

An aerial photograph of a residential development. In the center, a large rectangular area is under construction, showing the steel framework of several multi-story buildings. The surrounding area is filled with completed houses and townhomes, some with finished exteriors and others still under construction. The entire image has a warm, reddish-brown color cast. A white rectangular box is overlaid on the center, containing the project name and price range. At the bottom of the construction site, there is a logo for 'THE MILL AT BROADWAY'.

# Garden VILLAS

FROM THE HIGH-\$300,000s

THE  
MILL  
AT BROADWAY

Prices and features current as of January 2019. All information (including but not limited to prices, availability, floor plans, features and standards and options) is not guaranteed and remains subject to change or delay without notice. Plans are not to scale and all dimensions are approximate. We do business in accordance with the Federal Fair Housing Law

# Garden VILLAS

## RESIDENCE ONE

1,010  
Square Feet

2  
Floors

1-Car  
Garage

2  
Bedrooms

2.5  
Bathroom



Level One



Level Two



Modern  
Elevation



Rustic  
Elevation



Contemporary  
Elevation

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# Garden VILLAS

## RESIDENCE TWO







1,061 Square Feet    3 Floors    1-Car Garage    2 Bedrooms    2.5 Bathroom



Level One



Level Two



Level Three



Modern Elevation



Rustic Elevation



Contemporary Elevation

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# home FEATURES

The homes at The Mill at Broadway have been designed intentionally with unique features to support a modern, urban lifestyle. Read on to see what makes our homes unique.



## EFFICIENT FRONT DOORS

All homes include a thermally-efficient fiberglass front door that keeps the outside weather where it should be – outside.



## ELECTRIC CAR CHARGING

Conduit provided that will allow for easy installation of 220 volt line for electric car charging.



## WATER SAVING

Use of water saving technologies results in significant water conservation

### CONSERVATION



## EFFICIENT HEATING AND COOLING

A high efficiency mini-split heating and cooling system – allowing you to heat or cool only where you need to with individual area controls.



## REUSE OF OLD MATERIALS

Salvaged brick is being used to construct the new Mill HQ. Additionally, concrete used on the original site is being crushed and used as road base.



## ENERGY EFFICIENT APPLIANCES

The appliances in the homes are stainless-steel and include a range, dishwasher, built-in microwave oven and full-range hood with a direct outside vent.



## TANKLESS HOT WATER

The tankless water heaters used in the homes have the highest efficiency rating and include a circulating pump to reduce water consumption by getting hot water to the faucet faster.



## INSULATED WINDOWS

Low-maintenance, dual-pane, low-E vinyl windows will help keep your home cool when it's hot outside, and warm when it's cold.



## PERMEABLE STREETS

Permeable pavers are used on all private streets and motor-courts which will eliminate petroleum-based asphalt and allow storm water to drain into the rock base, minimizing runoff and allowing percolation into the ground.

### TECHNOLOGY



## INTERNET-BASED MANAGEMENT

Off-site control of your home via a smart phone, tablet or laptop allows you to turn on or off lights, unlock the doors, access the cameras and more.



## LONG-LASTING LIGHTS

Long lasting LED lights used throughout the home should not need to be replaced for many, many years.



## SUN-POWERED TECHNOLOGY

Some homes are prewired for a rooftop solar system with an option to include the solar panel installation. Front and rear outdoor lighting are controlled by photo cell lighting.



## HIGH SPEED INTERNET

Provided for each home by The Mill Pipeline – a professionally-managed, HOA-owned system. A wireless router is included at no charge.



## EASY CHARGING

Never hunt for power bricks again! Charge your phone, tablet or other device by plugging it directly into wall USB outlets located in select locations (per plan).

### CONVENIENCE



## QUALITY DOORS

The interior doors have a smooth finish and easy-to-operate lever handles.



## INSIDE OR OUT

The outdoor living areas are perfect for relaxing and entertaining and provide additional living space to many of the homes.



## GATHERING SPOT

It's more than a kitchen – it's the gathering spot. The kitchen center island found in most homes at The Mill is the perfect place to entertain.



## PARK IT

Private garages with steel doors and remote openers for convenient entry.



## BEAUTY IN THE DETAILS

The kitchens include sleek, easy-care cabinetry, a built-in microwave oven, a range hood with direct outside venting, oversized pot drawers, convenient pull-out shelves for food storage, quartz countertops, and a stainless steel sink with Delta fixtures.