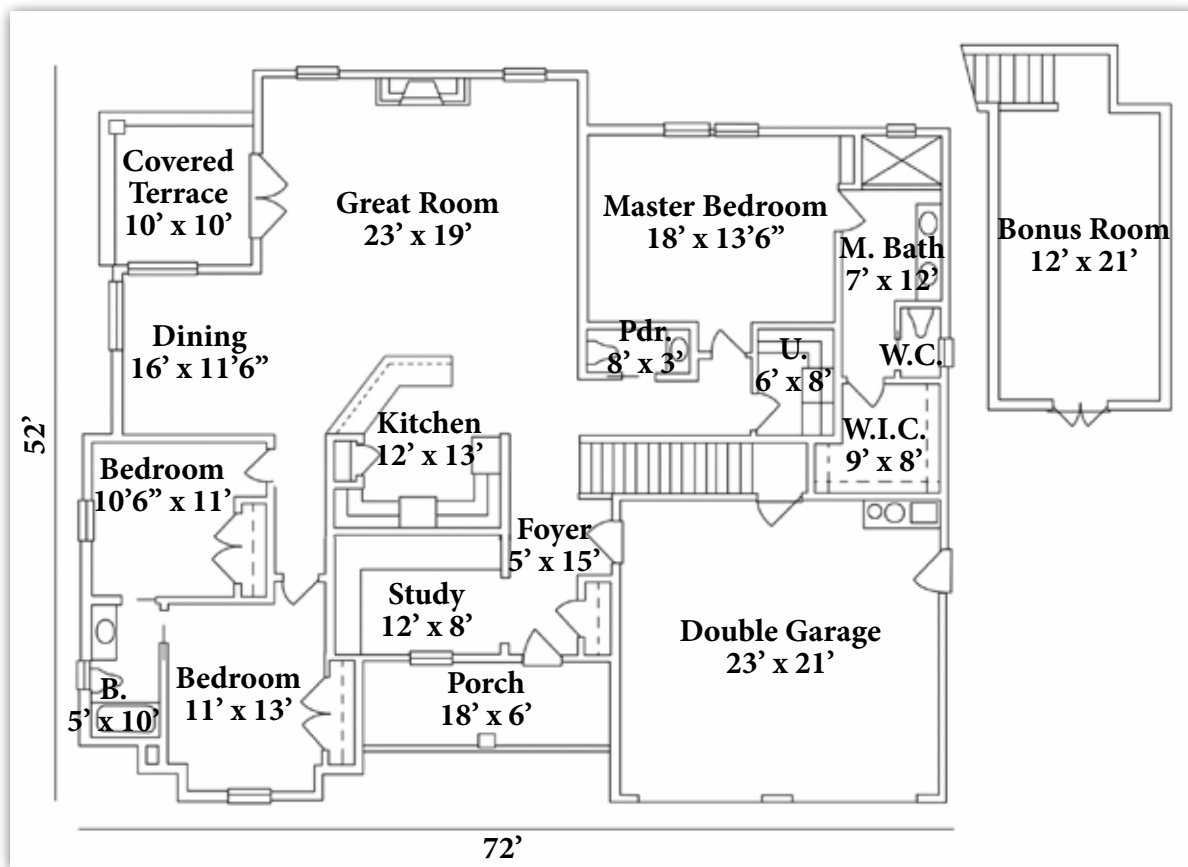


Completely different than all other plans at Cameo, the Gables plan is built around an oversized great room with soaring ceilings and a beautiful stone fireplace.

3+ Bedroom
2.5 Bathroom
2,253 SF



THE GABLES WITH OPTIONAL BONUS ROOM

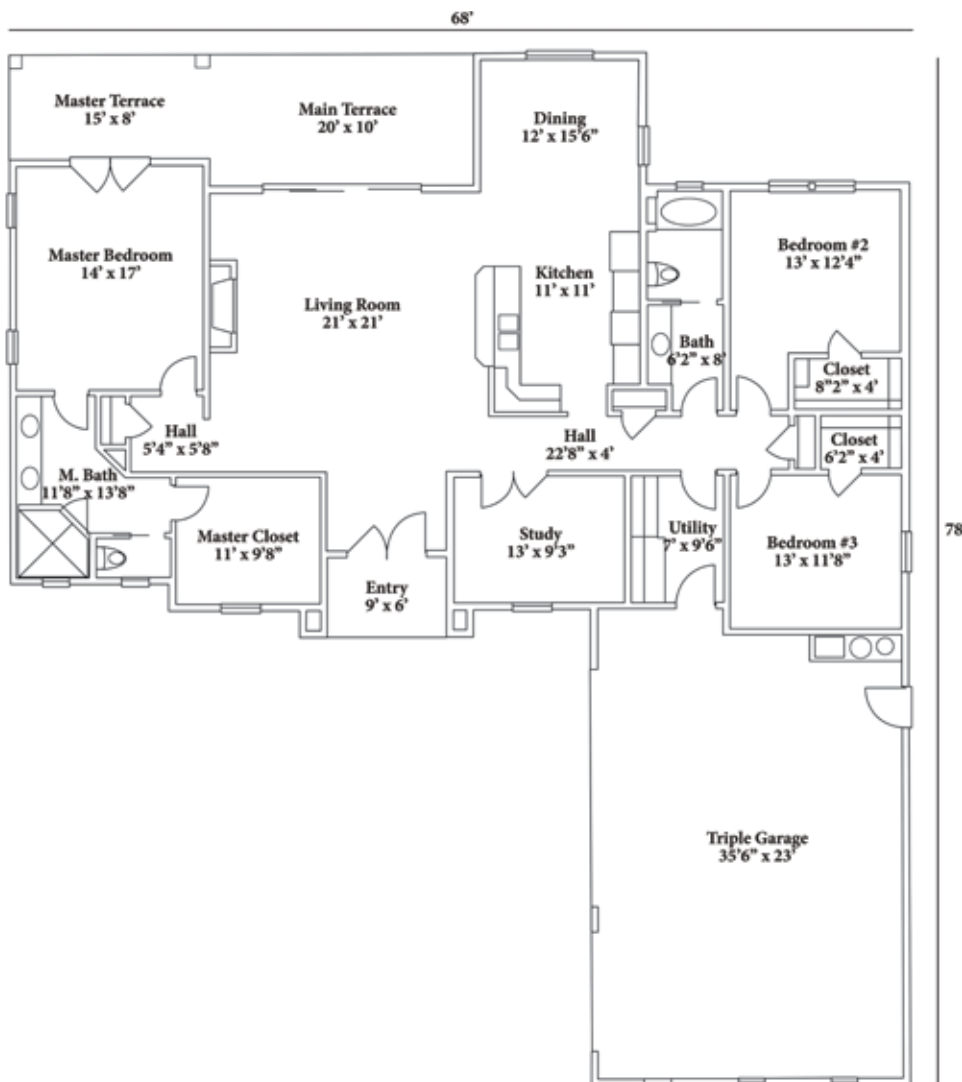


This home includes all of the features of the original Gables plan with an added convenience of having a bonus room above the garage.

3+ Bedroom
2.5 Bathroom
2,462 SF



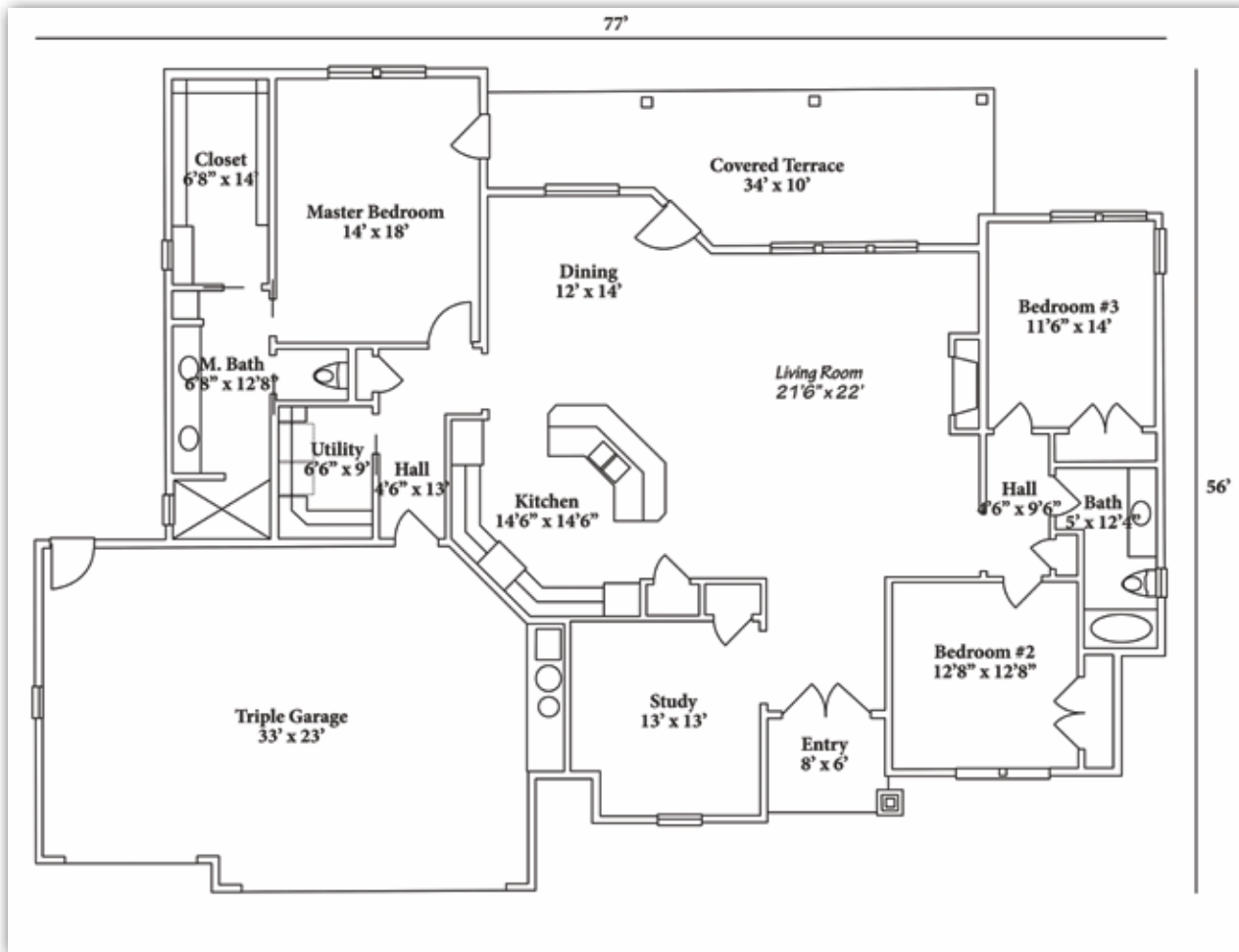
THE ITALIAN



**3+ Bedroom
2 Bathroom
2,304 SF**



THE CASCADE



3+ Bedroom
2 Bathroom
2,380 SF

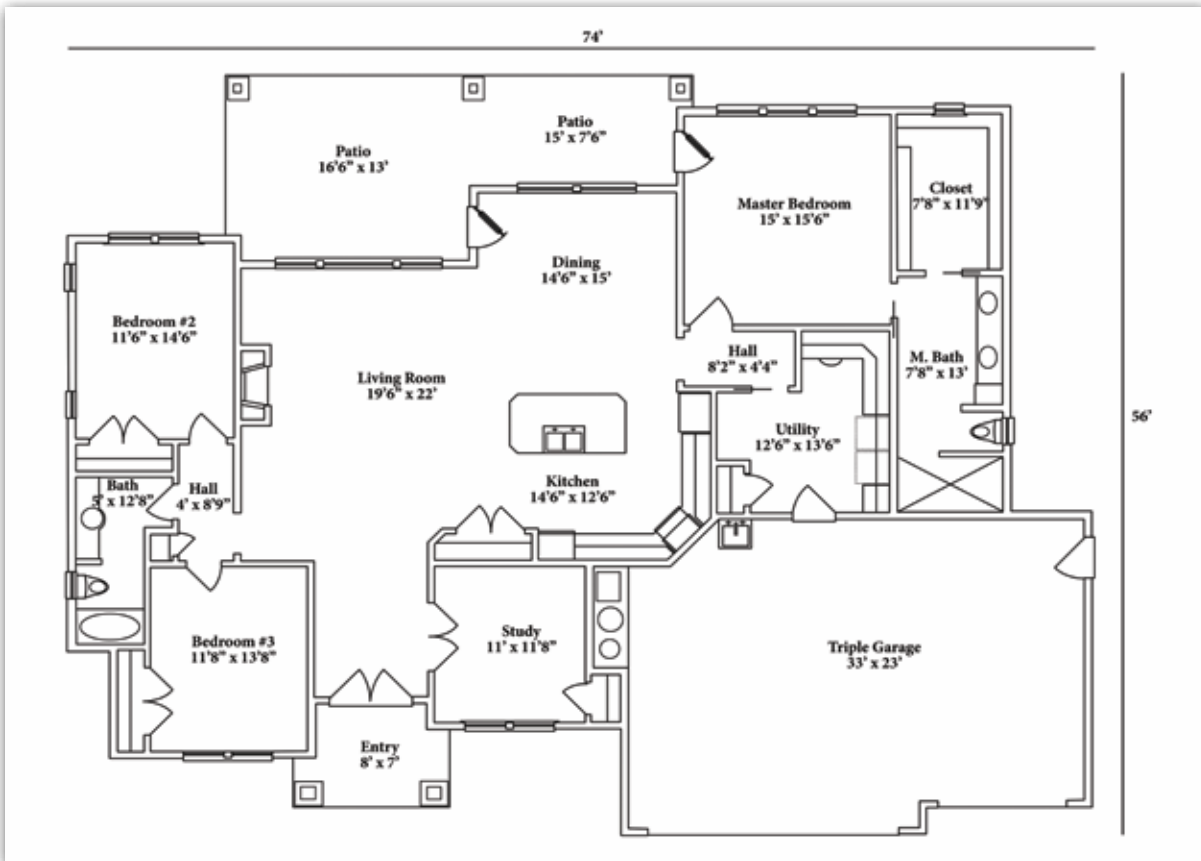
Hip Elevation



Gable Elevation



THE CASCADE II



**3+ Bedroom
2 Bathroom
Also available
in 3 BA
2,315 SF**

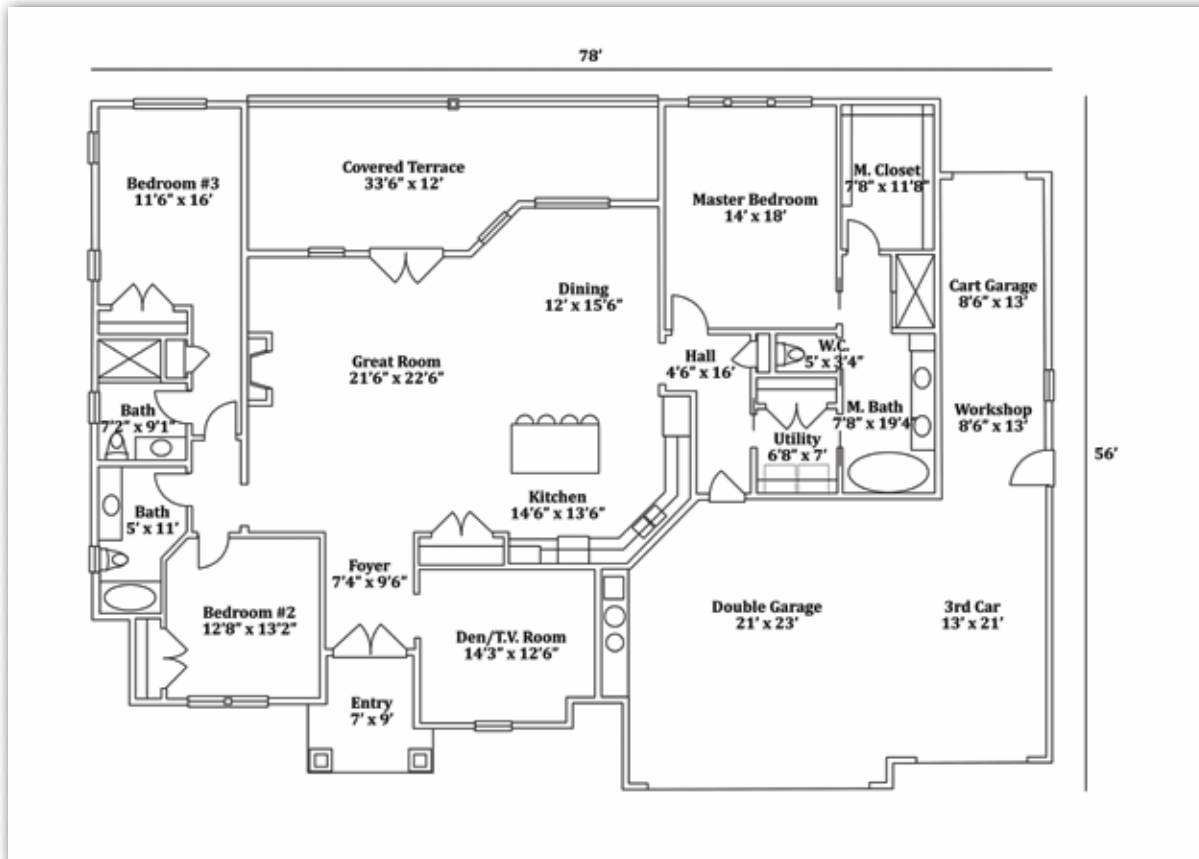
Hip Elevation



Gable Elevation



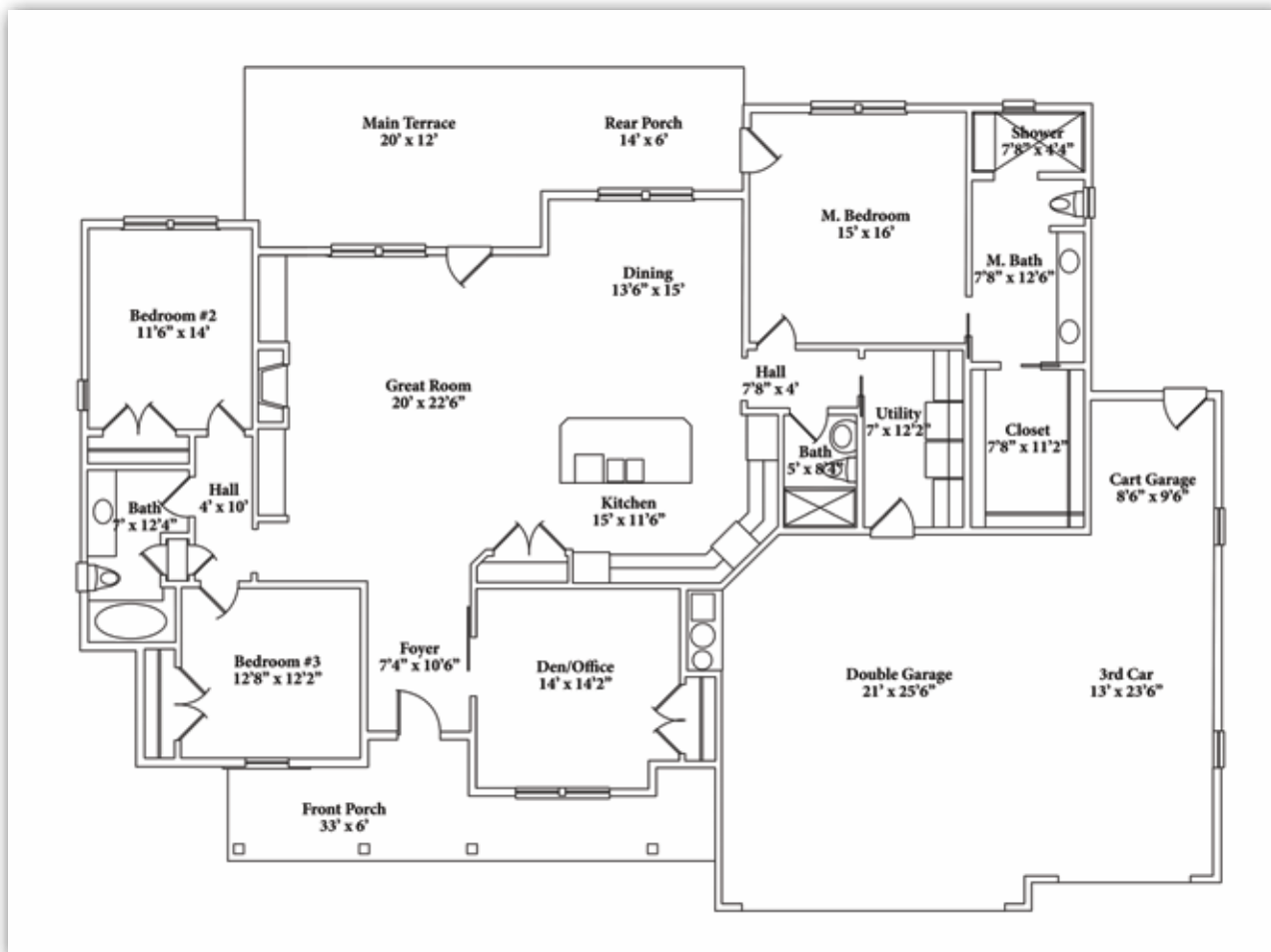
THE CASCADE III



**3+ Bedroom
3 Bathroom
2,574 SF**



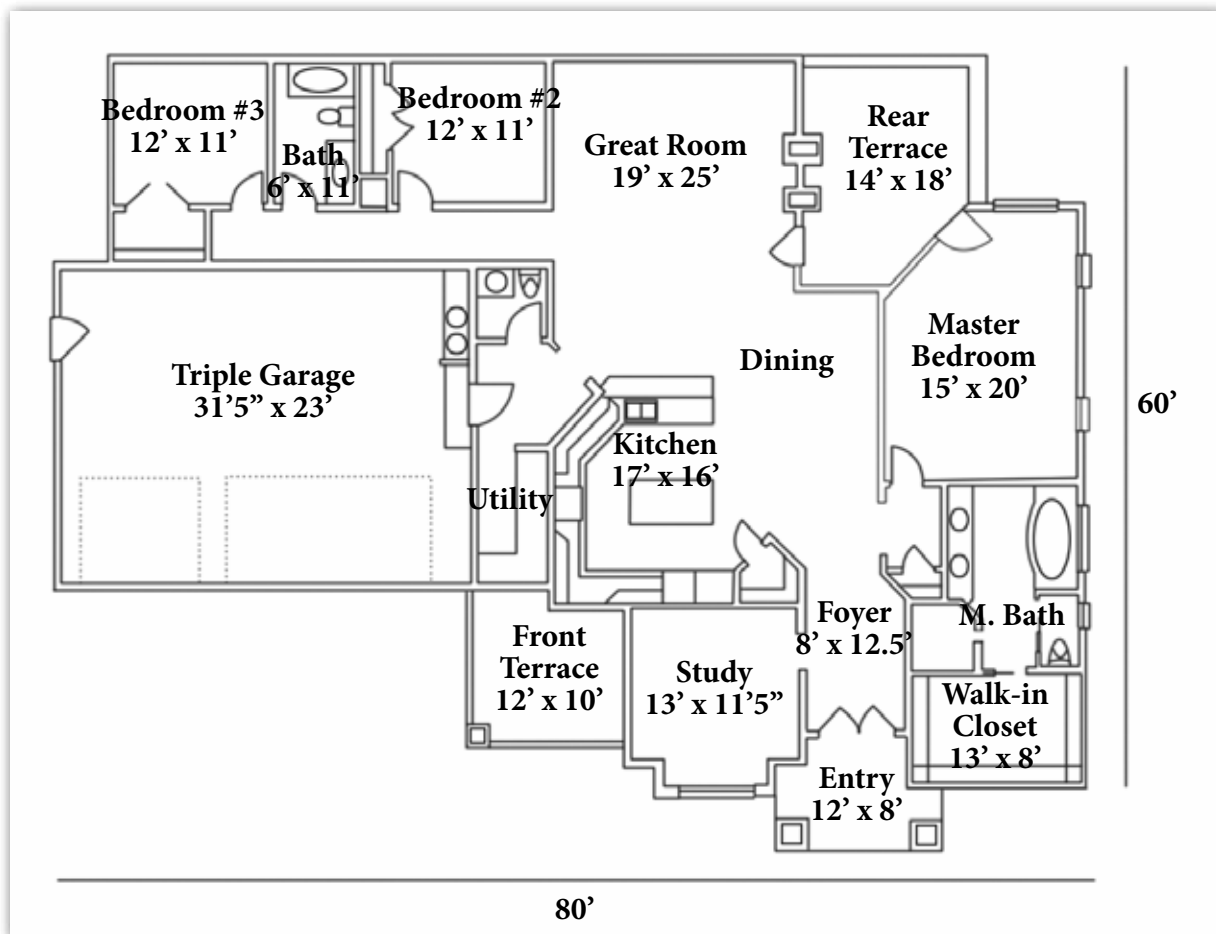
THE CASCADE IV FARMHOUSE ELEVATION



3+ Bedroom
3 Bathroom
2,403 SF



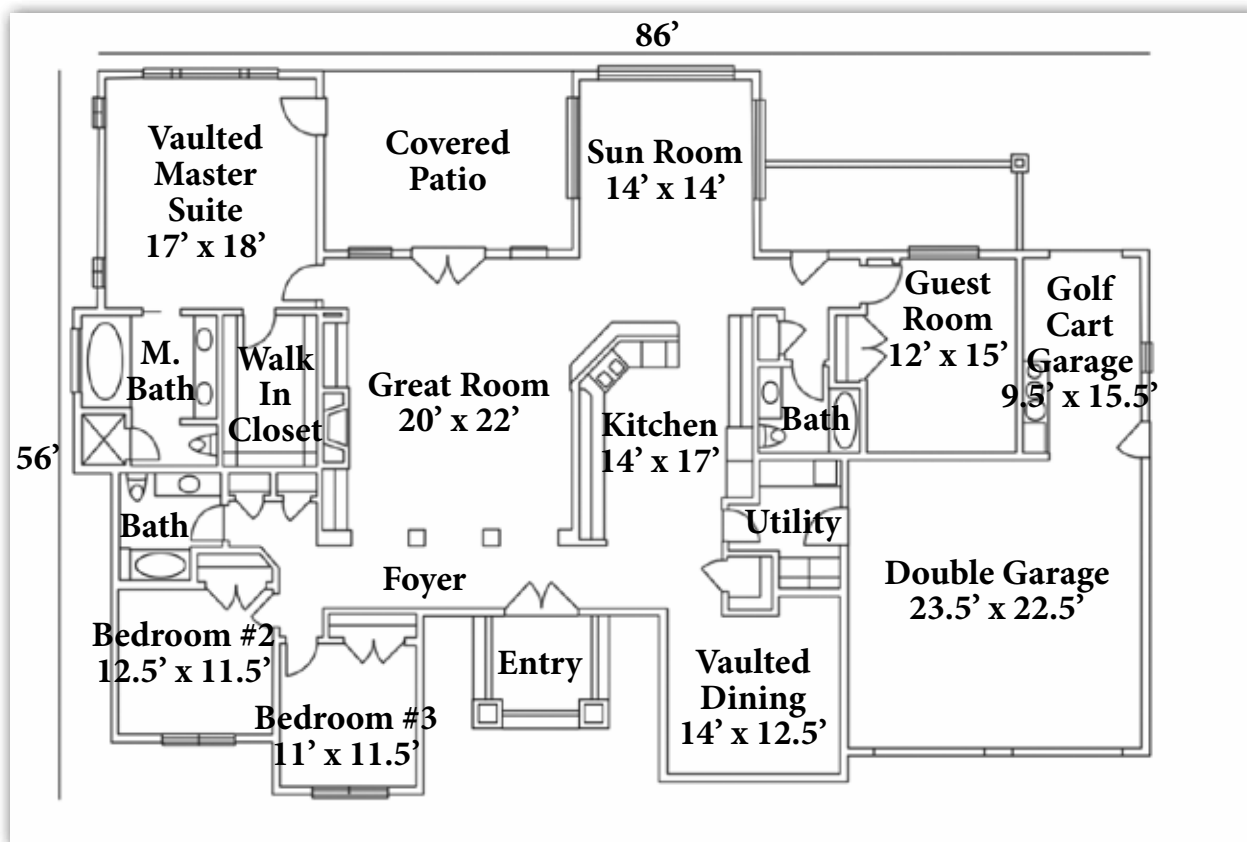
THE HORIZON



3 Bedroom
2.5 Bathroom
2,604 SF



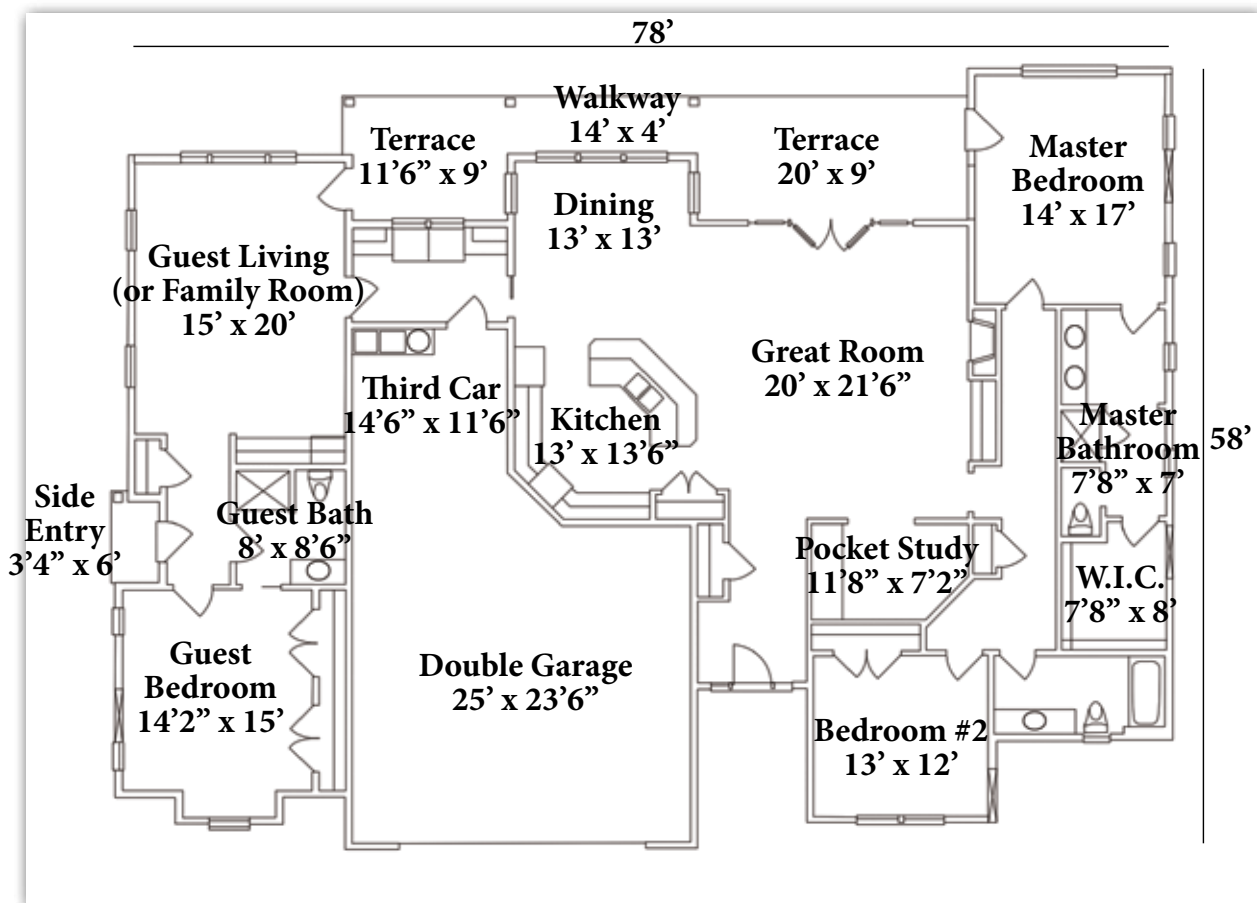
THE CLEARWATER



4+ Bedroom
3 Bathroom
2,845 SF



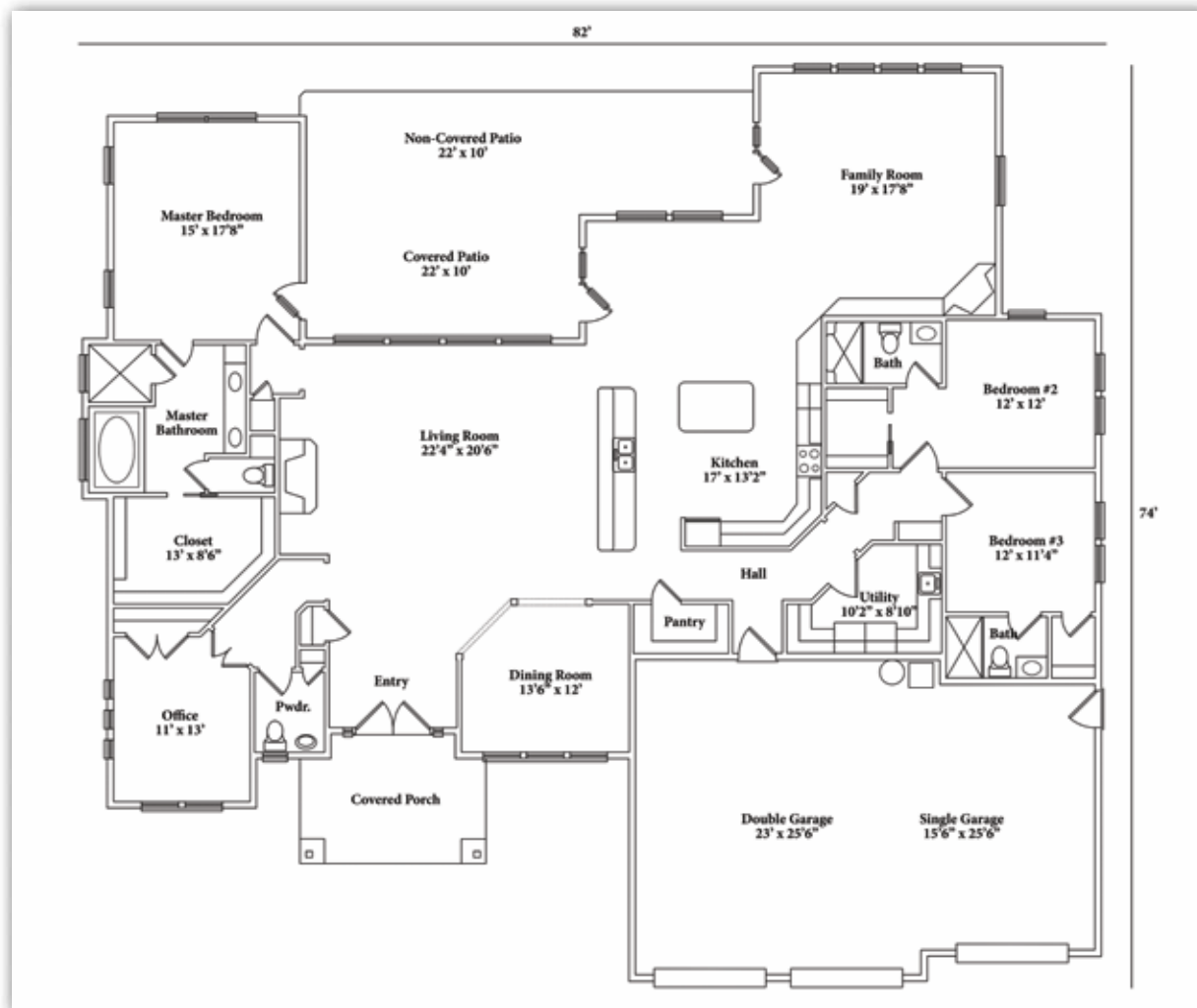
THE FAIRWAY



3 Bedroom
3 Bathroom
2,850 SF



THE OASIS

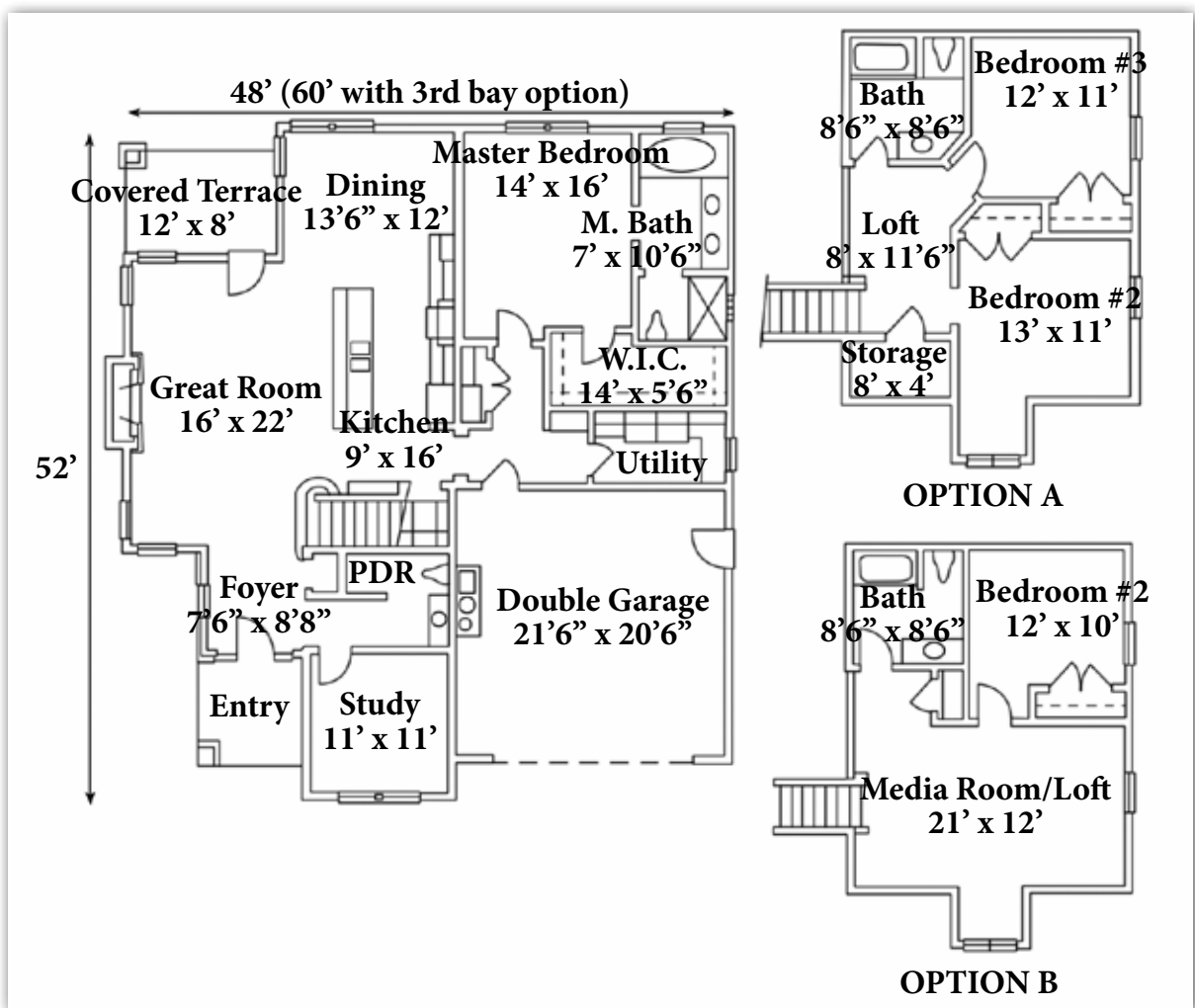


**3+ Bedroom
4 Bathroom
3,384 SF**

TWO STORY PLANS



THE COTTAGE

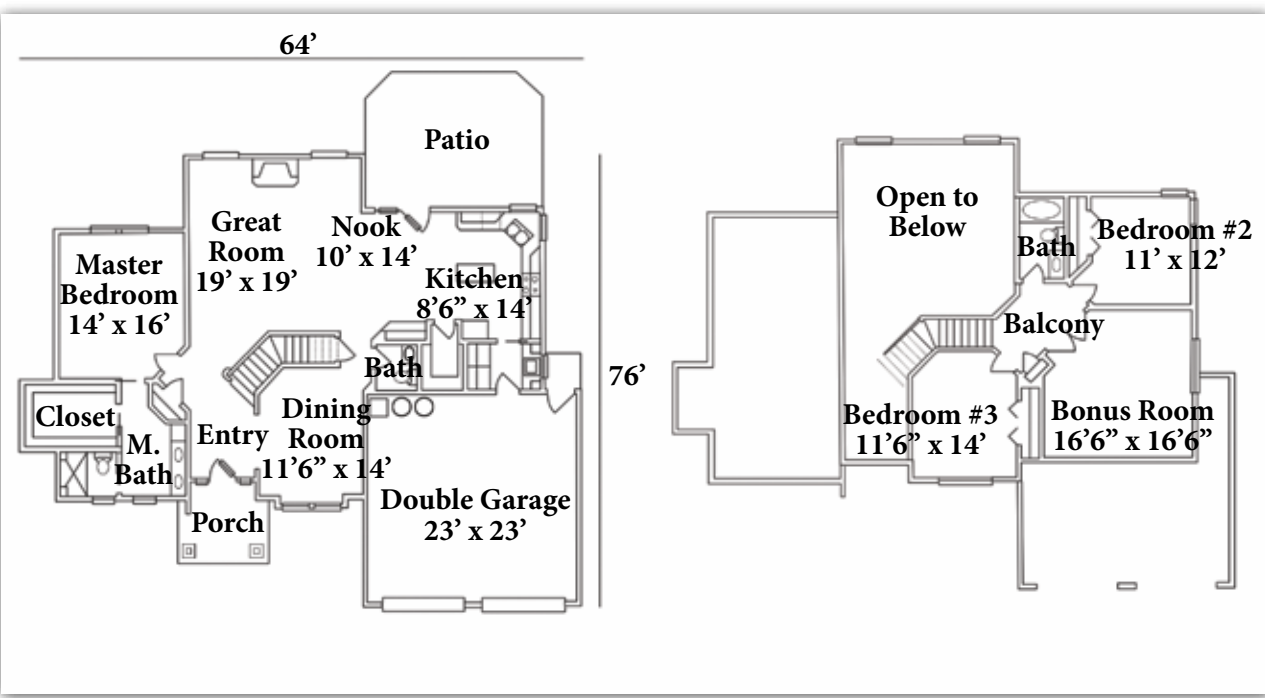


Everything you need is on the first floor of the Cottage, including an open concept kitchen/dining/great room space with master suite and study. The possibilities for the flexible upstairs space are limitless!

3+ Bedroom
2.5 Bathroom
2,238 SF



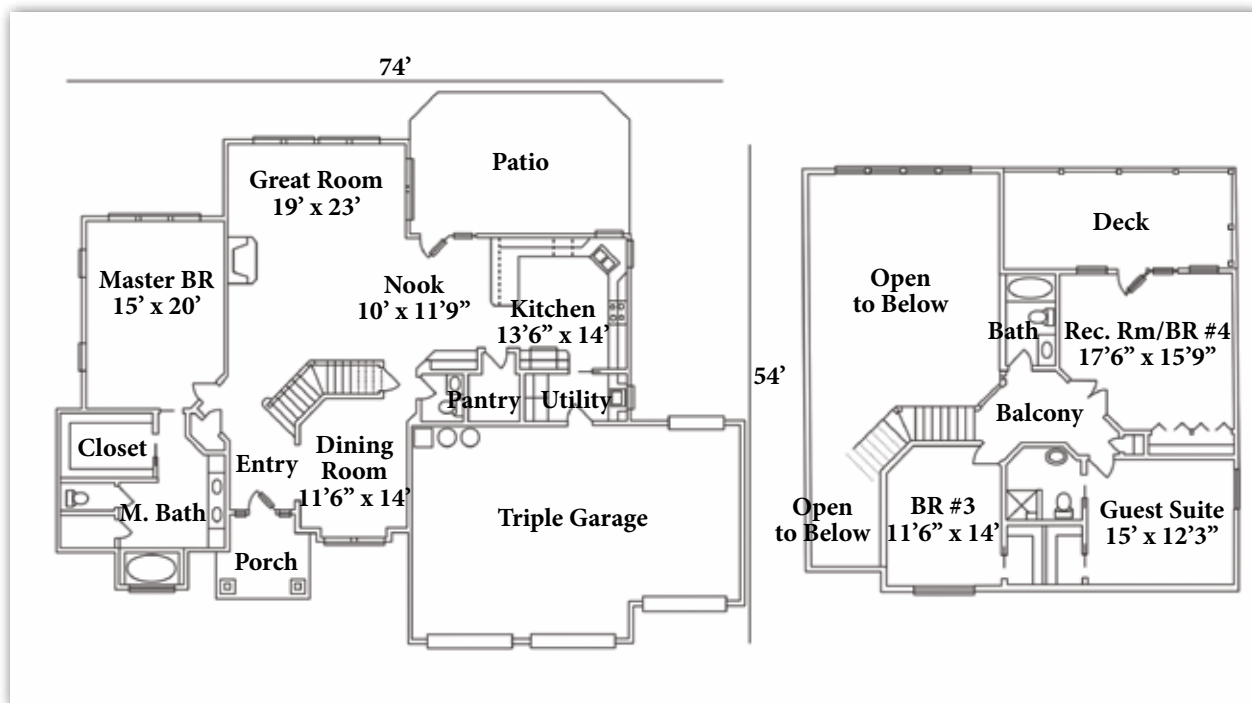
THE NORTHWEST



3+ Bedroom
3 Bathroom
2,408 SF



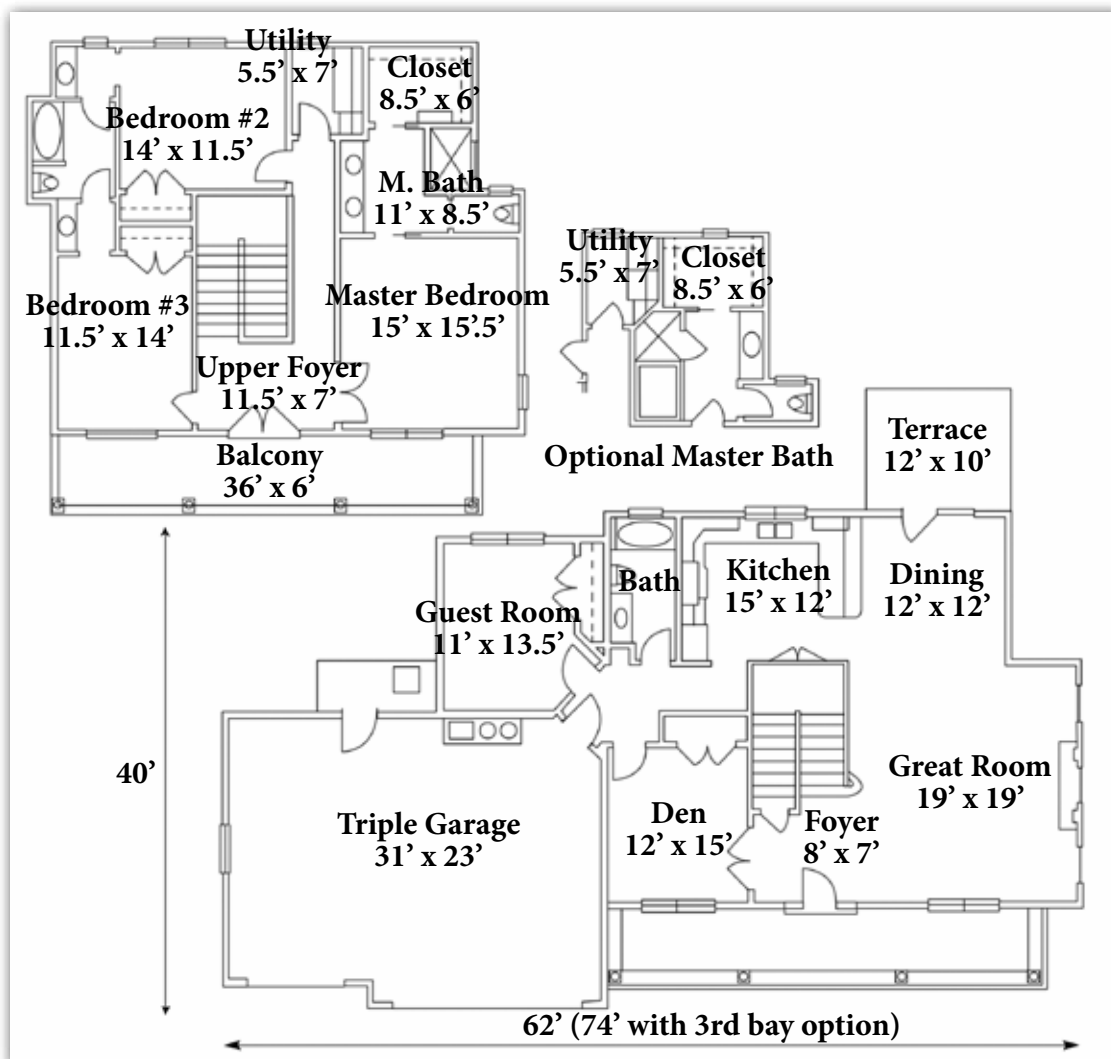
THE NORTHWEST II



3+ Bedroom
3 Bathroom
2,880 SF



THE GEORGIAN

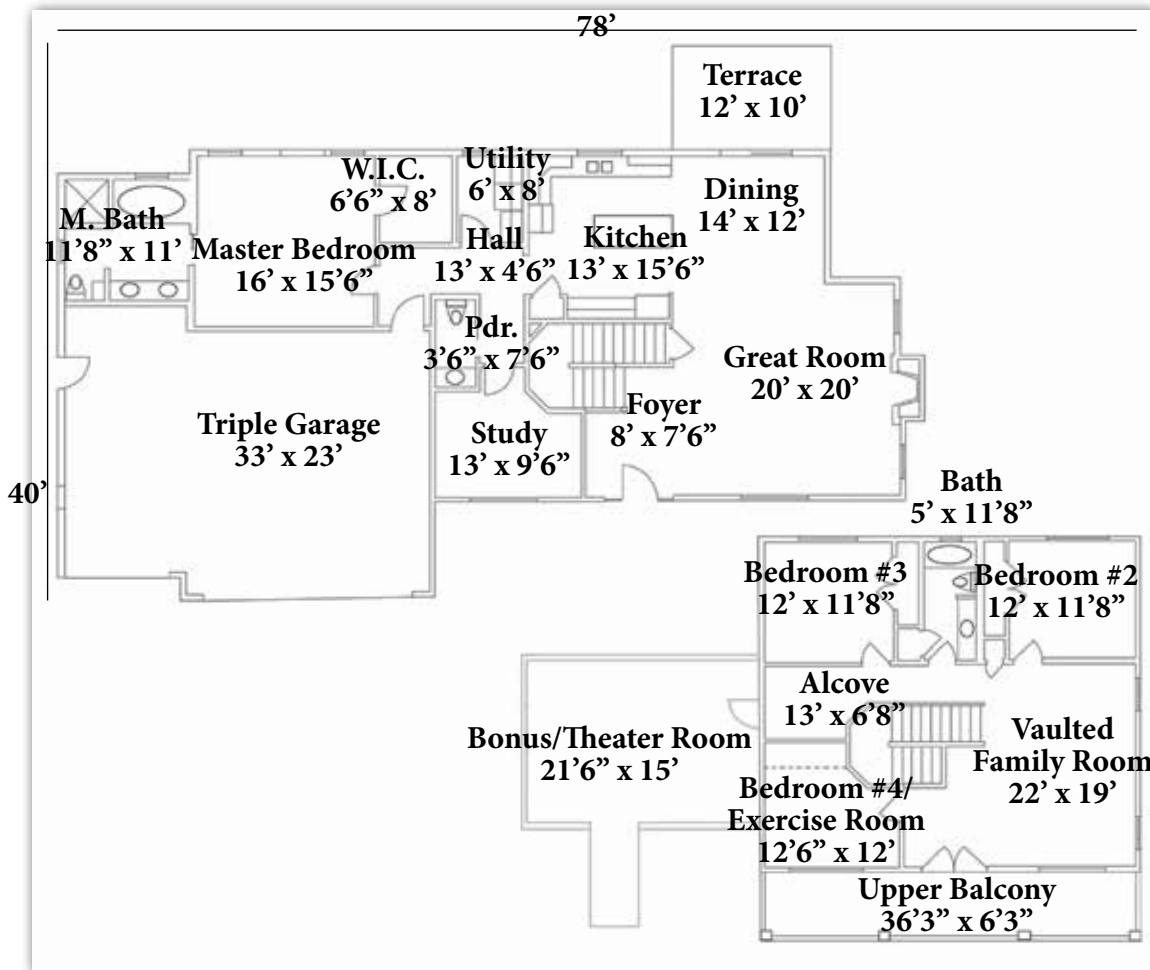


Who says a 5 bedroom house needs to be 3,000 square feet or more? The original Georgian features up to 5 bedrooms and 3 full bathrooms, plus a large kitchen, dining, and great room—all in 2,583 square feet of living space!

5 Bedroom
3 Bathroom
2,583 SF



THE GEORGIAN II

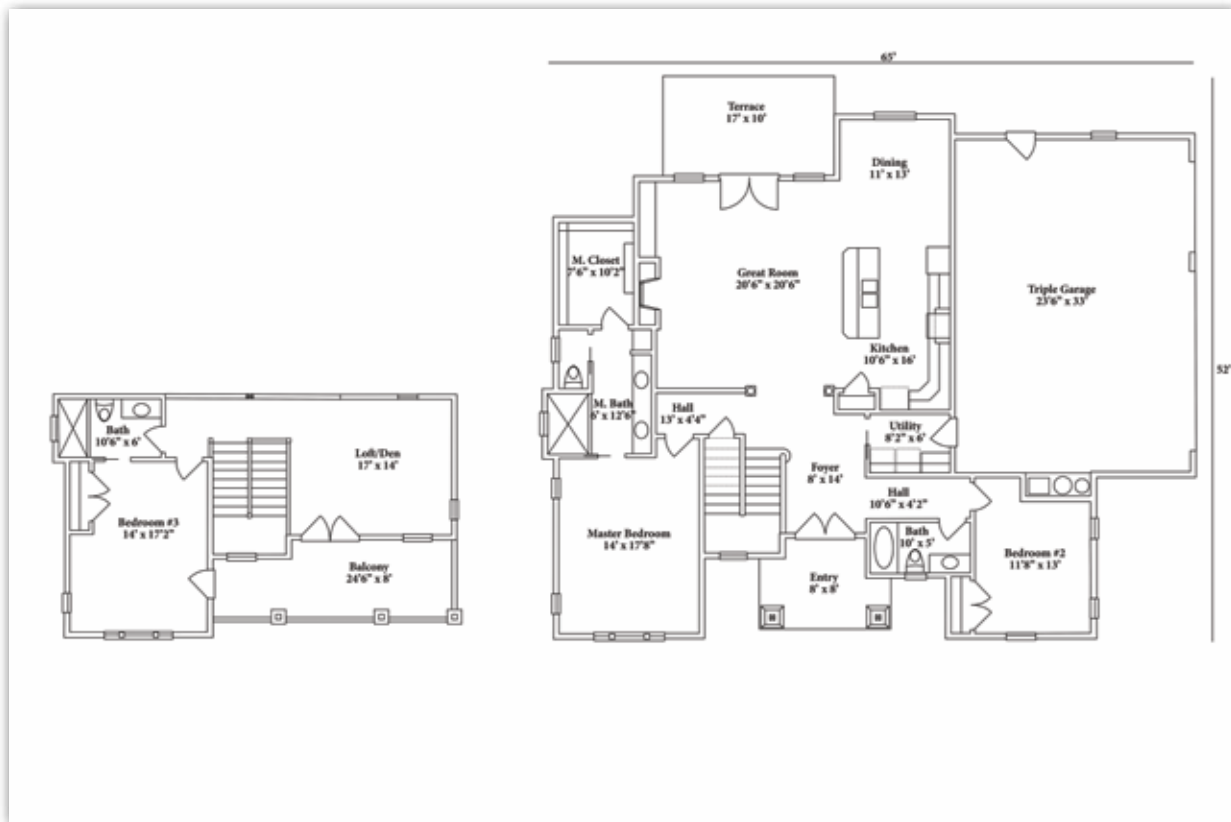


While the Georgian is a larger home, it still features Cameo's design principle of efficient use of space. Plus, the vaulted upstairs family room with view terrace has been designed to capture territorial views of the golf course.

4 Bedroom
3 Bathroom
2,866 SF
(3,188 SF with optional bonus room)



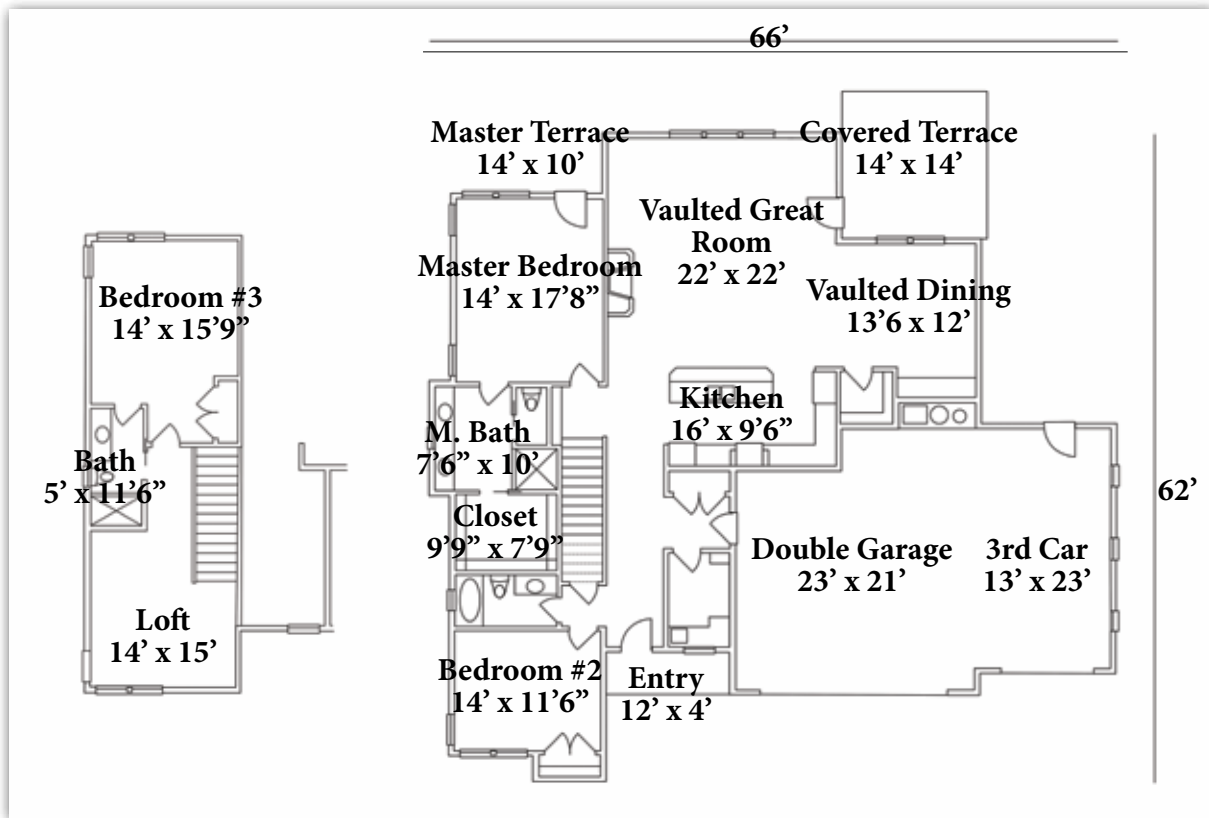
THE VERONA



3+ Bedroom
3 Bathroom
2,631 SF



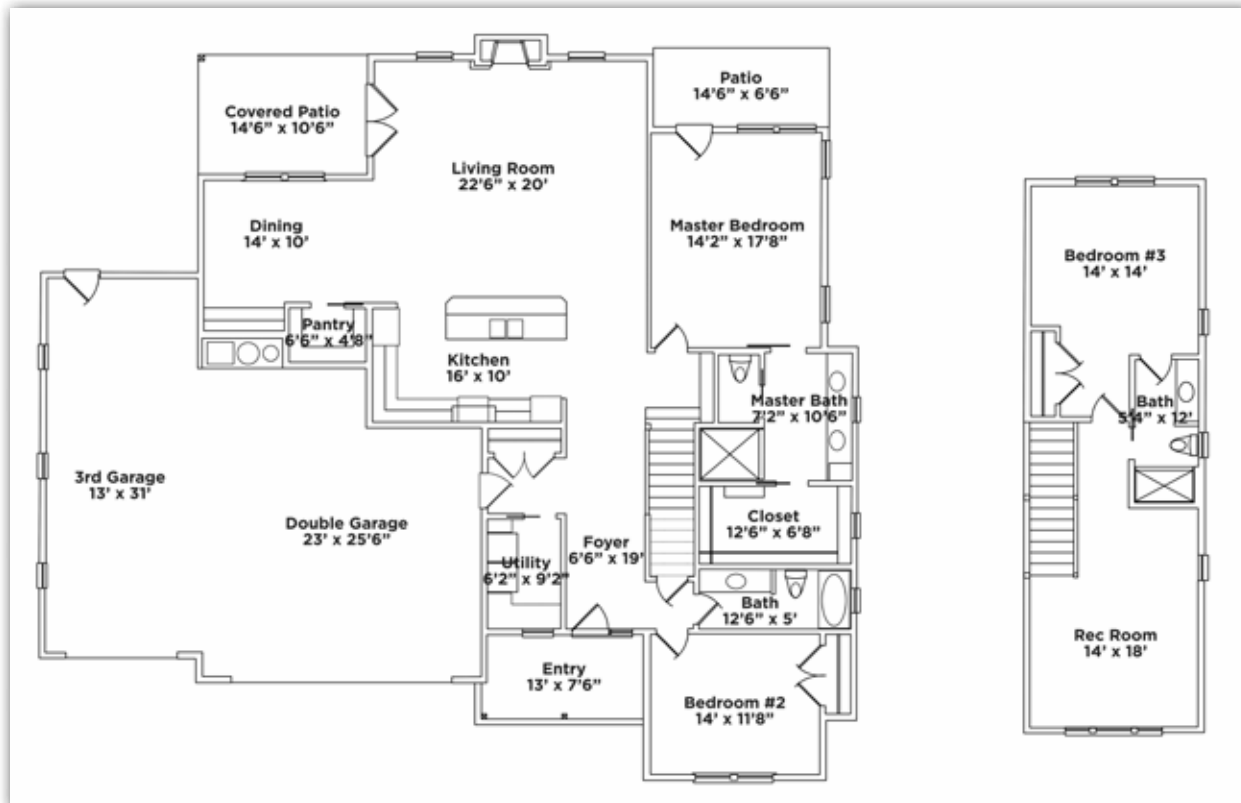
THE MODERN



3+ Bedroom
3 Bathroom
2,664 SF



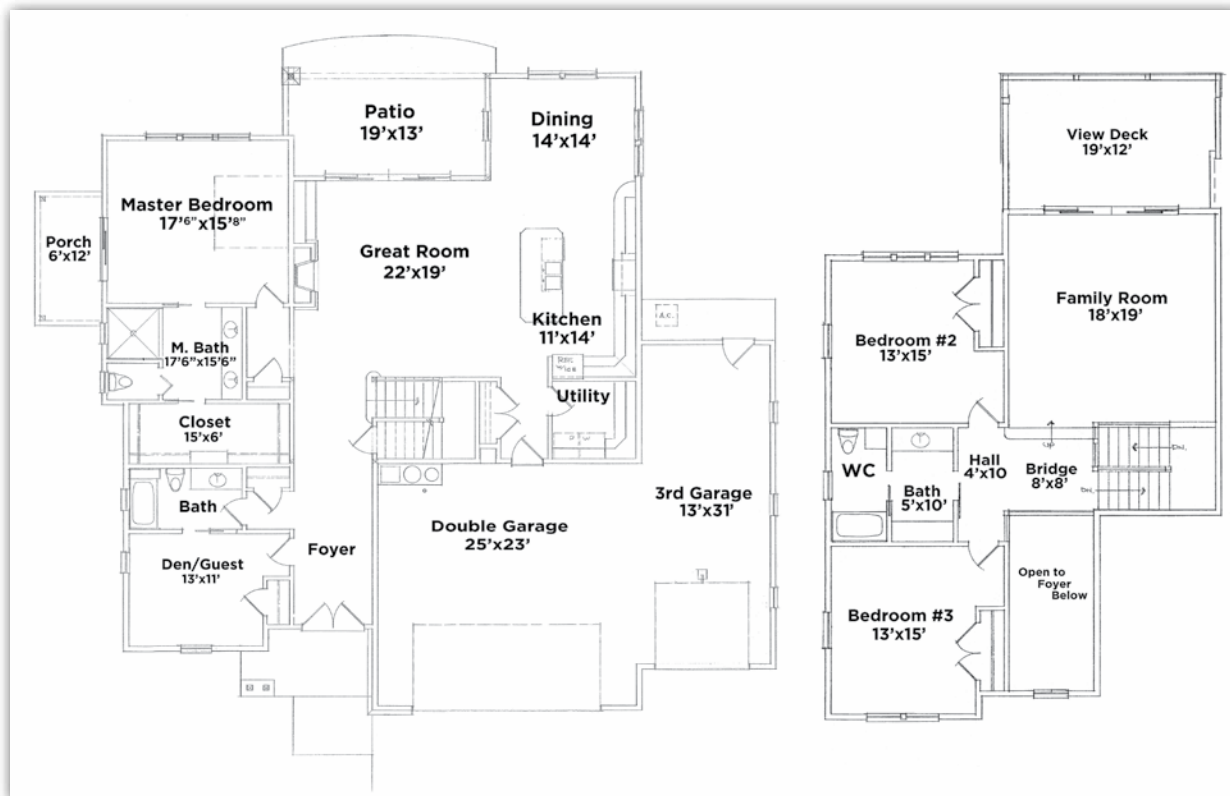
THE MULBERRY (FARMHOUSE COLLECTION)



3+ Bedroom
3 Bathroom
2,677 SF



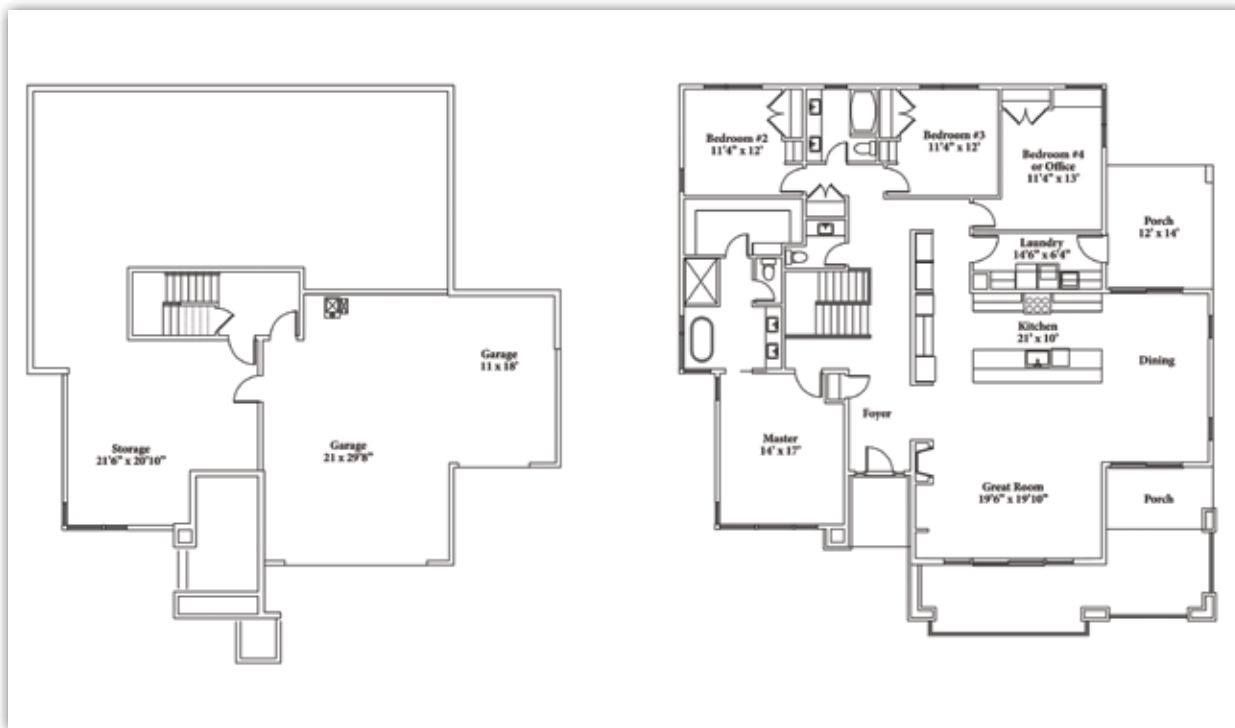
THE MAGNOLIA (FARMHOUSE COLLECTION)



4 Bedroom
4 Bathroom
3,222 SF



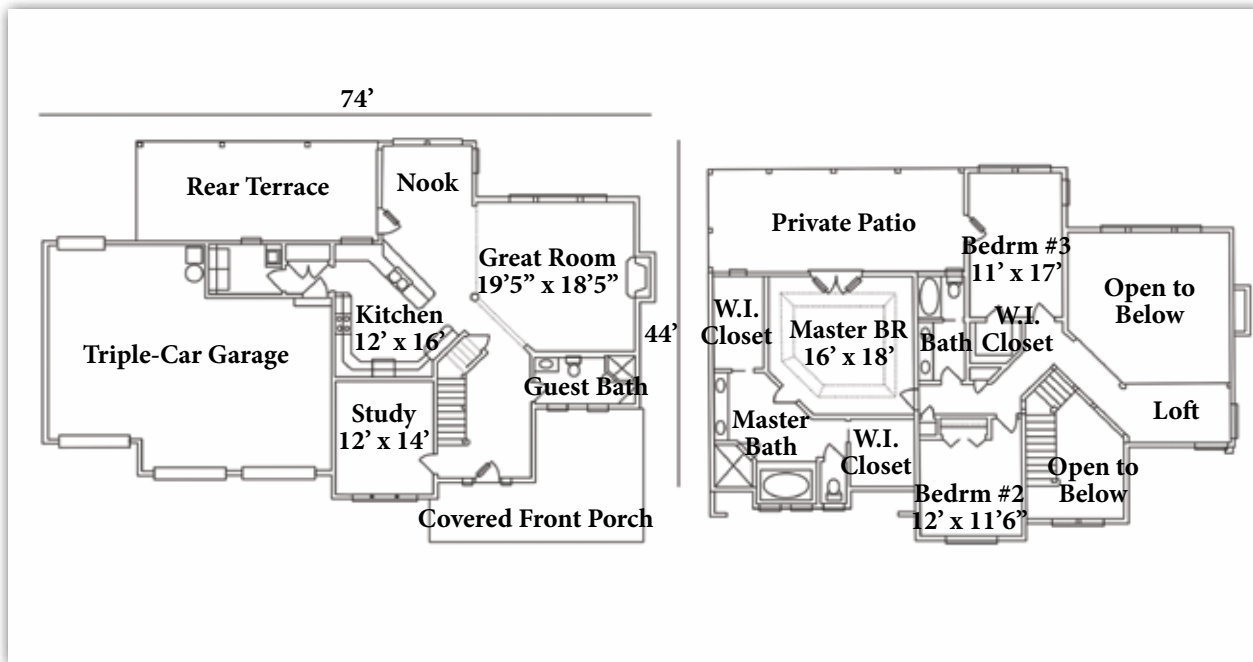
THE LOUISVILLE



**4 Bedroom
3 Bathroom
2,707 SF**



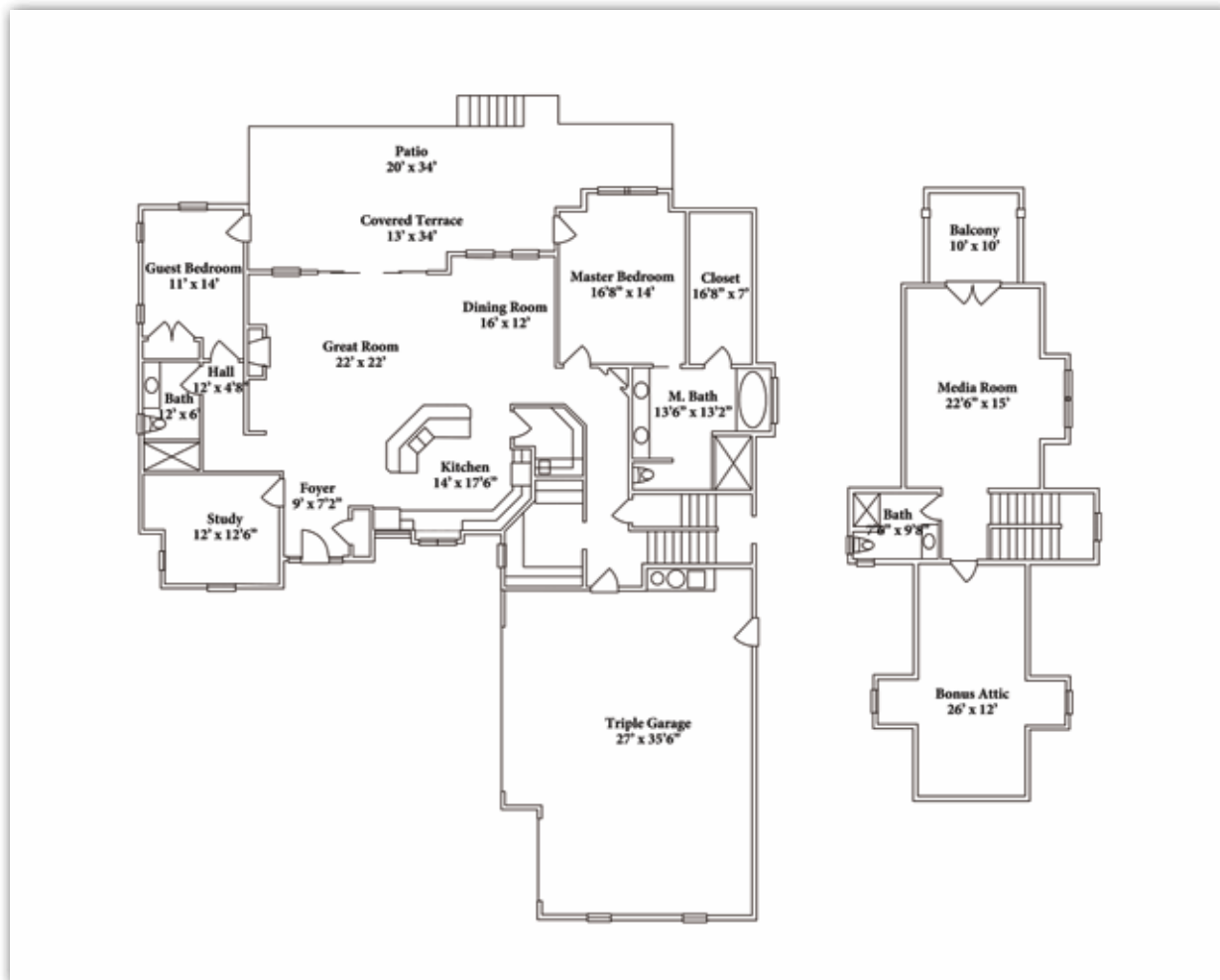
THE HIGHLAND



3+ Bedroom
3 Bathroom
2,759 SF



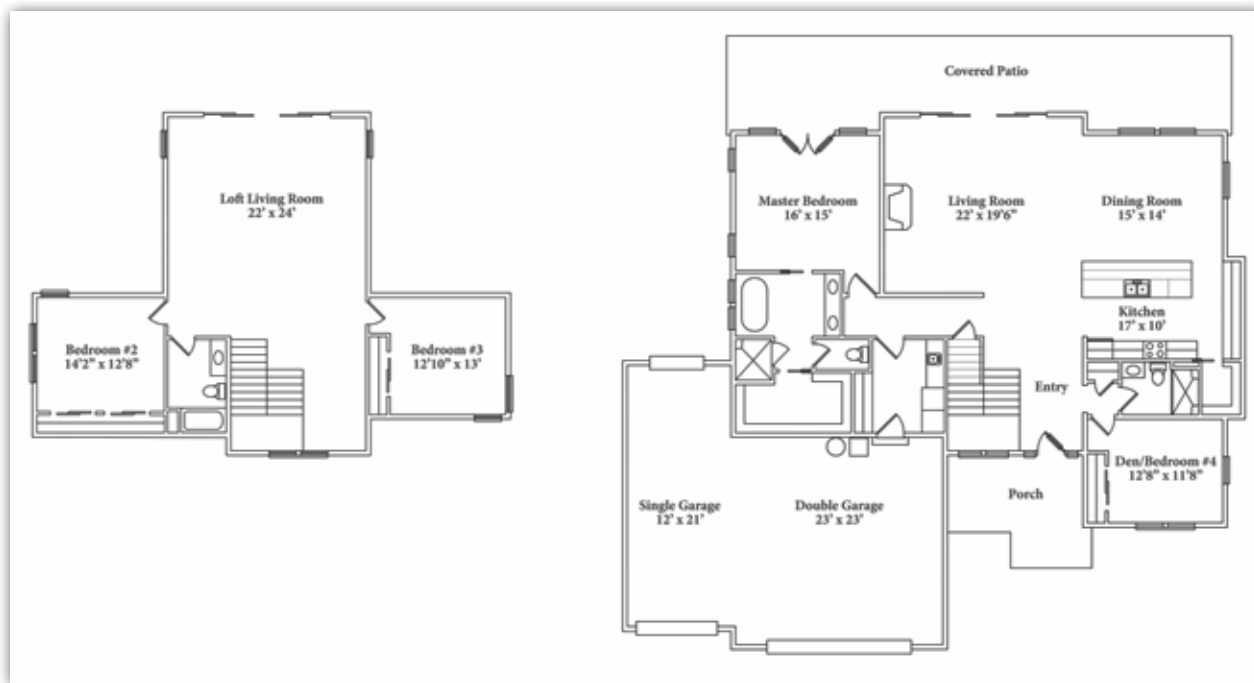
THE LODGE



3+ Bedroom
3 Bathroom
3,082 SF



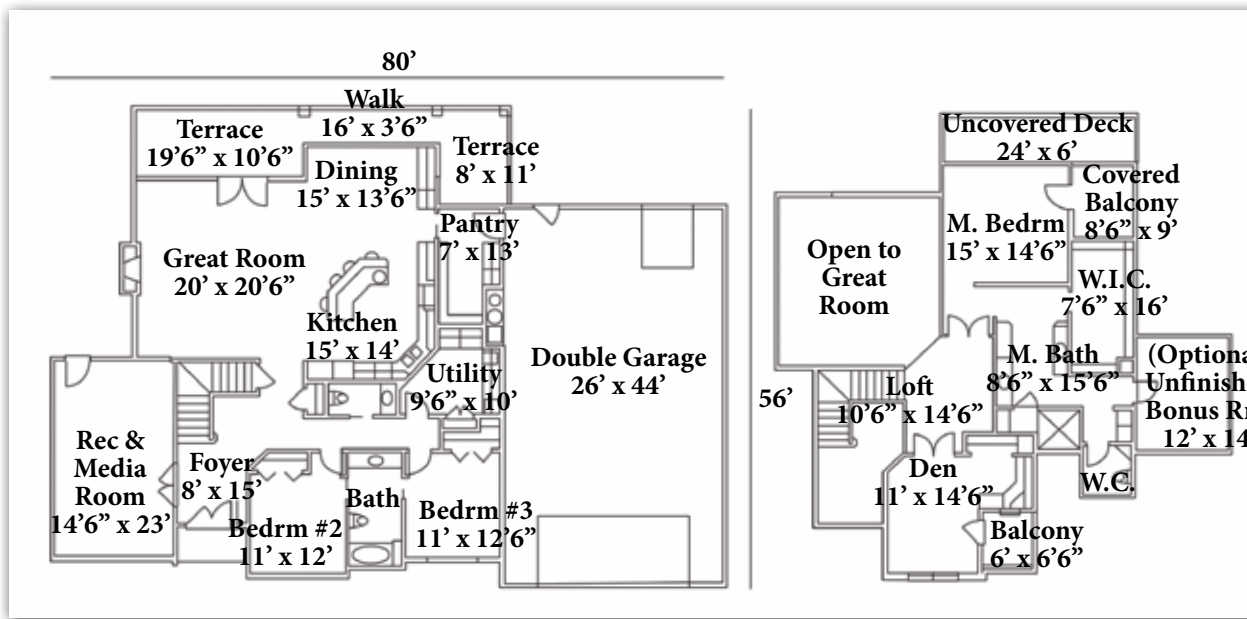
THE MADISON (FARMHOUSE COLLECTION)



4 Bedroom
3 Bathroom
3,239 SF

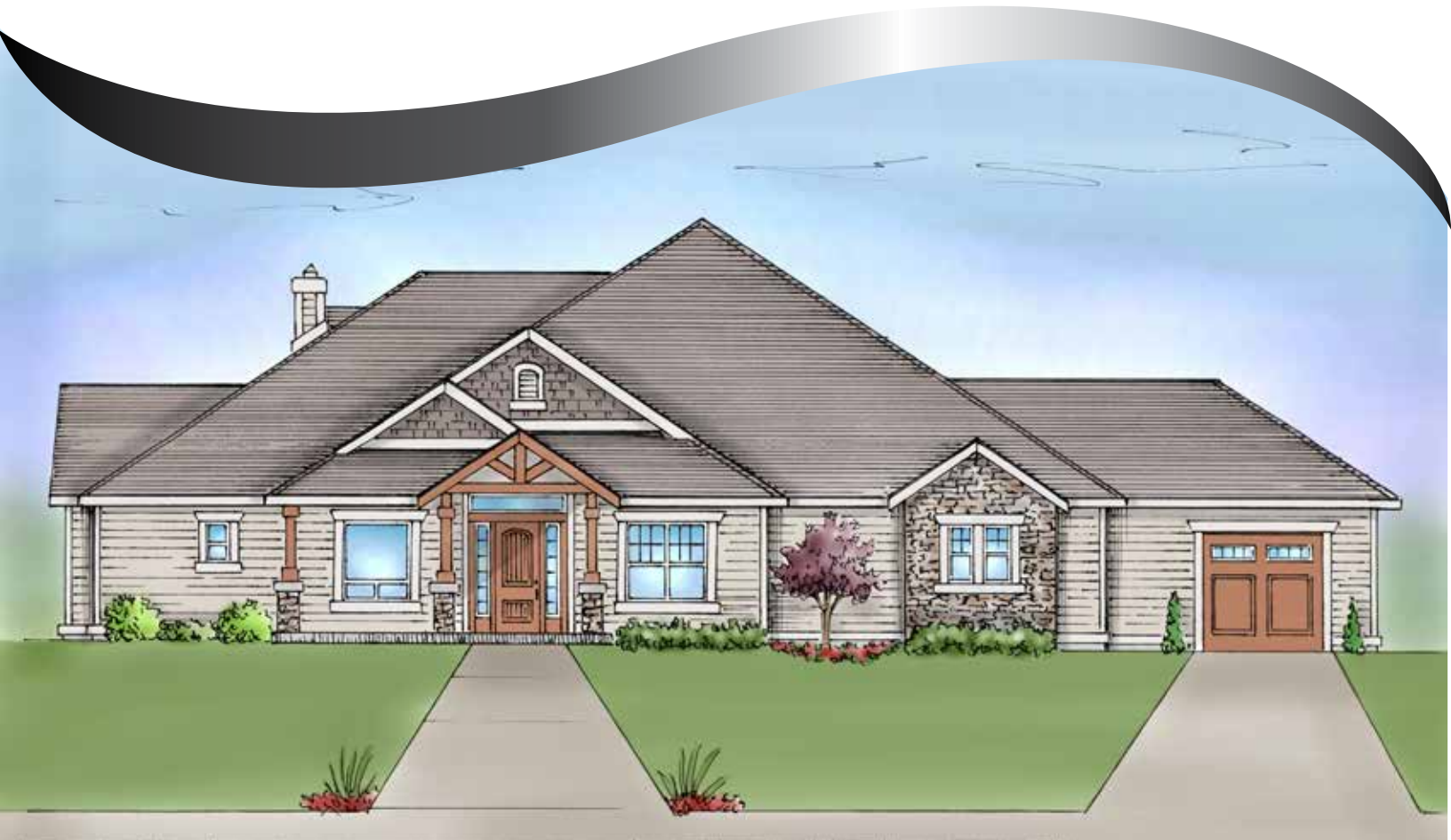


THE COBBLESTONE

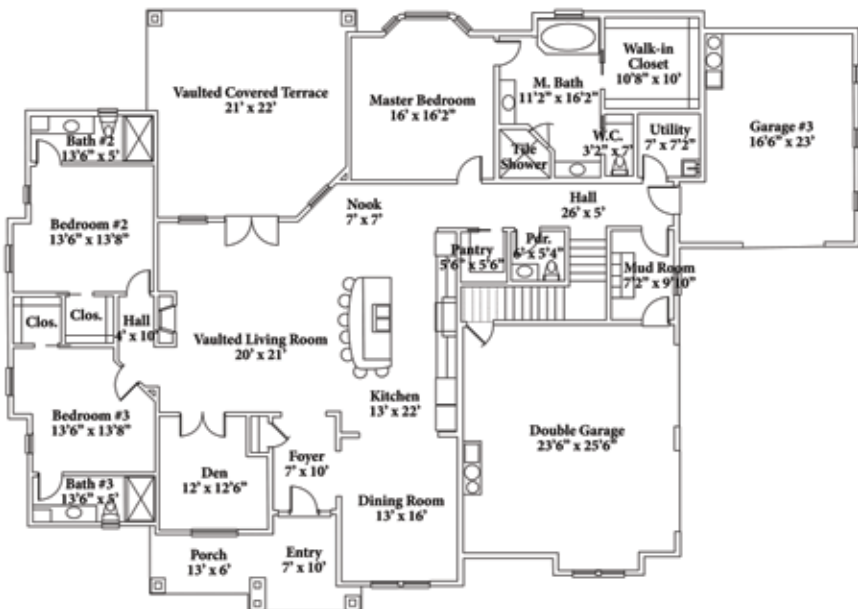


3+ Bedroom
3 Bathroom
3,255 SF

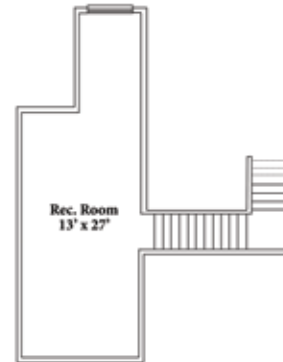
The Hillcrest



94'

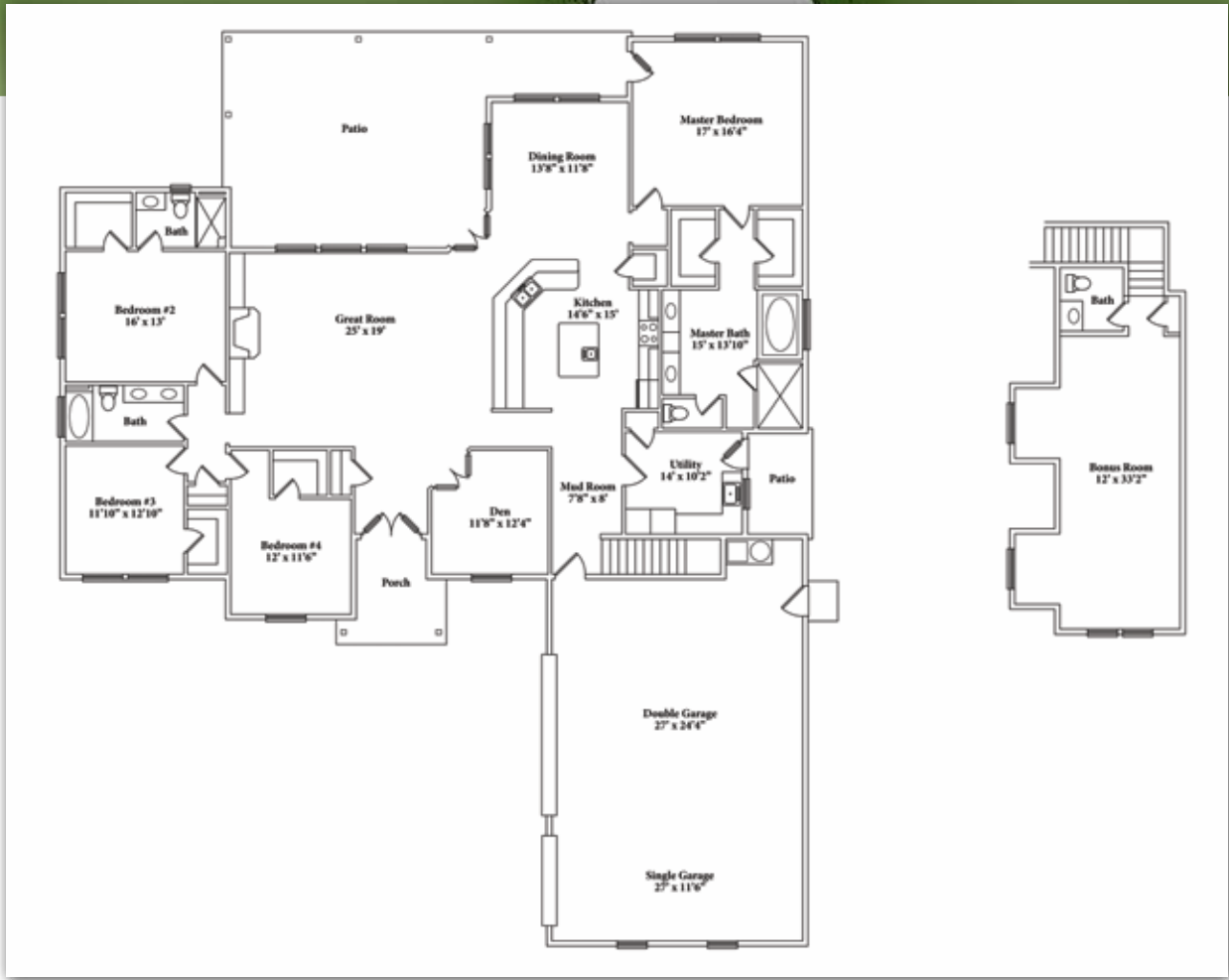


65'



**3+ Bedroom
4 Bathroom
3,546 SF**

The Elmwood



4+ Bedroom
3 Bathroom
3,627 SF

FREQUENTLY ASKED QUESTIONS

Can I build a custom home (not from the plan portfolio) at Apple Tree?

Absolutely. Approximately 30% of the homes at Apple Tree are true "custom" homes. Apple Tree works with two different design firms in Yakima and we are happy to work with you every step of the way in designing and building your custom home. While a true custom home is more expensive than purchasing an Inventory Home or building a plan from our Plan Portfolio, if one of our plans doesn't have everything you are looking for, a custom home is the best way to go.

Can I customize one of the blueprints in the Plan Portfolio?

Yes! We want you to love everything about your home. So if you need the garage to be a little deeper, your walk-in closet a bit bigger, or would like us to consider other tweaks to our plans-- we are happy to evaluate each of those requests. While it may add a little to the final price tag, most of our clients have been thrilled with the results.

What are the steps to purchase a home at Apple Tree?

Purchasing a home at Apple Tree is simple. First, determine whether you wish to build a custom home or a home from our Plan Portfolio. Second, determine which of the homesites can accommodate your building plan. Third, meet with the Apple Tree Team to review finish package options. Fourth, Apple Tree will provide a proposal based upon the general selections discussed in the meeting. Finally, a contract will be created for review and signatures.

Can another builder build my home at Apple Tree?

Yes. While 90% of the homes at Apple Tree have been built by Apple Tree Construction, we do allow outside builders as long as all aspects of architectural review are met.

Can I purchase a homesite and build later?

Yes. If you find the ideal homesite, but aren't ready to build, you may have 12 months to begin construction.

How long does it take to build a home?

From permit to move-in, most Apple Tree homes take 6-8 months to build.

Will I get to be involved in finish selections?

Yes. Purchasers make selections on the 15-20 most important decisions on the home including interior/exterior paint colors, window style, roof color, cabinet & millwork paint/stain color, granite/quartz, carpet style/color, tile & backsplash design/color, plumbing & lighting fixtures, and more.

Will making all of these selections be stressful?

No! Apple Tree's team of professionals has already worked with suppliers and subcontractors to show you the best products available for best value possible. This helps make decisions as stress-free as possible. And if we think you're making a questionable choice on a particular item--we'll let you know. Plus, Apple Tree is the only builder in the area that uses Co-Construct, a secure, easy-to-use online service to make selections, approve change orders, reply to messages, check progress information, and review project files. For more information, visit www.co-construct.com or ask a member of the Apple Tree Construction Team.

How much are Developer Dues at Apple Tree?

Currently, developer's dues are \$85 per month on public roads, \$90 on private roads, and \$95 in gated areas. The monthly fee includes irrigation water, snow removal on the streets, electricity for street lights and gates, phone line for the gates, and for all use, cleaning, maintenance, and utilities for the Braeburn Park pool and other facilities.

What are my financing options?

There are 3 options for purchasing a home at Apple Tree. The first is a cash purchase, where the homesite is purchased first, followed by 5-6 equal cash draws during the course of construction. The second option is a construction loan for qualified purchasers. With a construction loan, a purchaser will close on the homesite, followed by interest-only payments to a mortgage lender. During construction, monthly draws are paid from the lender to Apple Tree. Upon completion, the construction loan becomes a permanent loan. A third option would be considered on a case-by-case basis. This option is to pay a non-refundable deposit to Apple Tree Construction of 15%-20% down based upon pre-approval for conventional financing with a mortgage lender. Upon completion of the home, the remaining 80-85% would be paid via proceeds of a mortgage loan. With the third option, a premium would be charged to the price of the home to cover course of construction interest.

Other questions?

The best way to learn more about your options for living at Apple Tree is to set up an appointment to meet in person. During the appointment, an Apple Tree Team member can give you a tour of the community, show you examples of completed homes and/or homes under construction, and answer any additional questions you might have. To schedule an appointment, please call 509.972.2740 ext. 9.