



“Showtime”

To Set Up a Viewing of Our Homes

Our first two Villas are very close to “Showtime” status. Construction had been nicely proceeding according to plans.

Ordinarily, those plans would include using them as models of the 2 nd 3 bedroom offerings during a “Grand Opening”, followed by many weekends of “open houses”.

But the plans we held are not consistent with the larger demands of the times:

The coronavirus has taken priority, or put another way, the health of our potential buyers has taken priority over showing our homes to dozens or even hundreds of people as a celebration of their completion. Accordingly, This Plan B is in effect:

1. First, We plan no celebratory Grand Openings, or ribbon cuttings, unless someone comes up with a plan that could enable it.
2. The villas that are about to be finished will instead be simply offered for sale.
3. So, beginning immediately, we will begin showing the interiors to interested people, admitting they aren’t complete. So if you have interest, or even, want to screen it on behalf of someone else who could have interest, please call one of the number listed below to make an appointment, leaving your number as a call-back in the event you first miss us.

And we necessarily have these rules; We can show to no more than three “other” persons at time, and we expect that visitors will wear protective garb, or at the least, an appropriate mask, as will we. Anyone that visits once, who want to make a return visit to gather detail or review, will be given priority time for such visits. Similarly, if anyone needs a home soon and so would like to view these homes as an option, we’ll make room for that.

4. While we're on the subject, as a licensed broker with Coldwell Banker Brown agency in Troy, I have listed these homes as available for purchase, and so I remain as the "listing agent", but I'm also pledged to welcome your utilization of your own representation in the form of another licensed agent, who may also be one of your party of three. Or of course, you could come without representation and we'll discuss options when we see you. I have also disclosed in that listing that I have a monetary interest in the property listed, all of which I would be willing to discuss.

5. To help aid in your studies, we will have pictures posted on our website of the interior as well as the exterior beginning soon, to be changed frequently thereafter to reflect progress on the site, (address below), titled, duh, "Photos" immediately following listing information, as noted early in the menu.

6. We have also been actively soliciting orders and offering site selections for villas to-be-built. (A second building is being started just to the east of the first, with another to follow, on order from other buyers. They will be built as rapidly as possible to keep up with orders, certainly building more than one at a time.

For the record, we've been delighted by the visualization of details as construction proceeds, as well as the significant interest we've had shown. All of our anticipations have been affirmed with most exceeded. The homes should perform at levels all their own in every category possible, the whole delivering exceptional comparative value when compared to costs. We've nick-named the homes, our "Cozy Fortress", emphasizing their uncommonly high performance using these 2 clashing terms.

According to trade experts, this should be the first project in the St. Louis area to feature ICF (Insulated Concrete Formed) walls. We expect some media attention soon, and responses have been generally excellent....we'll welcome your review, too.

Regardless of personal interest in this offering, you could do a big favor to friends and relatives you know that might have interest, by forwarding this message to them.



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