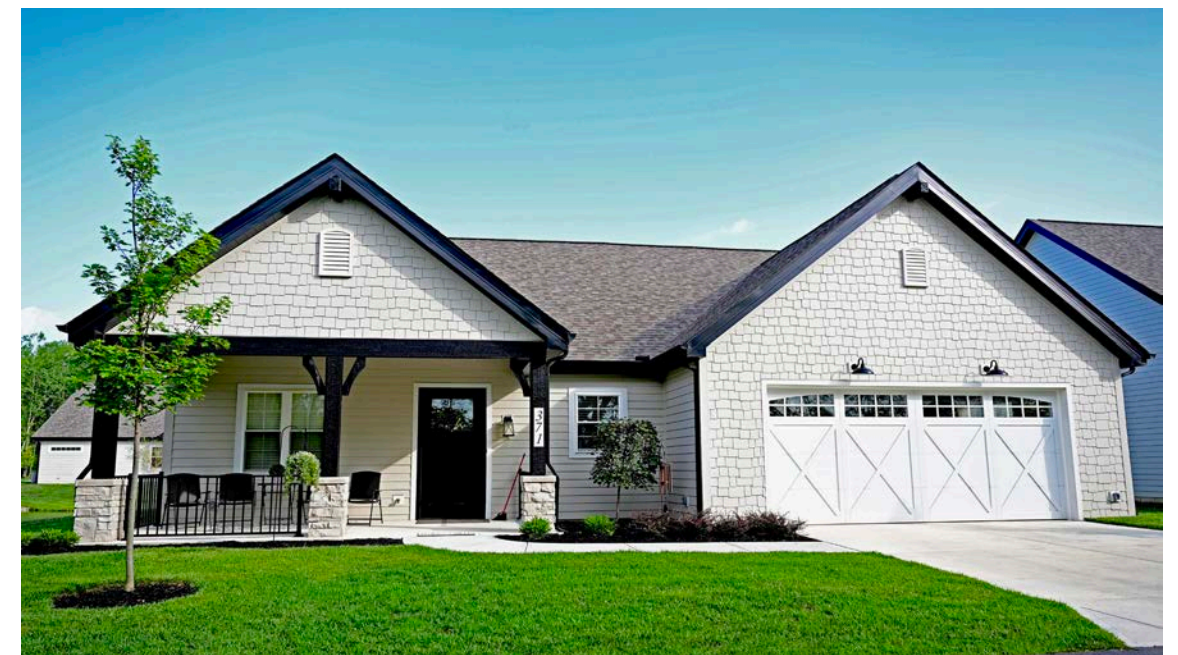
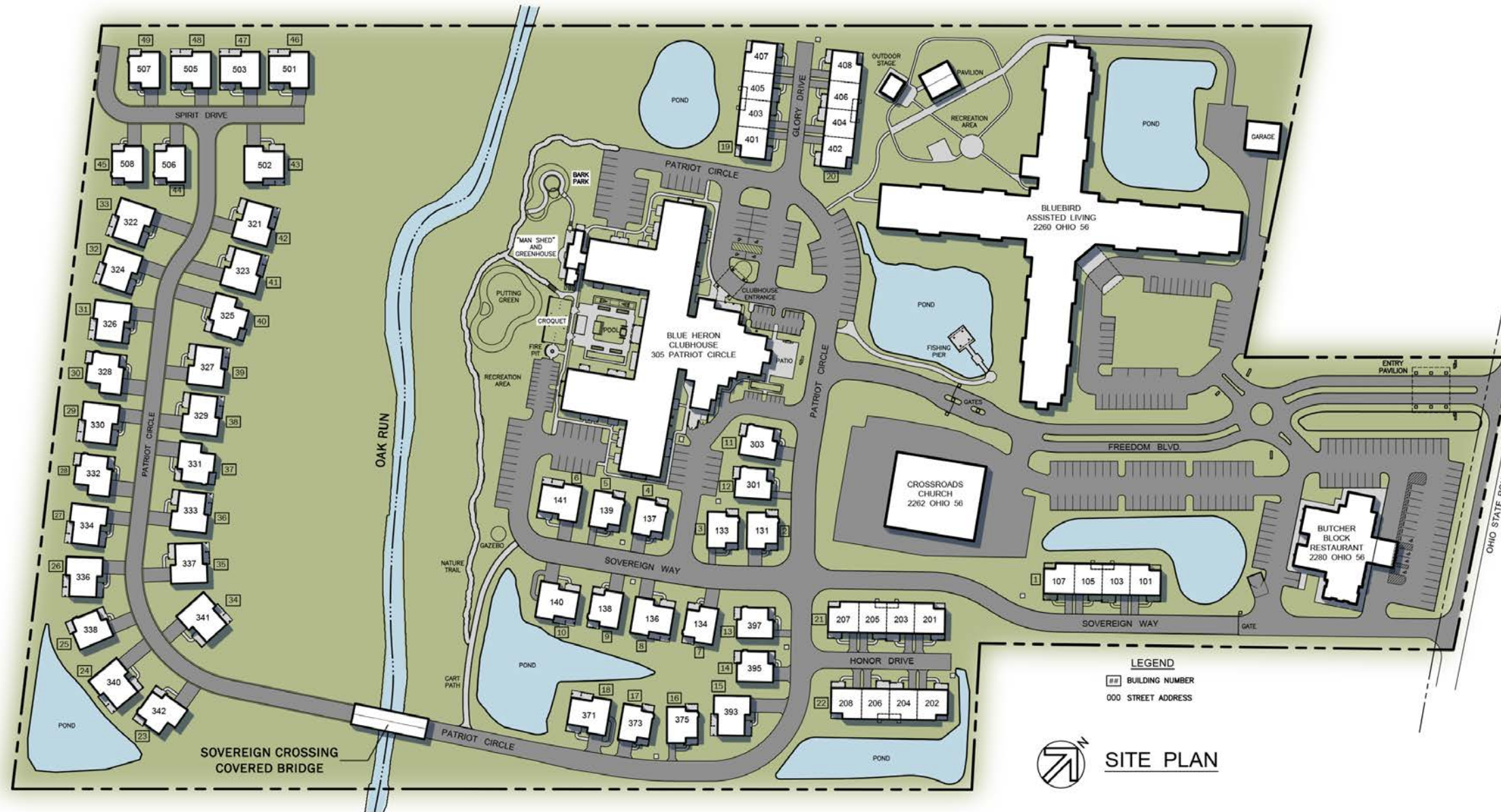


SOVEREIGN VILLAGE



SOVEREIGN VILLAGE CAMPUS



CAMPUS AMENITIES:

- Butcher Block restaurant
- Crossroads Church
- Bluebird Assisted Living
- Bowling
- Quiet, rural setting overlooking Oak Run

VILLAGE AMENITIES:

- Nature trails
- Golf Cart friendly with dedicated parking areas and cart path
- Pet friendly with dog run and large "Bark Park"
- Bocce ball/Cornhole
- Shuffleboard
- Croquet lawn
- Fire pit
- Gardens & Greenhouse
- Multiple patios
- Fishing bridge
- Band stand
- Outdoor pool with hot tub, 2 lap lanes, and sun shelf
- Gazebo
- To-Go food pick up window from clubhouse kitchen
- The Clubhouse - amenities listed separately
- The Activity Barn - amenities listed separately
- Disc Golf

SOVEREIGN VILLAGE: BLUE HERON CLUBHOUSE



CLUBHOUSE AMENITIES:

- Two-story atrium
- Double sided fireplace
- On-site Therapy and Fitness with outdoor terrace
- Pickleball court
- Private game rooms
- Open lounge/game area
- Mens club room with golf simulator
- Womens crafting room
- Library
- Beauty/barber shop
- Billiards
- Pub
- Formal and informal dining with outdoor patio seating
- Second floor Patio with fire tables, and bocce ball/cornhole.
- Central courtyard with covered patios, pool with hot tub and sun shelf, lounge chairs, bocce ball/cornhole, and shuffleboard.

SOVEREIGN VILLAGE: FRONT PATIO



FRONT PATIO AMENITIES:

- Bocce Ball/Corn Hole Court
- Sitting & Dining areas
- Pergola with slatted roof that can open or close for weather
- 2-sided Fire Place
- Lovely views of Jane's Dock fishing pond
- Accessible to golf cart parking lot

SOVEREIGN VILLAGE: COURTYARD



COURTYARD AMENITIES:

- Bocce Ball Court
- Shuffleboard Court
- Pool with sun shelf
- Hot tub
- Lounges
- Pergola with slatted roof that can open or close for weather
- Croquet Court
- Fire Pit



SOVEREIGN VILLAGE: ACTIVITY BARN



ACTIVITY BARN AMENITIES:

- Connected to Clubhouse
- Indoor access to the dog walk, garage, and greenhouse amenities.
- Dog Walk has approximately 560 square feet of fenced-in space with indoor "doggie lobby" to keep pets safe and secure while taking them on and off leash.
- Pet wash station is also located in the "doggie lobby" for ease of washing off muddy paws and grooming.
- "The Garage" - tool shed and wood working space with garage door opening onto a patio, and high windows for lots of natural light.
- Greenhouse with state-of-the-art features such as double-paned low-E glass; heating, evaporative cooling, and ventilation systems that automatically work with a thermostat; work benches and shelves; high-performance LED grow lighting; and water hose and sink.

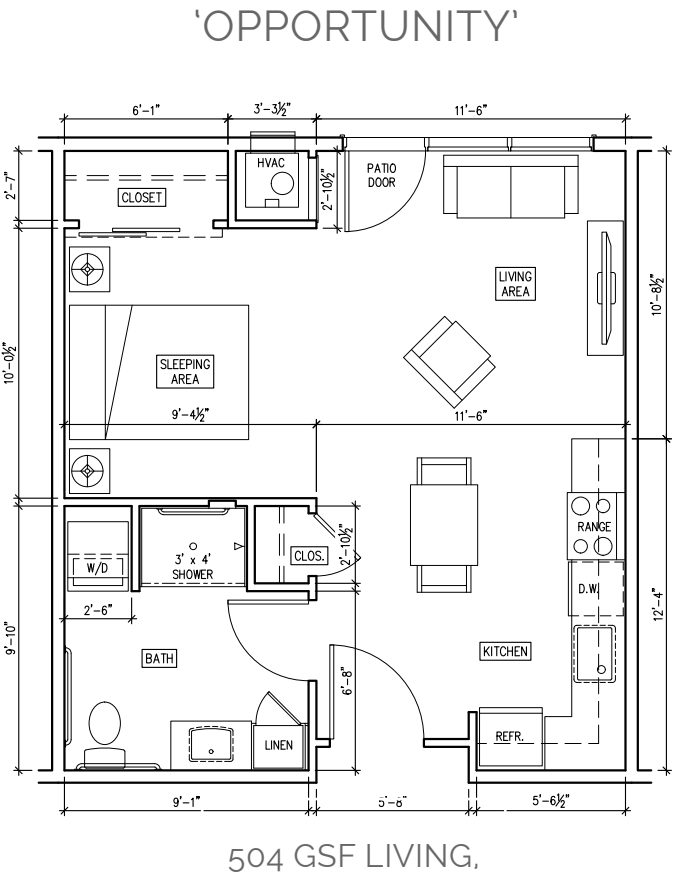
CLUBHOUSE - STUDIO UNIT FLOOR PLANS



VIEW TO LIVING ROOM

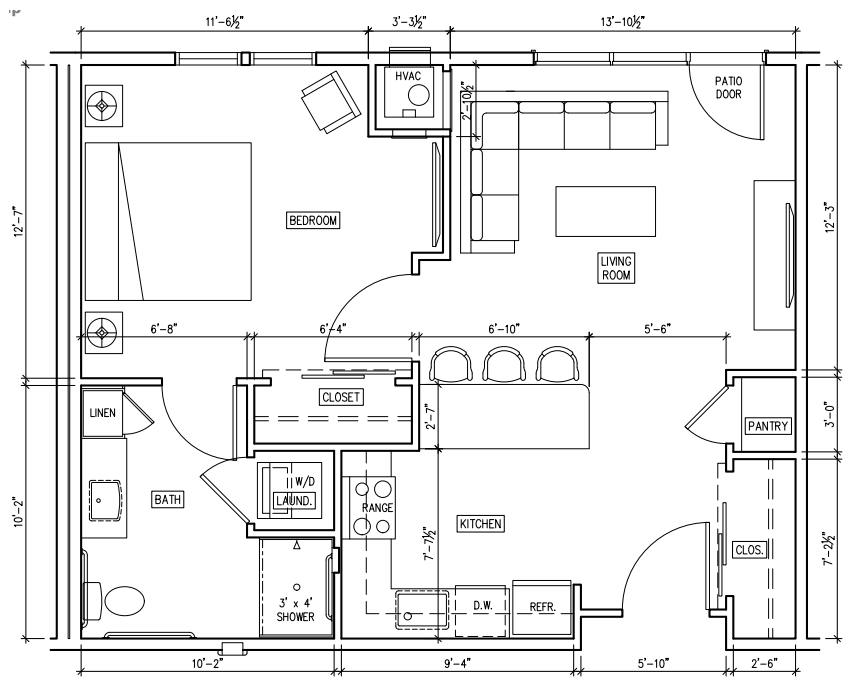


VIEW TO KITCHEN



CLUBHOUSE - 1 BEDROOM UNIT FLOOR PLANS

UNIT A: 'VALOR'



692 GSF LIVING,

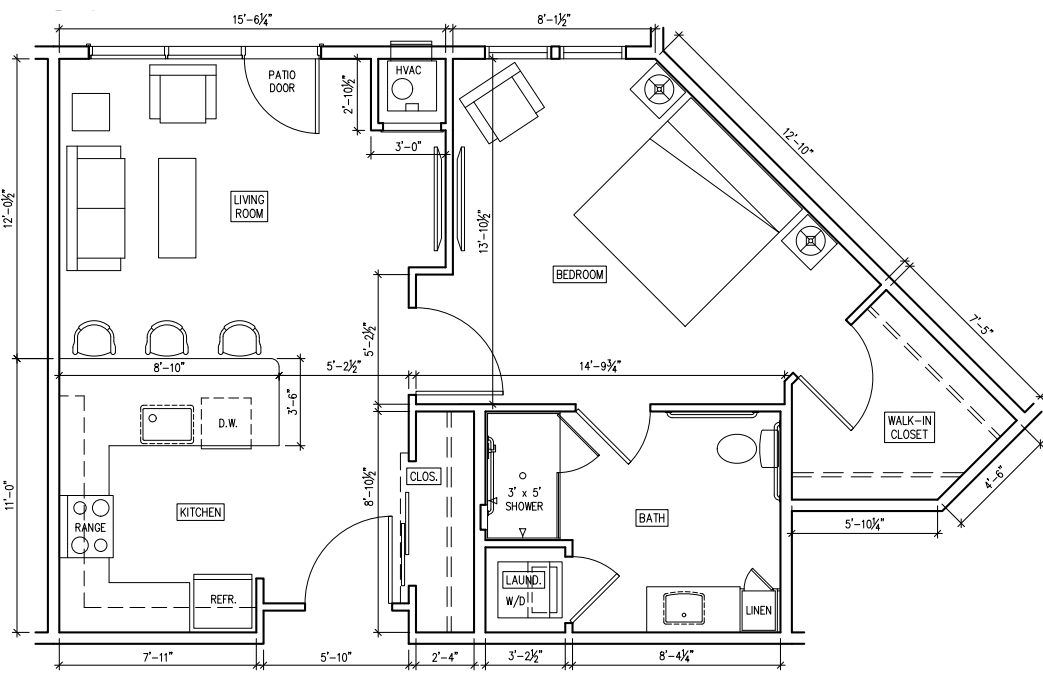


VIEW TO LIVING ROOM



VIEW TO KITCHEN

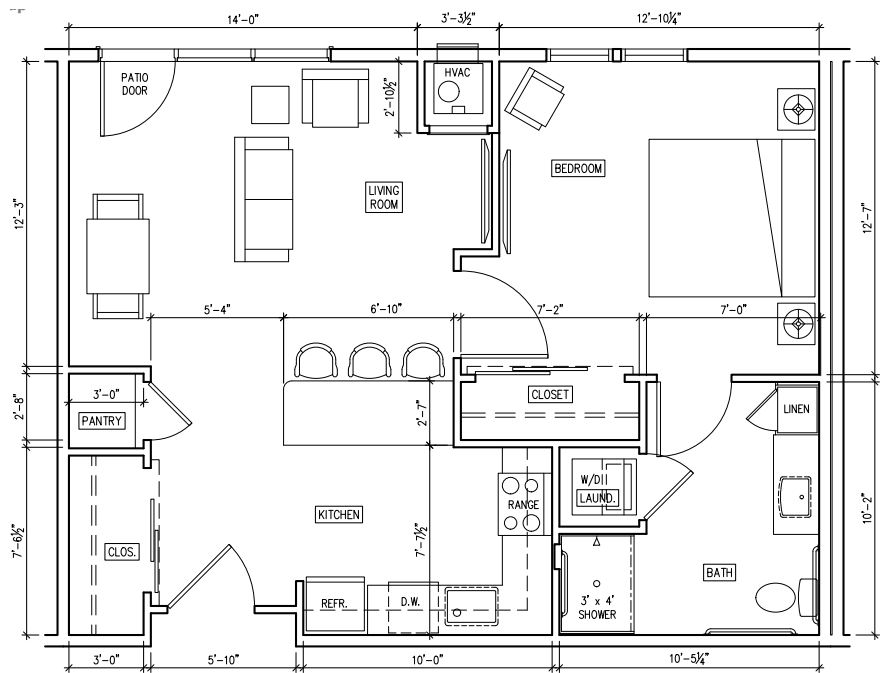
UNIT B: INDEPENDENCE



767 GSF LIVING,

CLUBHOUSE - 1 BEDROOM UNIT FLOOR PLANS

UNIT C: 'FREEDOM'



727 GSF LIVING,

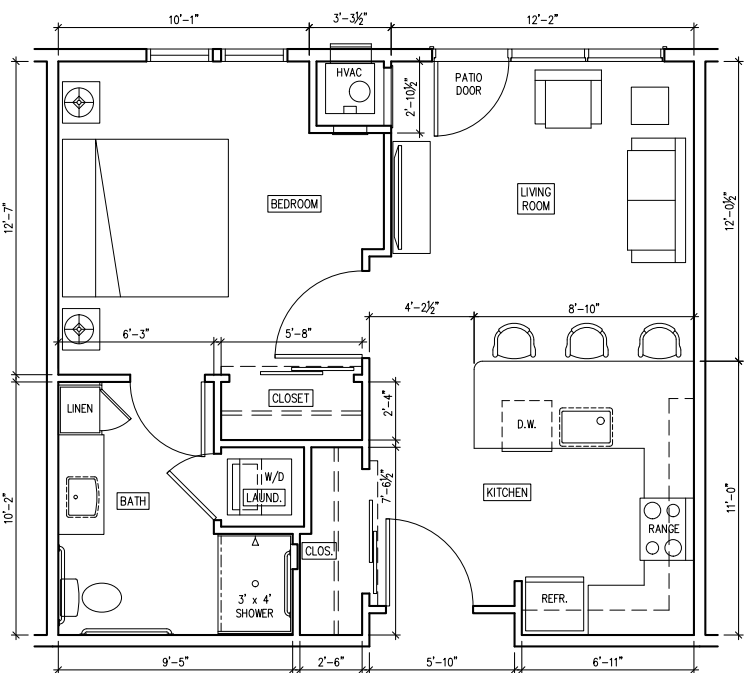


VIEW TO LIVING ROOM



VIEW TO KITCHEN

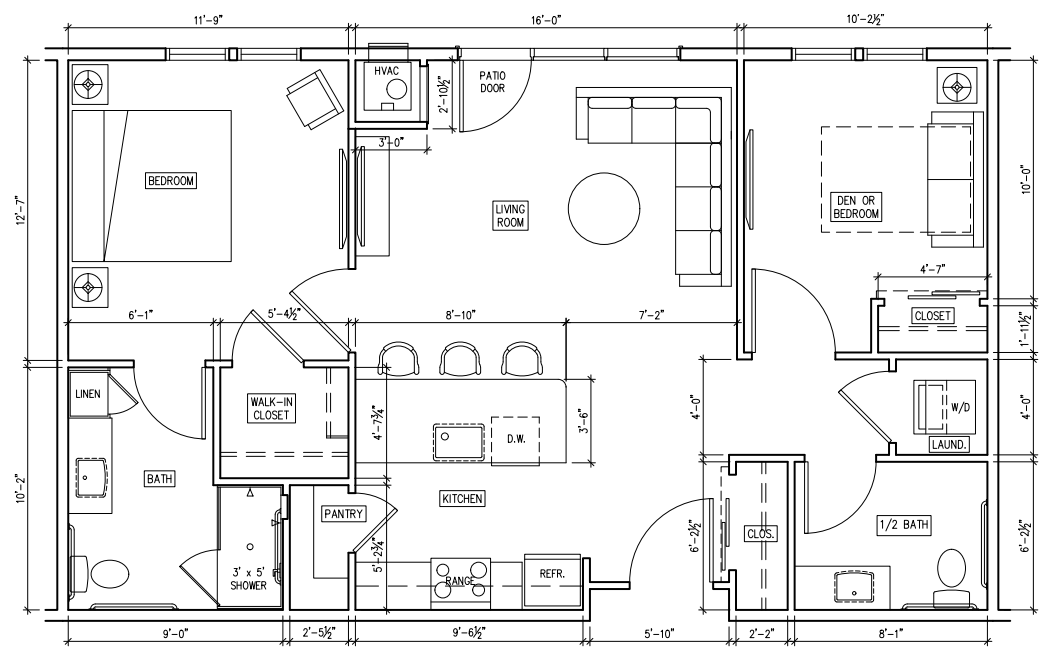
UNIT D: 'PATRIOT'



616 GSF LIVING,

CLUBHOUSE - 2 BEDROOM UNIT FLOOR PLANS

UNIT A: 'LIBERTY'



927 GSF LIVING,

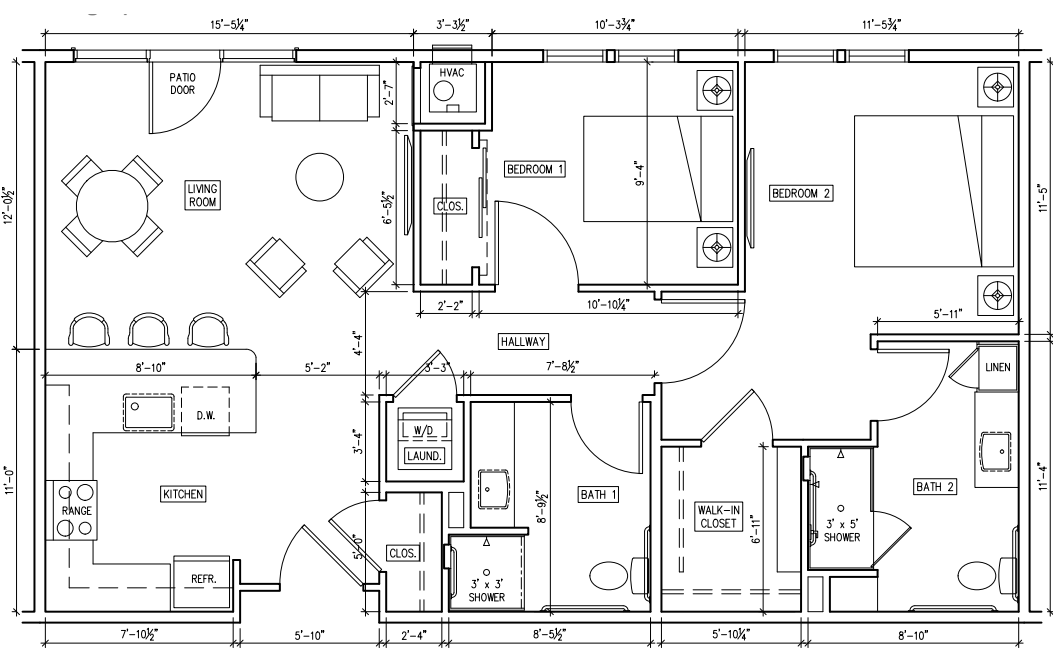


VIEW TO LIVING ROOM



VIEW TO KITCHEN

UNIT B: 'PRESIDENTIAL'

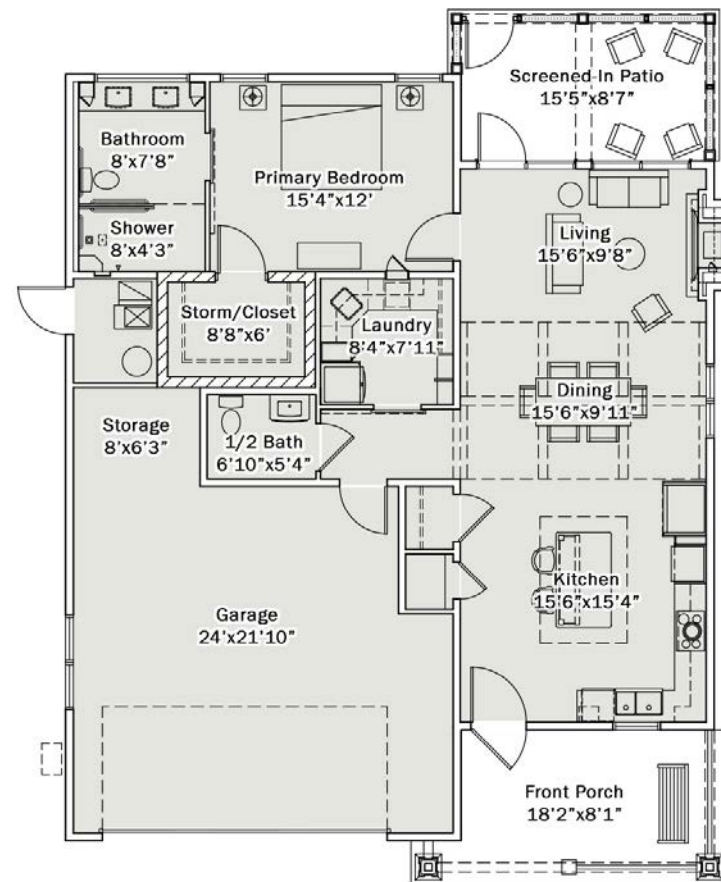


981 GSF LIVING,

1 BEDROOM VILLA WITH 2 CAR GARAGE

AMENITIES:

- Kitchen features: granite countertops, farmhouse sink, kitchen island with breakfast bar, separate pantry closet, and stainless steel appliances: french door refrigerator, wall oven, built-in microwave, electric cooktop with hood, and dishwasher.
- Vaulted ceiling over dining area with timber beam accents.
- Ample closet space, including walk-in primary suite closet that acts as a storm shelter.
- Laundry/mud room with front-loading washer and dryer, storage, hanging rod, pass-through laundry door, and built-in "coat lockers".
- Fireplace accent wall with TV hook-up over an "Optimist" fireplace that produces heat and "flames" just like a gas fireplace without the worry.
- Ceiling fans in living and bedroom, chandelier, pendants, and accent lighting throughout.
- Large patio doors leading to a screened in patio with ceiling fan.
- Primary suite bathroom with extra-large walk-in shower, double sinks, and ample storage.
- 1 car garage (1 bed+den) or 2 car garage (1 bed and 2 bed) with extra storage space.



1218 GSF LIVING, 333 GSF PORCHES, 578 GSF GARAGE

FLOOR PLAN LAYOUT

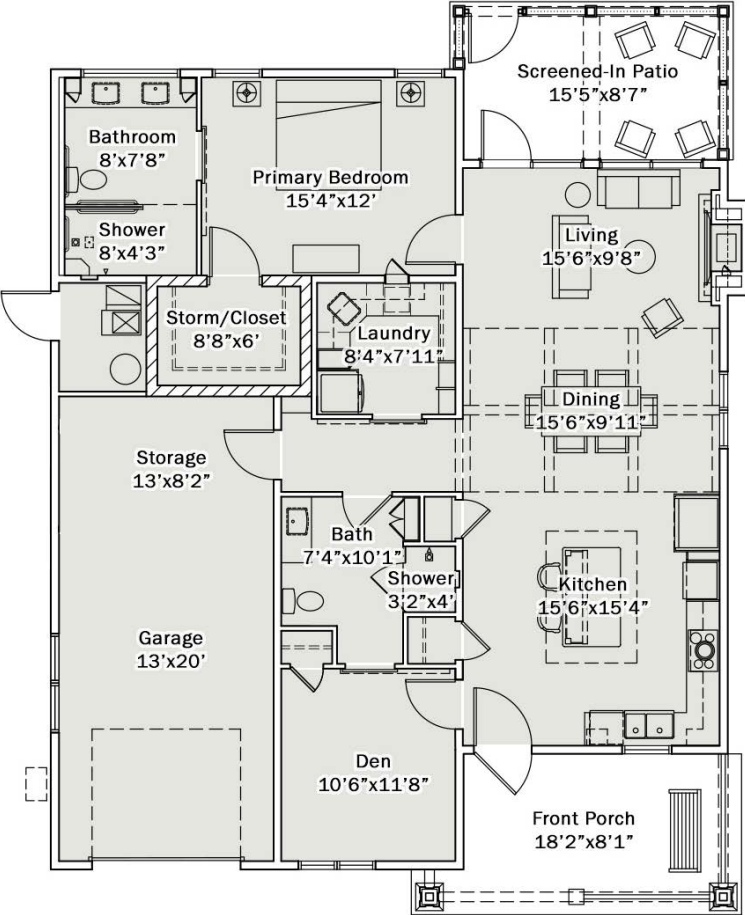


INTERIOR VIEW



EXTERIOR VIEW

2 BEDROOM VILLA WITH 1 CAR GARAGE



1409 GSF LIVING, 333 GSF PORCHES, 387 GSF GARAGE

FLOOR PLAN LAYOUT

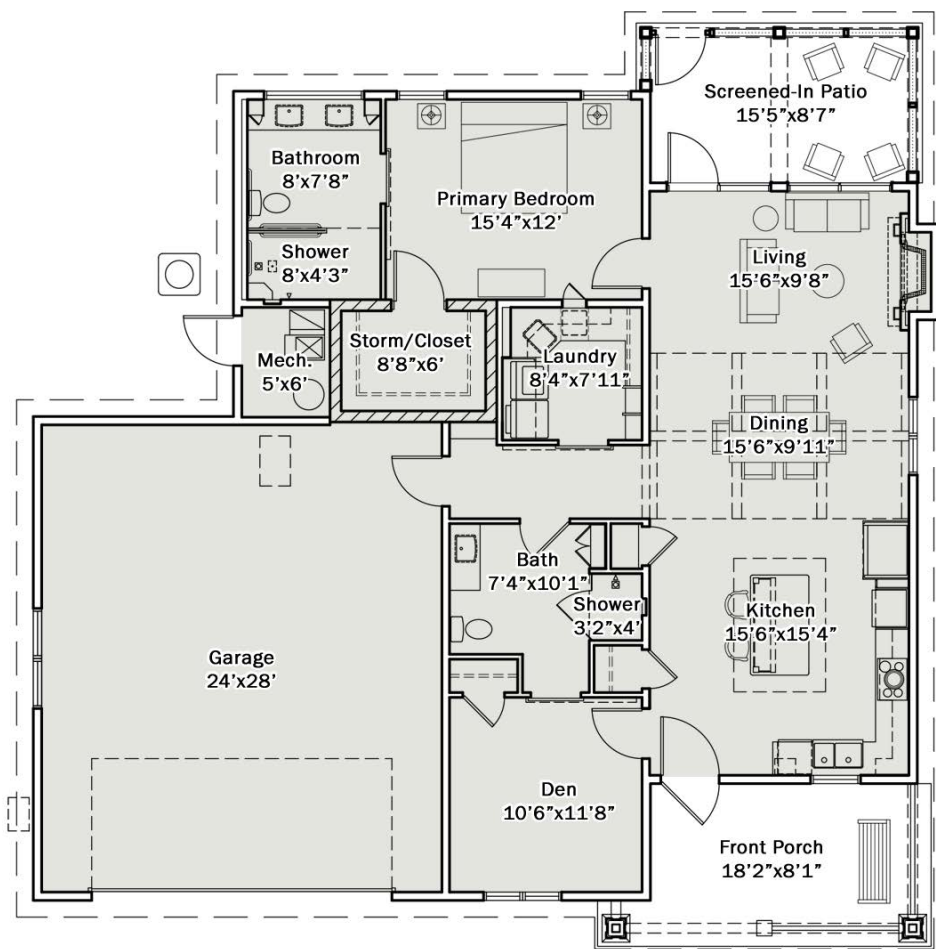


INTERIOR VIEW



EXTERIOR VIEW

2 BEDROOM VILLA W/ 2 CAR GARAGE



1409 GSF LIVING, 333 GSF PORCHES, 672 GSF GARAGE
FLOOR PLAN LAYOUT

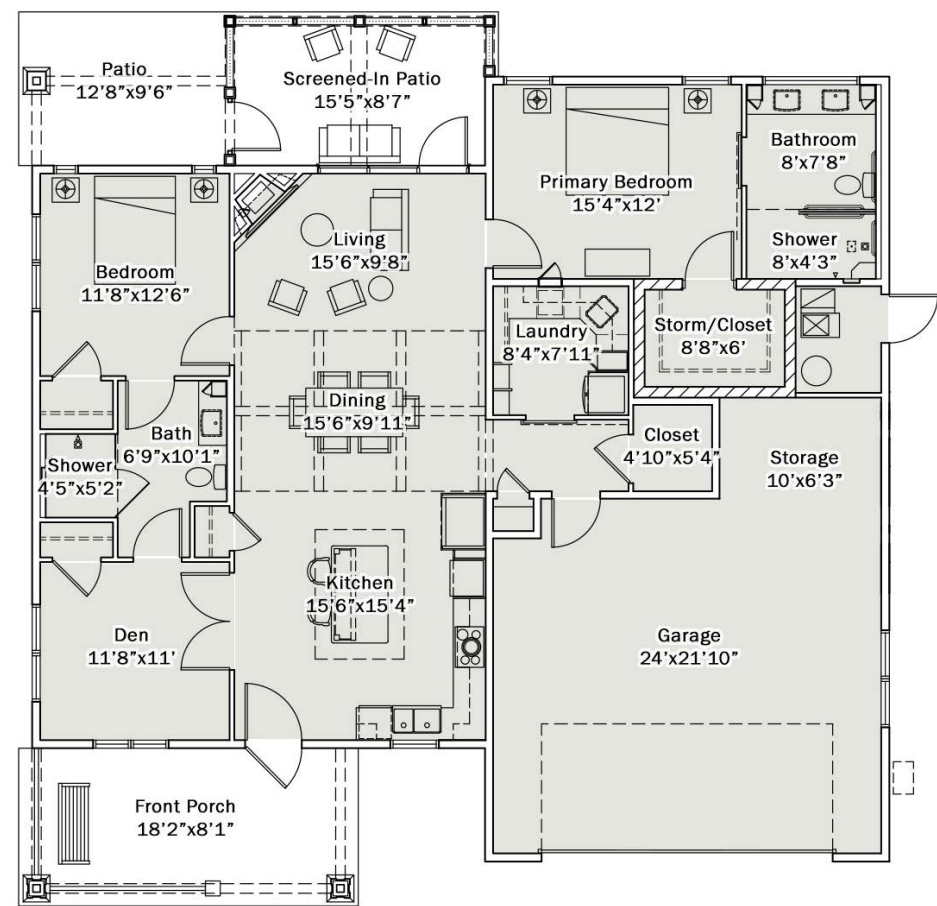


INTERIOR VIEW



EXTERIOR VIEW

2 BEDROOM + DEN VILLA W/ 2 CAR GARAGE



1609 GSF LIVING, 482 GSF PORCHES, 611 GSF GARAGE
FLOOR PLAN LAYOUT



INTERIOR VIEW

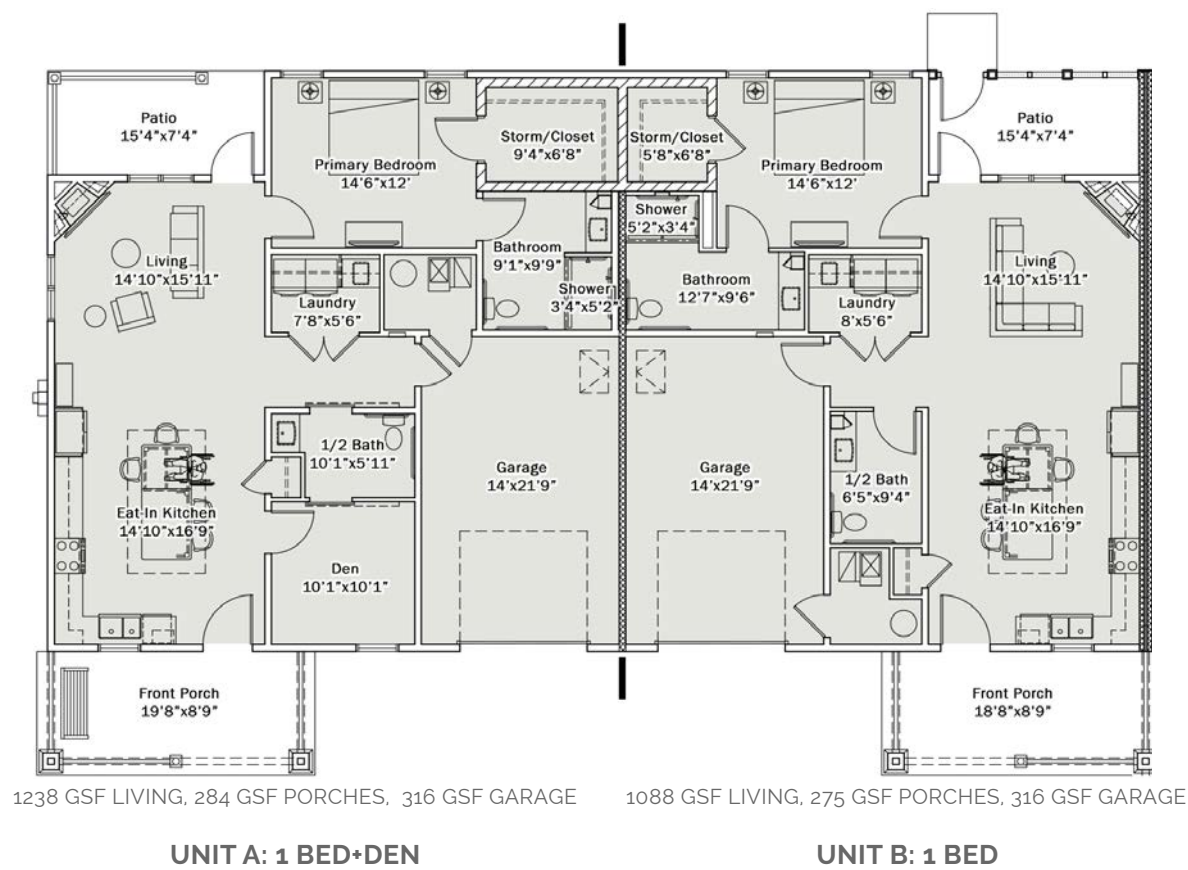


EXTERIOR VIEW

ROWHOUSE

AMENITIES:

- Kitchen features: granite countertops, farmhouse sink, kitchen island with breakfast bar and table, and stainless steel appliances: french door refrigerator, electric range, over-the-range microwave, and dishwasher.
- Beadboard accented, raised ceiling over kitchen island.
- Walk-in, primary suite closet that acts as a storm shelter (upgrade).
- Laundry room with front-loading handicapped-accessible washer and dryer, storage, sink, and hanging rod.
- Fireplace accent wall with TV hook-up over an "Optimist" fireplace that produces heat and "flames" just like a gas fireplace without the worry.
- Ceiling fans in living and bedroom, kitchen island pendants, and accent lighting throughout.
- Large windows and full-glass door lead to a screened in patio with ceiling fan (1 bed) or open patio (1 bed + den).
- Primary suite bathroom with large walk-in shower, single sink, and vanity storage.
- Large, 1 car garage.



FLOOR PLAN LAYOUT



ROWHOUSE VIEWS

WELCOME HOME



SOVEREIGN CROSSING
EST. 2023

Sovereign Village

WHERE ORDINARY PEOPLE LIVE EXTRAORDINARY LIVES!