

Now you're living.



MEADOWWALK

AT VALLEY STATION



MEADOWWALK
AT VALLEY STATION

Welcome to maintenance-free living.

Meadow Walk at Valley Station by Garbett Homes is a luxurious, **maintenance-free master-planned townhome community** conveniently located within beautiful Heber Valley.

Call (801) 455-5131 to reserve your new home today!




MEADOWWALK
AT VALLEY STATION

PATIO



MEADOWWALK
AT VALLEY STATION



COURTYARD

PATIO




MEADOWWALK
AT VALLEY STATION



COURTYARD






MEADOWWALK
AT VALLEY STATION

COURTYARD



Our communities are places where families can raise their children in maintenance-free environments with walking trails, landscaped open spaces and many other attractive amenities.

INCLUDED VALUE-ADDED FEATURES

EXTERIOR

- Exterior finish of stucco, Hardie-board and stone
- Beautiful private porches connecting you with the neighborhood
- Professionally landscaped and maintained community
- Architectural grade 25-year shingles
- Large, dual-paned, low-e Vinyl windows
- Security lighting
- Maintenance-free soffit and fascia
- Full rain gutters
- Six-panel, insulated steel entry door with deadbolt lock
- Outside waterproof electrical outlets
- Hose bib in garage

INTERIORS

- Single or double car attached garage w/ automatic opener
- Designer lighting in Brushed Nickel finish
- Brushed Nickel finish on all hardware
- Tiled front entry way
- Coat closet
- Washer/Dryer connections
- Central air conditioning with 13 seer AC units
- Energy efficient insulation: R-13 walls and R-38 ceilings
- 80% high efficiency furnace
- Pre-wired for high-speed Internet, TV, and telephone
- Smoke and Carbon monoxide detectors
- Mini-Chenfer sheetrock corners
- Textured ceiling and wholly smooth texture on the walls

KITCHENS

- Beech Wood Designer Cabinetry
- Ceramic tile flooring
- Stainless Steel Gas Range
- Stainless Steel Microwave: Built in with Turn Table
- Stainless Steel Dishwasher
- Stainless Steel sink
- Moen faucets (chrome finish)
- Garbage disposal
- Easy-care laminate countertops
- 4 Recessed light fixtures or track lighting (Subject to availability based on mechanical equipment in ceiling)
- Garbage disposal
- Pre-plumbed water line to Refrigerator

BATHROOMS

- Beech Wood Designer Cabinetry
- Decorative vinyl flooring
- Easy-care laminate countertops
- Quality Moen faucets (chrome finish)
- Garden tub with Pre-cast shower in most master bathrooms or 5' One-piece shower/tub combo. See specific plan for more details.
- 5' one-piece shower/tub combo in guest bathroom



PATIO STYLE A
1,530 Square Feet



PATIO STYLE B
1,420 Square Feet



PATIO STYLE C
1,673 Square Feet



COURTYARD STYLE A
1,753 Square Feet



COURTYARD STYLE B

1,775 Square Feet

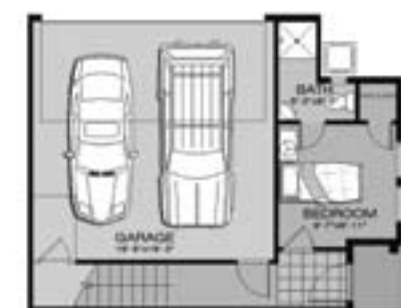
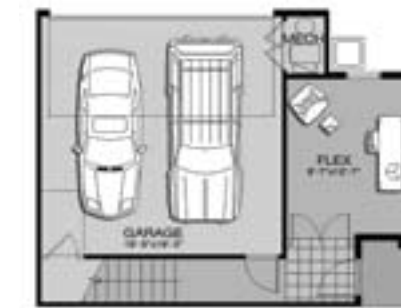
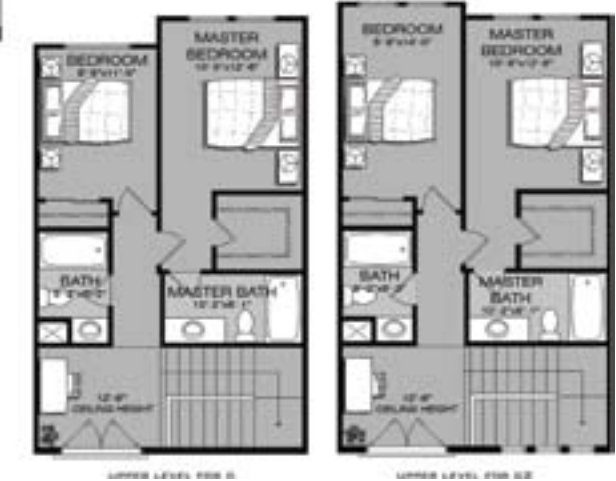


COURTYARD STYLE C

1,254 Square Feet

COURTYARD STYLE D

D1: 1,430 Square Feet
D1: 1,453 Square Feet



COURTYARD STYLE E

1,016 Square Feet





COURTYARD STYLE F

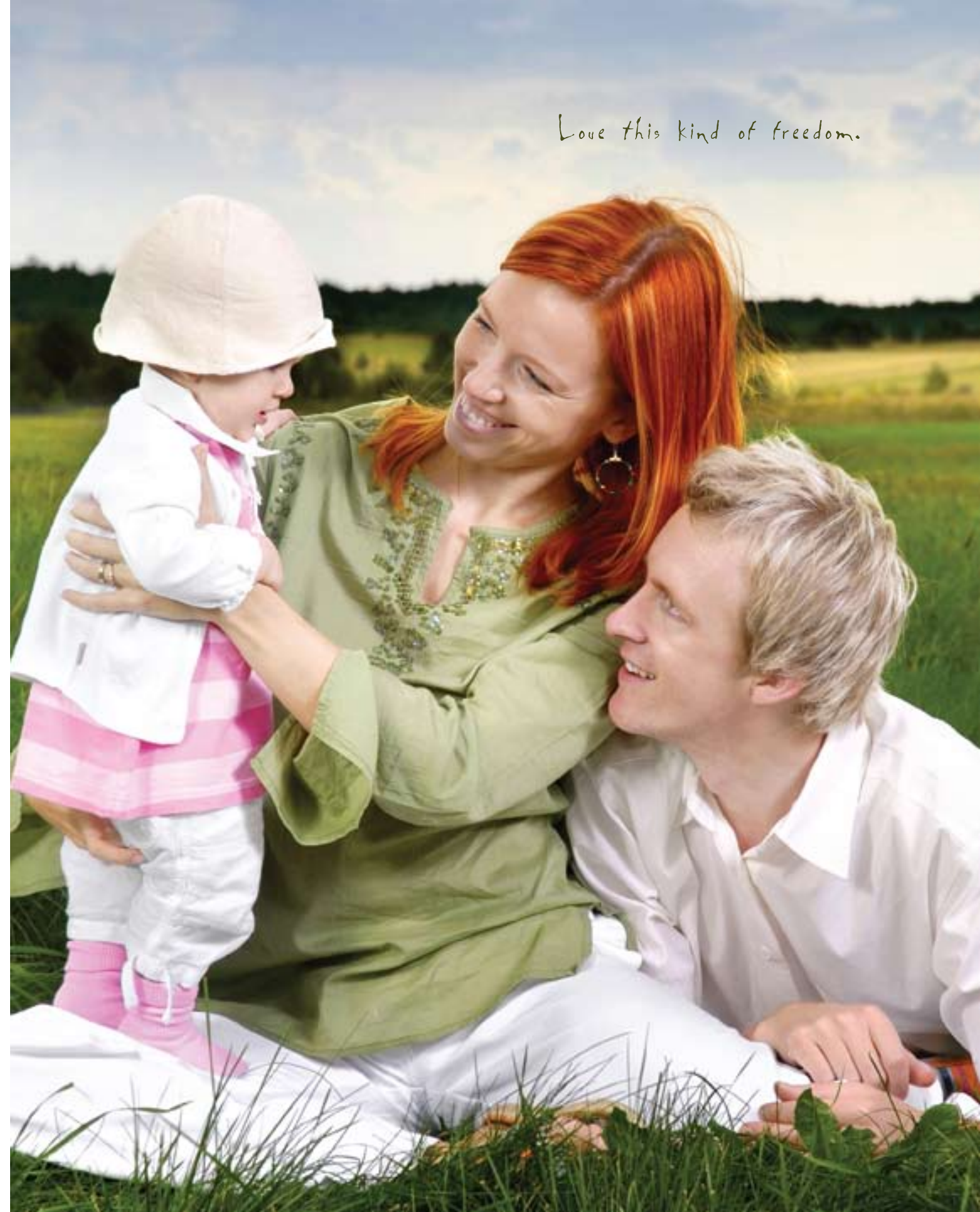
1,305 Square Feet



COURTYARD STYLE G

1,550 Square Feet

Love this kind of freedom.





LET'S MAKE IT HAPPEN.

Purchasing a home is likely **the largest financial decision you will ever make**. The process can be confusing, the paperwork overwhelming, and the experience mostly frustrating—unless you have a friend to help you along the way.

We are here for you. You can take comfort in knowing that we will do our best to secure the mortgage you need at the best available terms in the market. We are here to answer any questions you may have during the process.

Our mission is to make the financing aspect of home buying **both simple and pleasant**.

At Garbett Mortgage we are **dedicated to streamlining the process** and eliminating a lot of the uncomfortable obstacles that usually confront the home buyer.

Visit our website at www.garbettmortgage.com or **give us a call today** to learn more.

(801) 456-2430

*A great homebuying
experience begins with a
great mortgage company.*

garbettMORTGAGE.com
Hassle free home loans.

APPLICATION CHECKLIST

Please bring the following items to your appointment with your Loan Officer.

Employment/Income

- Names and addresses of all employers for last 2 years.
- Most recent 2 years complete federal tax returns (all schedules) and W-2 forms.
- Most recent 30 days pay stubs.
- Social Security or Retirement award letter, if applicable.

IF SELF EMPLOYED

- Last 2 years' corporate tax returns.
- Year-to-date Profit & Loss statement and balance sheet.

IF CHILD SUPPORT OR ALIMONY IS NECESSARY TO QUALIFY

- Divorce Decree and Settlement Agreement.
- Printout from Court, canceled checks or bank statements showing receipt.
- If a full-time student in the past 2 years, college transcripts.

Assets/Accounts

- Most recent 3 months bank statements on all accounts, including 401k, IRA, stocks, etc.
(Before closing, we must verify that DOWN PAYMENT plus 2 months payment reserves are in bank accounts or have been deposited with builder).
- Letter and documentation regarding any large deposits (other than paychecks).
- If home was recently sold, copy of HUD-1 Settlement Statement from closing.
- Listing Agreement and/or Guaranteed Sale Agreement on current home, if applicable.
- Addresses, mortgage information and signed lease agreement(s) on any rental property.

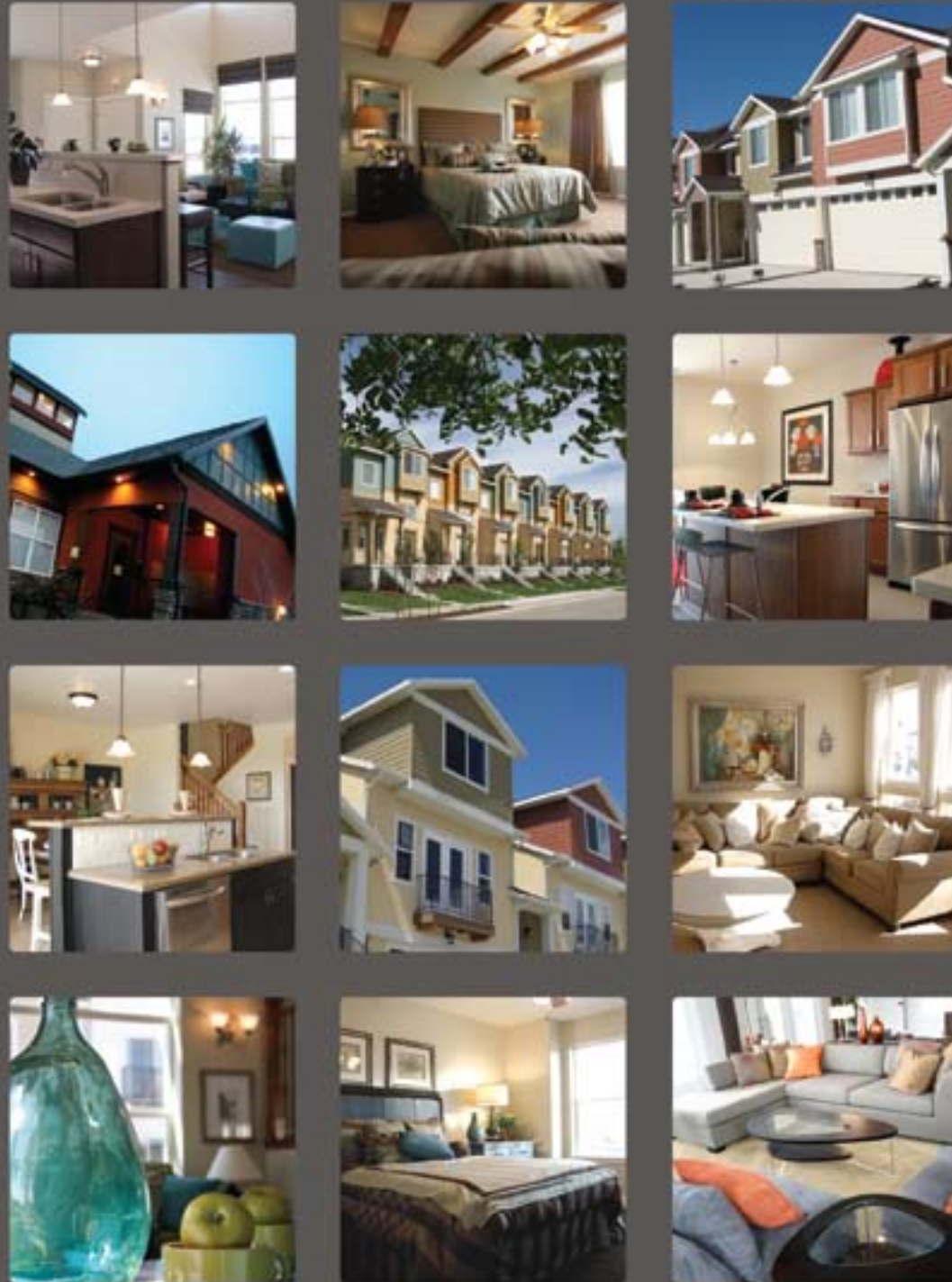
Other Information

- Account numbers, payments and balances on all credit debt.
- If bankrupt in the past 7 years, complete file-stamped bankruptcy papers and discharge.
- If divorced in the past 7 years, complete file-stamped Divorce Decree and Settlement Agreement.
- If applying for a VA Mortgage, Certificat of Eligibility and Discharge Papers (DD214).
- If applying for a FHA or VA Mortgage, driver's license and social security card.
- All information on Quick Questionnaire if not already faxed or completed. (questionnaire available at www.garbettmortgage.com).
- If you will be saving funds for DOWN PAYMENT, please plan on faxing or sending all monthly bank statements and pay stubs until closing.
- Photo ID (i.e. Driver's License)

*Our professional loan officers
are available to guide you
through the process.*



BUILDING HOMES FOR OVER 20 YEARS



LIVING IN A GARBETT HOME

Garbett Homes has been building neighborhoods throughout the United States for over 20 years. Our experience and longevity are only surpassed by our desire to impress each homebuyer with the best possible experience.

I started Garbett Homes in 1983 with the intent to build beautiful homes for discerning buyers. Since then, Garbett Homes has built over 3,000 homes in 20 communities across the country. Our company has won the Community of the Year award three times in the last four years.

With Garbett Homes, you'll feel at home the moment you walk in the front door. We are proud to build affordable homes with style and class. We strive to offer you the most up-to-date technology and design available. In short, we're convinced you'll find comfort in your new Garbett Home.

You'll see it everywhere. You'll feel it immediately. It starts with a vibrant color palette and carries through to the rich texture of materials and finishes. A Garbett Homes community comes to life as innovative minds synergize with creative architectural ideas and land planning techniques. This melting pot of inspiration gives birth to some of the best residential communities in the US.

Take your time and relax among the parks, trees, and those special places where you can simply unwind and dream. Breathe it in. Spread out in the back yard and watch as the children play. We're confident that you'll find a Garbett Community as a place of extraordinary comfort.

Sincerely,

Bryson Garbett
President & Owner, Garbett Homes

