MAYBERRY FAQ

Q Why should I buy a new home instead of an existing home?

A There are several benefits to buying a new home. Firstly, you get to customize it to your liking and choose the features and finishes that suit your style. Secondly, new homes often come with warranties and are built with modern construction techniques and materials, which can lead to lower maintenance costs. Lastly, a new home is likely to be more energy-efficient, which can save you money on utility bills.

Q What kind of financing options are available for new construction homes?

A There are several financing options available for buying a new home, including conventional mortgages, FHA loans, VA loans, and USDA loans. Talk to your lender about which option is right for you based on your financial situation and the type of home you are purchasing. Your home options and upgrades will require an increased deposit or alternatively the buyers to utilize an up front loan closing on a loan referred to as the One Time Close loan.

Q How long does it take to build a new home?

A The amount of time it takes to build a new home varies depending on factors such as the size and complexity of the home, the availability of materials and labor, and the weather conditions in the area. Generally, it takes around 6-12 months to build a new home.

Q How many homes will be built in Mayberry?

A The plan is for over 2,500 homes comprised of single-family detached, townhomes, and apartments.

Q What is a complete community plan?

A A "complete community" refers to a community that provides its residents with access to all the necessary amenities and services required for a high quality of life. It's a community where you can live, work, learn and play. This includes access to schools, workspaces, affordable housing, green spaces, recreation, and other essential services.

A complete community is designed to be livable, sustainable, and inclusive. It promotes social, economic, and environmental well-being and allows people of all ages, abilities, and backgrounds to thrive. A complete community typically emphasizes mixed-use development and walkability, to create communities that are both functional and enjoyable to live in, with access to all the necessary resources and services.

Q Does Mayberry provide backyard fencing?

A Yes, it is 6 foot privacy fencing.

Q Can I mix and match interior packages?

A Yes, but only with the One Time Close Loan Program with the Preferred Lender.

Q How many plans does Mayberry build?

A Mayberry builds 8 single-family detached plans with many structural options to add a basement, more garage space for cars or RV's and a multi-gen/office suite with exterior access.

Q Which plans allow for a Multi-generational suite?

A Plans 1, 3, 4, and 5.

Q Which plan is the model?

A Plan 2.

Q Which plans allow for an RV garage?

A Plans 1, 3, and 5.

Q Which plans only come with a 3 car garage?

A Plans 6 and 7.

Q Which plan only comes with a full size 2 car garage?

A Plan 0.

Q Does Mayberry have a basement finish option?

A Not at this time but in the future plans for sure.

Q Can Mayberry provide backyard landscaping?

A Yes, with buyers selection of a certain loan used for the purchase.

Q Can you explain the Transfer Covenant Fee?

A The transfer fee funds community activities that foster a sense of togetherness among Mayberry residents throughout the year. These activities are also open to the public, attracting people from outside the community and allowing them to experience the vibrancy of Mayberry and the convenience of walkability, as well as access to parks.

By funding these activities through the transfer fee, we primarily rely on support from new residents who discover Mayberry through their active participation or awareness of these engaging community events. This approach enables us to provide these enriching activities to current residents without burdening all homeowners with additional fees. It's an excellent way to enhance the lives of our residents while maintaining affordability for everyone.

Q Tell me about the utility providers.

A
Electric: Mountain View Electric Association (Phone Number: 719-495-2283)
Gas: Black Hills Energy (Phone Number: 888-890-5554)
Sewer: Ellicott Utilities Company (Phone Number: 719-602-1876)
Water: Ellicott Utilities Company (Phone Number: 719-602-1876)
Trash: Ellicott Utilities Company (Phone Number: 719-602-1876)
Internet provider: Ellicott Utilities Company
Mailboxes: Located at the end of each block on the North - (Cattlemen Run side).
You will need to take your closing paperwork to the Calhan post office to get keys.
School District: Ellicott School District

Q Tell me more about the internet.

A
Mayberry is served by Ellicott Utilities Company ("EUC") that offers top-notch, high-speed wifi connectivity throughout the entire community, which means you will be able to work from any location in Mayberry, be it your own home office or one of our picturesque parks.

EUC currently offers cutting edge fiber optic connectivity with speeds reaching up to 10 Gigabits of data transfer and no data caps making any internet task you have a breeze; the fastest and most reliable internet in the area! EUC also staff's its internet division with people that care about people so we offer not only the best technology but also the best experience.

Q Talk about the framing used.

A
Typically the exterior is 2x6 and the interior will be 2x4 framing. There are expectations for both ex. Interior plumbing walls may be 2x6, and in some cases 2x4 exterior walls are used to optimize interior space. 2X4 exterior is minimal as it requires special insulation. Outside garage walls may be 2x4 as well.