

# Design Trend



MASTER PLAN HOMES

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# Project Profile

# Back Bay Residences

The Residences located in the Back Bay at Arrowhead Lake are the newest product offering from Master Plan Homes. These duplex style units offer homeowners a unique opportunity in this sought-after community. While these homes are offered as a leasing product, they boast all of the same products and design features offered in our custom homes.



Upon entry, your eyes will be drawn to the beautiful Wood Polymer Composite flooring that is found throughout the entire home. Not only does this product look appealing, but it is some of the most durable and water resistant material on the market today. The next features you will notice are the stunning vaulted or sloped tray ceilings that span from the kitchen into the living room areas. From the entry way, you see the custom built cabinetry that make up the kitchen. These solid MDF door cabinets contain concealed hinges and under mount, soft-close drawer guides for a custom feel. The countertops in the kitchen consist of a light, bright granite, showing off a beautiful variation that can be seen in the natural stone. These cabinets and countertops flow into both bathrooms, allowing the rooms to feel spacious and vibrant. With dual vanities and a soaking tub, the master bath truly feels like a custom home, designed around the homeowners wish list. Polished chrome fixtures cap off the design, accenting the white cabinetry allowing for the clean, modern feel.

These homes are currently under production in our Back Bay at Arrowhead Lake community. To view more information about these homes and view a 360° video tour visit [www.ArrowheadBackBay.com/leasing](http://www.ArrowheadBackBay.com/leasing).





2020 Q2

# Featured Upcoming Trends

## Cabinetry Trends



### Lexington

An MDF version of your classic shaker style door. Routed out of one solid piece of MDF, this heavy-duty door gives stability for years to come without the worry of cracking or separation at the joints. These straight lines with machine edges offer a clean, contemporary look without breaking the bank in the process.



### Saegertown

The Saegertown Door brings traditional styles and features to the MDF product. Like the Lexington, this door is routed from solid MDF material. This raised panel door brings beauty and dimensional elements to an affordable, solid and durable door style.

## NEW HOME TECHNOLOGY

### Wood Polymer Composite Flooring

*These materials are composites manufactured from predominantly (typically synthetic) thermoplastic resins and wood flour filler, though thermoset resins and naturally derived resin systems may also be used.*

These 100% waterproof engineered luxury vinyl planks and tiles feature an extraordinarily durable and gorgeous, realistic aesthetic. WPC flooring has seen a tremendous increase in residential home use due to its ability to withstand most impacts and scratches. If you are looking for flooring that has the look and feel of traditional hardwood without the maintenance, and a waterproof product that is not susceptible to warping or expansion or cracking, WPC is most likely the choice for you! With its rapid rise in popularity this flooring material comes in any color you desire, from traditional to modern! If your interested in learning more about this product in your home call us today!



## Product Showcase

### Medium-Density Fibreboard Doors

MDF Doors have become a very popular choice in new homes for many reasons including shaping abilities and absence of natural knots, making its surface smooth and clean. These doors also look much sleeker and have a very tight tolerances for uniformity in comparison to other types of doors. MDF doors can also be easily painted and finished, for those looking for a durable product with a precise finished look.

The best features of MDF includes durability, strength and sturdiness. MDF doors are highly resistant to denting, deforming, rotting, and some of the shortcomings natural doors are prone to. A residual benefit of this type of composite is its sound resistance, giving you privacy in every room of your home. Being that most of these doors are created from sustainable material and leftover wood products, they are also the environmentally conscious choice. Maintenance is also very simple and are typically cleaner than solid wood doors because of their resistance to warping and mold, and can be simply cleaned with a damp cloth.



Medium-density fibreboard (MDF) is an engineered wood product made by breaking down hardwood or softwood residuals into wood fibres, often in a defibrator, combining it with wax and a resin binder, and forming it into panels by applying high temperature and pressure. MDF is generally more dense than plywood.



# C.R.A.

# Community Reinvestment Area



## NEWS

## C.R.A. Q&A

WITH SCOTT JONES

FROM HOME SAVINGS IN THE CITY OF COLUMBIANA



Save thousands in property taxes with the City of Columbiana's C.R.A. 15 Year\* property tax abatement on new construction! The purpose of the CRA is to encourage revitalization of the existing housing and building stock and the construction of new structures. The Community Reinvestment Area is a state-sanctioned program that allows the Columbiana City Council to grant 100% tax exemptions for 15 years\* on the increase in the assessed valuation resulting from improvements. Act now to take advantage of this limited time incentive to build your Estate Home, Single Family home, Cottage or Carriage Homes in Old Saybrook or The Back Bay at Arrowhead Lake! Visit Our YouTube channel to see a full question and answer rundown about the C.R.A.!



*Old Saybrook*

\*15 year 100% tax exemption on the increase in the assessed valuation resulting from improvements. Subject to City of Columbiana resolution 18-O-2979. Community Reinvestment Area is developed through Columbiana City Council and other governmental offices. May be subject to approval by the Community Reinvestment Area Housing Council and Tax Incentive Review Council. The CRA is not affiliated with Master Plan Builders or Master Plan affiliated companies.

# Community News

## Limited Time Avellino Estates

Avellino il Legato, located in Beaver Township on the shores of Pine Lake, has sold out of all but 2 remaining waterfront home sites. The Estate Homes are inspired by Old World European architecture. These elegant homes begin at 2,400 square feet of living area for single story homes and 3,000 square feet of living area for two story plans. Avellino has experienced increasing popularity and interest in the past few months, so don't miss out on your chance to live in this one-of-a-kind neighborhood in our Valley! If you're interested in this premier community, please contact us to schedule a personal tour. To learn More Visit [www.avellinothelegacy.com](http://www.avellinothelegacy.com)



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