

*Master Planned  
Retirement  
Community:  
A Continuum  
of Care*

*the Reserve*  
at Greenbriar Cove

The Newest Neighborhood  
of Patio Homes in Chattanooga's Finest  
Master Planned Retirement Community

*The Reserve at Green*

- Neighborhood park and gazebo
- Walkable destinations include wildlife preserve, vegetable garden area, walking trails and lakes
- Old fashioned street lights and extra wide sidewalks
- Golf cart paths for easy access to the estimated 17 acres of parkland with 4 lakes, conservation and mixed-use areas
- Community Center and Clubhouse features: indoor swimming pool, fitness center, game room, crafting areas, and kitchen for special events
- Prime location that is adjacent to the Collegedale Four Corners Area, Collegedale City Hall and Hamilton County Library, Veterans Park, Wolftever Greenway, shopping and urban areas
- On site – Assisted Living, Retirement Center, professional medical offices and a financial institution

*Experience  
the  
Lifestyle*

**T**he opportunity to live in a beautiful, private master planned community coupled with the desire to simplify your life adds up to one thing ...

The Reserve at Greenbriar Cove.

Do you feel that you have too much house on too much property? Don't want the upkeep, but still want the luxuries and amenities? You can have it all...by owning a low-maintenance and high quality patio home that will cater to your active lifestyle.

*the Reserve*  
at Greenbriar Cove

*It's home sweet  
{smaller} home!*



*Protect your  
"nest egg"*



### Ownership of a patio home includes:

- Wide-open, single level floor plans create the feeling of more space and allow guests and family to gather around the kitchen ... while being connected to the living and dining rooms.
- The spacious floor plans are casual, relaxed and open ... supporting visual connections that allow the main living spaces of the home to flow together.
- Home Offices/Guest Room for those who want a private place to work. Located adjacent to or close to the front door, providing easy access for visitors and deliveries. Easy to isolate from other living areas of the home.
- Internal privacy is just as important as external privacy. When the second bedroom is used for visiting family or guests, the split-bedroom plan places the master and guest bedrooms as far from each other as possible.
- The master bedroom and primary living spaces are located at the rear of the home, which provides maximum privacy.
- Having the garage close to the kitchen is very important to reduce "grocery lugging" distance, and the connected utility room with built-in or walk-in storage makes it convenient for quick and easy access.
- Because it's home sweet smaller home, storage is important! One rarely abandons all the memories, collection and possessions

accumulated over a lifetime. Walk-in closets, linen closets, kitchen pantry and floored attic space are designed into the floor plans.

- High quality cabinetry, appliances and other finishes are an integral part of The Reserve patio homes.
- Screen porches are a standard amenity and an extension of the interior living space bringing the outdoors in. (*Optional: Sunroom*)
- Large front porches are a perfect place for morning coffee and reading the newspaper

- Fee Simple Ownership – Platted into individual lots, boundaries of lots shown on recorded plat. Deeded to you, the home owner, the property fee simple, same as single-family home ownership
- All structural components and exterior features
- A small private yard and a private mailbox
- Responsibility for individual property taxes
- Homeowners Association dues – owners pay the same amount to maintain all the common areas in The Reserve. This includes all individual patio home landscaping and irrigation.

- The ability to customize your patio home to fit your lifestyle
- Timeless design and estate quality construction
- Floored attic storage
- Enjoyment of the fitness center and indoor pool at the Community Center and the estimated 17 acres of park-land with lakes, conservation and mixed-use areas
- A safe and secure feeling of living in a master planned retirement community

*Ageless  
Design  
Features*



- Single-level construction provides for easy maneuvering. This feature is especially desirable for those with impaired vision or decreased mobility.
- Recessed lighting throughout the floor plans allows for maximum light requirements

- Doorways are three feet wide to allow for easy maneuverability effortlessly throughout the home.
- All doors have lever handles for easy use.
- Interior electrical, cable and phone outlets can be elevated upon request to 30", instead of 12-18" inches, for easier access – requiring less bending

- Comfort-height commodes in all bathrooms
- Master bath walls reinforced for optional grab bars
- Master bath shower with seat
- Bathroom vanities are 36" high with lever faucet handles
- Kitchen cabinets have all pullout shelving and lazy susans
- Cabinets have easy grip knobs
- Under cabinet lights in the kitchen provides added task lighting
- Carefree Landscape Maintenance Program offers you freedom from the chores of yardwork
- Automatic garage door openers with keyless entry afford safe and easy access to your attached, two car garage