

ARROWHEAD ONE

A MASTER PLAN HOMES COMMUNITY

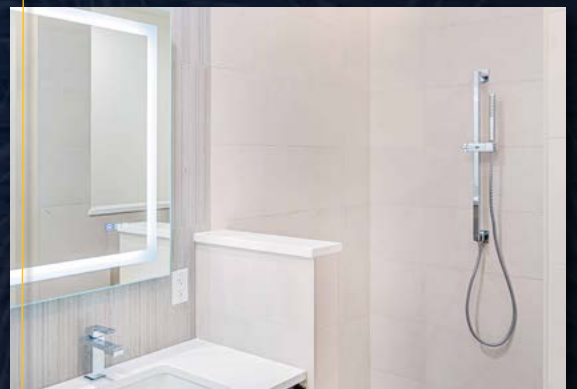


LAKESIDE LEASING REDEFINED

Master Plan Homes is proud to present an exciting new take on what Mahoning Valley residents call "Home" with our most exclusive custom home project to date, ARROWHEAD ONE. The community consists of 19 freestanding "Harbor Homes" catering to the demands of our Valley's most discerning client! These modern design lakefront homes unite the lifestyle of homeownership, including all of the features and amenities that our clientele have come to expect in a Master Plan Builders custom home, now integrated with the maintenance free benefits of leasing a home.

What do we mean when we say "Redefined"? Our experience of leasing a new home is completely re-imagined to fit **YOUR** lifestyle. This includes accommodations that exceed any of our market's current feature packages. To create this new level of service we had to look at the entire leasing process from start to finish with a blank canvas. One new leasing component we chose to integrate for our residents was the ability to customize each aspect of your future residence. You begin with the floor plan, select a specific home site, then select each ala carte interior component and option you would like in your lease, all of which is done through our online lease customizer tool. This modularity of components and options allows you to have access to technology and services that can be "activated" at anytime. Most of these services can take place in each home's mechanical room, accessible from the exterior, allowing upkeep and repairs to take place without a technician ever entering your home!

WWW.ARROWHEAD1.COM



The City of Columbiana Offers The Perfect Opportunity For Those Looking To Lease In One Of The *"The Nicest Places In America"*

ARROWHEAD ONE epitomizes what it means to experience a luxury lifestyle in a waterfront community. Perched on the shores of the picturesque Arrowhead Lake, in the City of Columbiana, residents are not only living on the water's edge with panoramic views to enjoy morning coffee as the sun rises over the lake, but also have lake access! Our residents enjoy an included lake permit to fully explore all the great activities that come with a lakefront lifestyle including kayaking, canoeing, fishing and much more!

Our goal with this exclusive neighborhood is to provide the absolute highest quality homes in a community that offers all the amenities needed to suit the needs of a modern lifestyle in a city known for its safety, security and welcoming residents. This sense of community, and kindness of the people that call Columbiana home, is what has earned it the title of "Nicest Places In America" by Reader's Digest. Residing between Pittsburgh and Cleveland, with quick access to each, this community offers an extraordinary value to commuters, those who work from home, or snowbirds who jetset from Pittsburgh International Airport or Cleveland Hopkins Airport.

As a Custom Home Builder and Developer, with 40 years of experience, we know what it means to build a truly luxury home with amenities that exceed all expectation, but also with your lifestyle in mind. After nearly 20 years of building in the Columbiana community we have the knowledge and skills to assure that ARROWHEAD ONE is unlike anything in our area.



[VIEW VIDEO AT ARROWHEAD1.COM](http://ARROWHEAD1.COM)

The Arrowhead One Feature Packages



Enjoy added comfort, convenience, and confidence with the Master Plan Admiral Edition. This package includes most of the options below.

À la carte Options

Concierge Package ↓

- 24/7 Maintenance concierge for all your home needs!
- Furnace filter changes.
- Bi-monthly mechanical inspections.
- Monitoring of smoke detectors.

Custom Design Studio ↓

- In-floor radiant heat in main living space & first floor master bed/bath.
- Paint selection options.
- Solid surface flooring throughout the home.

Recreation Package ↓

- Yearly lake permit for lake & recreational use (For all residents of that household).

Indoor Comfort Package ↓

- Warm floor (Allowing you to have warm bathroom floors, even in summer months while using A/C).
- Fresh filtered air.
- Recirculating domestic hot water lines.

Security Package ↓

- Exterior camera surveillance (Including door bell).
- Security system.
- Built-in speakers throughout the home.

Lumen Package ↓

- Accent lighting drawing attention to architectural design & details.

EV Power Package ↓

- Single vehicle charger with up to 450KW of renewable energy per month (Dual charging stations up to 800KW available at an additional cost).

Central Vacuum Package ↓

- Built in vacuum/hosing system to make cleaning easy & hassle free.
- Bi-monthly emptying services.

Outdoor Comfort Package ↓

- Fully screened rear patio.

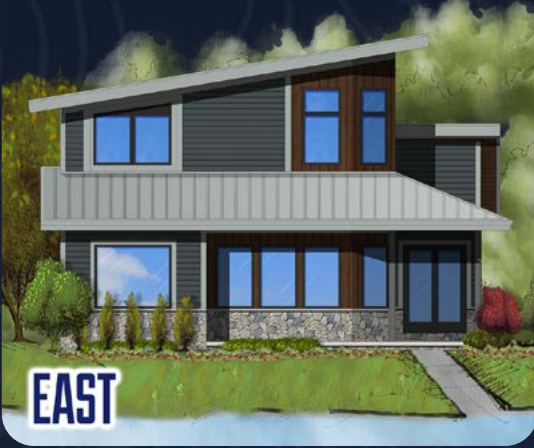
Dock Package*

- Personal dock built on Arrowhead Lake with "L-Shape" seating area.

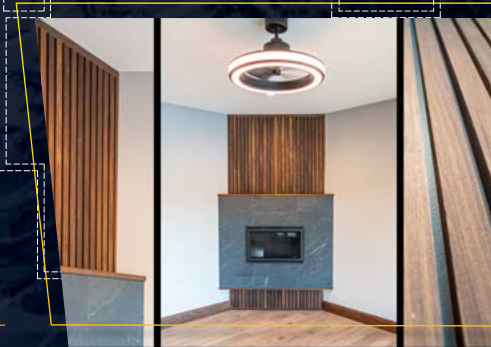
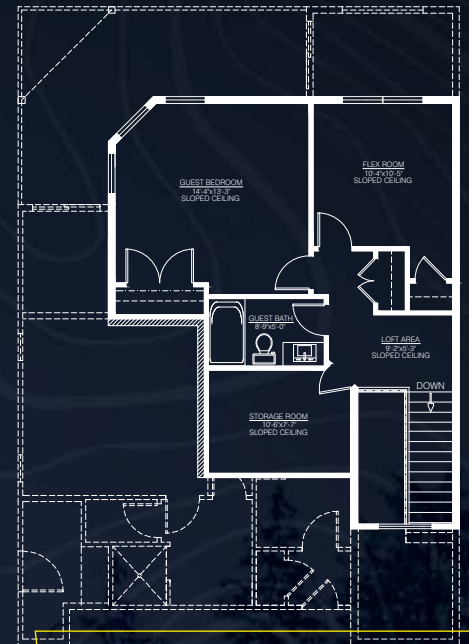
*Please note - only available on waterfront homes.

The Harbor Homes

Model A First Floor Master



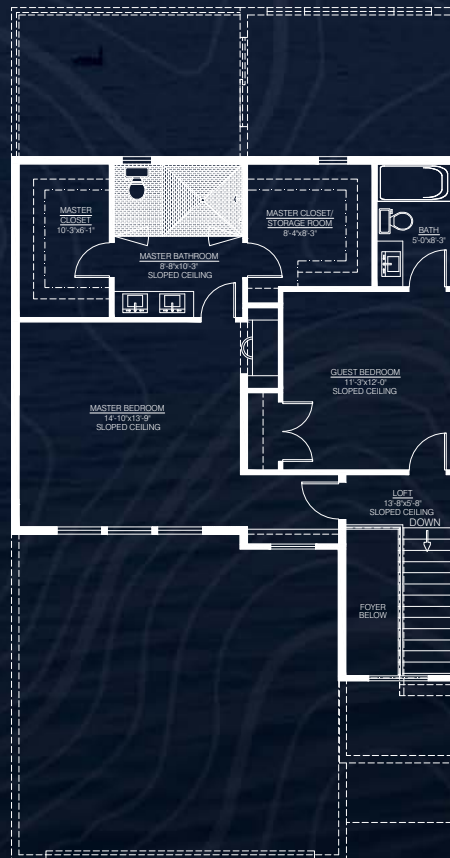
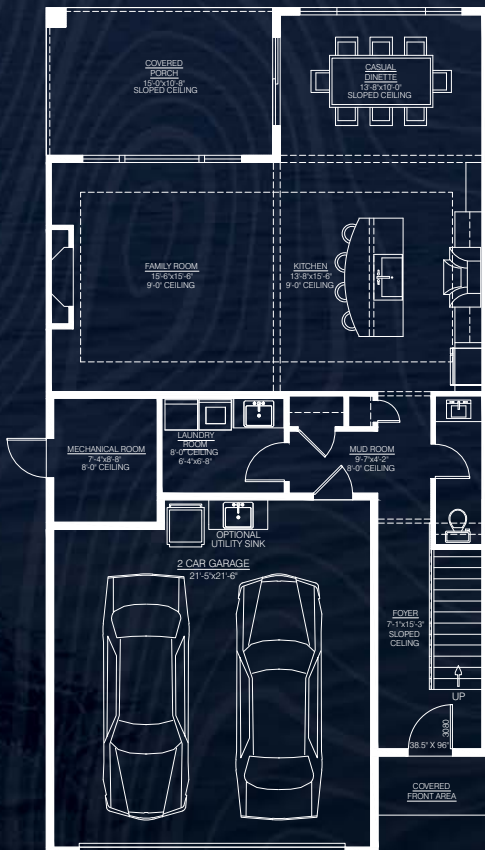
- 1,884 SqFt Total Living Space
- 1,290 SqFt Of First Floor Living Space
- 594 SqFt Of Second Floor Living Space
- 2 Bedrooms
- Additional Third Bedroom/Flex Space
- 2.5 Baths
- 518 SqFt Garage Area
- 57 SqFt Mechanical Area
- 30 SqFt Front Porch
- 201 SqFt Rear Porch



Model B Second Floor Master



- 1,697 SqFt Total Living Space
- 935 SqFt Of First Floor Living Space
- 764 SqFt Of Second Floor Living Space
- 2 Bedrooms
- 2.5 Baths
- 516 SqFt Garage Area
- 63 SqFt Mechanical Area
- 30 SqFt Optional Front Porch
- 153 SqFt Optional Rear Porch



The Arrowhead One Harbor Club



SAFETY • STABILITY • SECURITY • FREEDOM • ACCESS

These aren't just words at Arrowhead One, but a way of life achieved through your community's Harbor Club.

SAFETY & STABILITY

The Arrowhead One Harbor Club program promotes a high standard and a shared interest in keeping all aspects of the grounds immaculately maintained, while at the same time encouraging stability, residency, and a long-term commitment from each member of the club. Unlike many communities where residents are transient and may vary from year to year, Arrowhead One will be safeguarded from the pitfalls of short term residents, who may not promote a sense of camaraderie or value each and every aspect of the neighborhood, along with its members. In addition, your membership circumvents the revolving door of building comfort and trust with intermittent leaseholders. As with any investment, when you share in a commitment with your neighbors you're provided the peace of mind that comes with knowing that each member of the community is as invested in the quality and integrity of the club as you are!

FREEDOM & SECURITY

The Harbor Club also provides our residents with an unparalleled level of freedom and flexibility, through our removal of traditional lease terms and full time, around the clock maintenance staff. When joining the Harbor Club all residents will be able to come and go as they please, knowing that their homes will be secure and maintained. For those who value the assurance that, anytime, whether you're out of town for the weekend or snowbirds enjoying the winter in the southern states, your home will be cared for, the Harbor Club has you covered. This assurance is provided through each home's exterior access maintenance room, where all of the integral functions of your home can be monitored, controlled and regulated by our on staff maintenance concierge, without ever entering your living spaces. For all who join the Harbor Club in our initial leasing period ALL maintenance concierge services will be provided for the full length of your lease at NO COST! This doesn't just include landscaping and repairs but also scheduled maintenance of furnace filters, technology and HVAC inspections, electrical and power assessments, smoke alarm maintenance and much more!

FLEXIBILITY

The comfort of knowing that your home and its contents are always our top priority is only matched by the freedom the Harbor Club provides. Not to mention, the sense of security that comes with knowing that you live in a town that was recently awarded the title of "Nicest Places In America" by Reader's Digest. While we don't anticipate Arrowhead One residents moving very often, should you decide to choose a different Master Plan Homes community, move in with loved ones, or explore the world for a period of time, all you have to do is let us know. No fees, no early lease termination penalties, no realtors, no closings or inspections, and most importantly none of the stress or costs that come along with selling a home! We can finalize your lease as you see fit, just say when, **IT'S THAT SIMPLE!**

ACCESS

As a member of the Harbor Club, you will also enjoy a level of access that no other community can offer. Your club fee will include an Arrowhead Park & Lake membership that grants you access to enjoy the beautiful Arrowhead Lake that is right out your back door. Residents can enjoy fishing, kayaking, canoeing and many other activities that take place on the lake. The best part is that we provide this approximately \$700 annual membership for FREE for the duration of your lease. As an added bonus we will be including full access to Arrowhead Lake's secluded island for those days when you would like to relax in a peaceful space for reading, enjoying a coffee immersed in nature, or just spend time with friends and family in a picturesque environment within the community's newest private island park, only available to Harbor Club Members.

DESIGN

Harbor Club early access residents also have the option to customize their home. This is a feature that is typically only available to Master Plan Home's custom home clientele. We offer the options of alternate color choice packages that lets you determine the look of your home, including its paint colors and more. Enjoy the freedom in designing your home that only an Arrowhead One resident has.

While the Harbor Club offers all of the above benefits, there are many more that await you as one of the prestigious cornerstone members of the Arrowhead One community. To learn more about the Harbor Club Homes and membership fees visit ARROWHEAD1.COM and while you're there you can start building your Arrowhead One home lease package!



Choose and price all of the custom options available in your Harbor Home online now with our new

**LEASE
CUSTOMIZER
TOOL**

ARROWHEAD1.COM/BUILD



For information on pricing and availability visit ARROWHEAD1.COM or call 330-549-0692.



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