

12 OAKS



SAUSSY BURBANK

BEAUTIFUL - TIMELESS - CRAFTSMANSHIP



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Community Highlights

Location:

12 Oaks is located in historic Holly Springs — one of the fastest growing towns in North Carolina! The NC 540 to the Hwy 55 interchange in Holly Springs, makes the Research Triangle Park, Raleigh, Durham and the RDU International Airport attainable in minutes.

Homes & Craftsmanship:

Saussy Burbank introduces their Parkview Collection of homes ranging in size from 2,600 to over 3,600 square feet — with covered front and back porches and 2 to 3-car garage homes available. Priced from the \$400s to \$700s

Characterized by historically inspired design, clean lines, with efficient use of space and timeless appeal, each home is green built and energy star certified — building better, smarter and more sustainably for you and the environment.

Since 1989, Saussy Burbank has been a force in bringing relevant, sustainable developments to the Carolinas. From foundation to fixtures, Saussy Burbank's commitment to style and detail sets them apart. Their designs reflect the rich architectural heritage of our region while fitting within the context of our modern cities.

Schools:

Wake County Schools- For current school information: www.wcpss.net or call 919.850-1921

Utilities:

Town of Holly Springs (Water & Sewer); Duke Energy (Electric)
PSNC (Natural Gas); Time Warner Cable (Phones, Cable & Internet)
Ting Fiber Optic (High Speed Internet)

HOA/Club Dues:

\$504/year to PPM, Inc. In addition, a Social Membership to The Club at 12 Oaks is required of all homeowners at \$100/month* — which includes use of the fitness center, pools, tennis, pickleball, playgrounds, The Café at 12 Oaks, Club Dining Room and Bar, the community garden and greenway trails. Inquire about available golf membership upgrade packages.

Developer:

Landeavor is a national real estate development company launched in 2007 specializing in the development or purchase of master-planned communities. Throughout their careers, the principals of Landeavor have been involved in the planning and development of more than 50 successful communities in 26 markets throughout the country.

MODEL OPEN DAILY

919.926.5567 | 12OaksSaussyBurbank.com

12OaksSaussyBurbank@FMBnewhomes.com

Model Address: 332 Quaker Meadows Ct., Holly Springs, NC 27540

Sales and Marketing by Fonville Morisey Barefoot

12 OAKS

SAUSSY BURBANK

NEW HOME
WELCOME CENTER
THE CLUB AT 12 OAKS
POOL SIDE PUB & GRILL



Site map is an artist's conception and is subject to change without notice.
See recorded map for final homesite selection 9/19
HOA/Club dues subject to change without notice. Contact the Club to confirm.





AMENITIES:

12 Oaks is centered around the epic 18-hole Nicklaus Design Group golf course – which upon completion was heralded as one of the best new private courses in the country by Golf Digest magazine. The Club at 12 Oaks is the hallmark of the community and offers residents:

- A resort-style pool with zero entry for younger members, a fun slide for children and youths or the “kid at heart” and lap swimming for all ages. Also home to the 12 Oaks Torpedoes Swim Team
- Clubhouse, Dining Room and Bar
- Fitness Center featuring state-of-the-art Precor Cardio equipment as well as resistance training.
- Lighted tennis courts
- Pickleball Court
- Playground
- Poolside Pub
- 12 Oaks Community Garden
- Greenway Trails
- Golf Shop

2nd Amenity Site at Ancient Oaks Includes:

- 8-Lane Lap Pool
- Kids Splash Pad
- Zero-entry Adult Lounge Area
- Pool House with lockers, showers and a concession stand
- Open Play Area & Playground
- Large and Small Dog Park



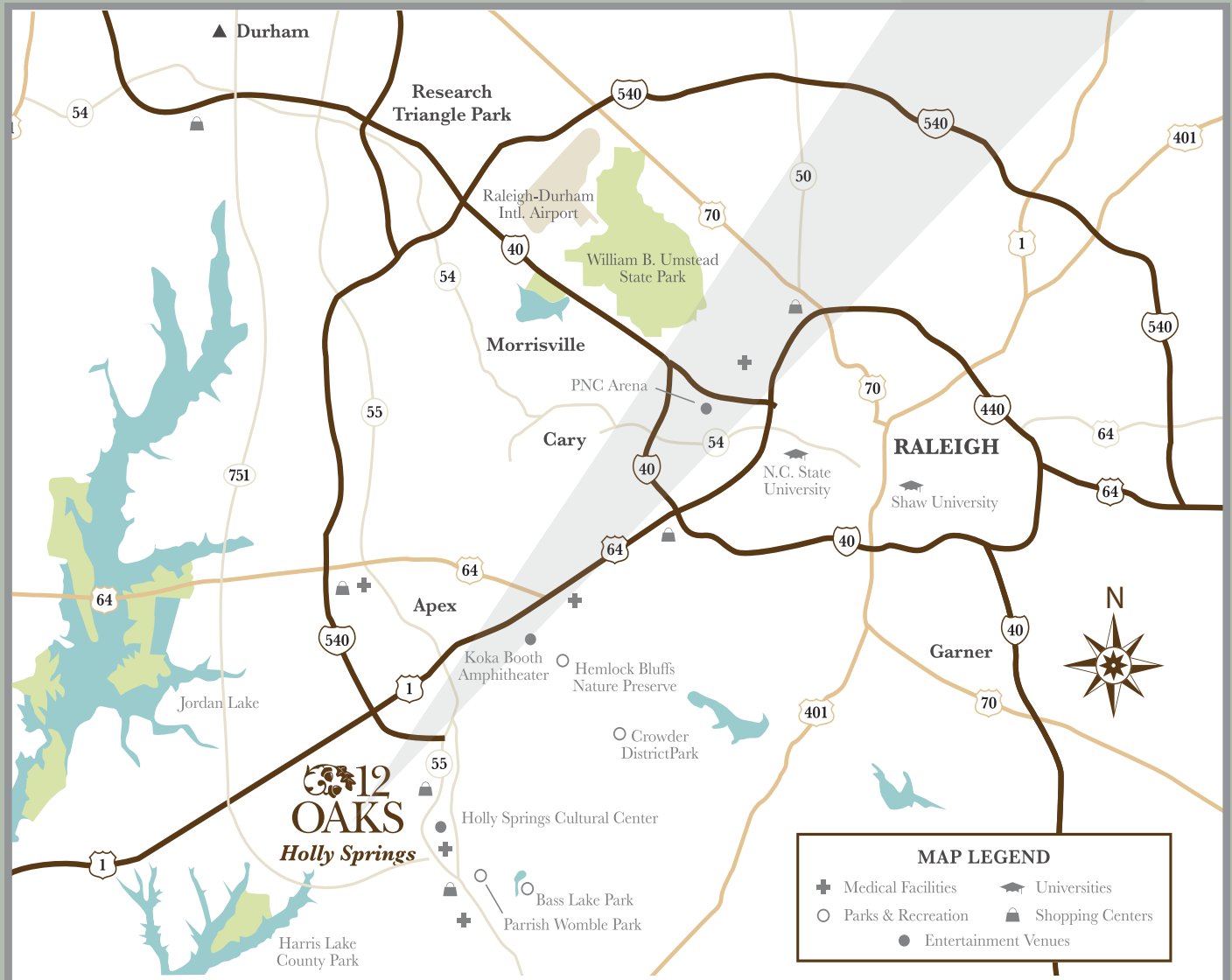
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Directions: Take US-1 South toward Cary. Take Exit 95 (NC-55). Turn Left onto Hwy 55 and travel 4.7 miles. Turn Right at light (after shopping center) onto New Hill Road. 12 Oaks entrance is approximately 2 miles on the right. Proceed to the 2nd 12 Oaks entrance just ahead. Turn right on Ancient Oaks Drive and follow model home directional signs to 332 Quaker Meadows Court, Holly Springs, NC 27540

**12
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Holly Springs — Small town charm and appeal.



- #1 Best Place to Raise Kids in NC — BloombergBusinessWeek, December 2012
- #1 Safest City in NC; #78 Safest Cities in America — NeighborhoodScout.com, February 2013
- #22 Best Place to Live — Money, July 2007
- #18 Fastest Growing Suburb in America — Forbes.com, August 2007



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