



Welcome to
THE RESERVE
at Knapp Bluff



JOIN OUR COMMUNITY

Beautiful Homes, Wonderful Location

Welcome to The Reserve at Knapp Bluff, the latest community developed by Covenant Developments. We are excited to present this private enclave of 39 stand-alone condominium homes, nestled in the gently rolling hills between Grand Rapids Township and Ada. Discover your next home in this picturesque community, surrounded by nature.

Enjoy the charm of your neighborhood and the convenience its location offers. Whether it's the quaint shops and fabulous eateries of Ada or the diverse range of shops and services available around Knapp's Corner, as a homeowner at The Reserve at Knapp Bluff, you'll be at the heart of it all.

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THE RESERVE
at Knapp Bluff

OUR COMMUNITY

Let's explore The Reserve

BUILDING OUR COMMUNITY

When planning your next house, select a beautifully designed, quality-built home crafted for carefree living. Choose from one of The Reserve's several floor plans ranging from 2,000 to over 3,000 square feet, featuring open-concept living spaces and design-rich interiors. You'll love the interior architectural characteristics such as vaulted ceilings, abundant natural light, expansive kitchen islands, walk-in pantries, gracious primary suites, and large patios.

Once you've selected your home design and site location, you'll have the opportunity to work with Covenant's on-staff designer and our curated catalog of offerings to personalize both interior and exterior details of your new home. Our goal is for each home to beautifully reflect the personality and style of its homeowner.

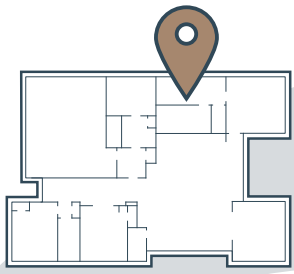


ASSOCIATION SERVICES

- Exterior building maintenance
- Professional lawn care, landscape maintenance & Irrigation
- Snow removal from streets, drives, & sidewalks
- Weekly trash and recycling services
- Seasonal pest management
- Professional property management

Association dues: \$457/month*
(Dues are an estimate
and subject to change)





1 SELECT

2 DESIGN



3 CONSTRUCT



4 MOVE-IN



5 WARRANTY



OUR PROCESS

Let's get started

Let's get started

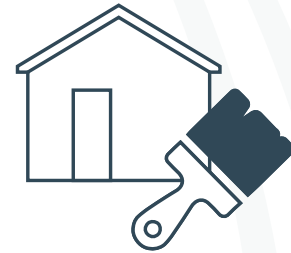
1 SELECT

- Choose the home that fits your lifestyle
- Select your location in the community
- Determine preferred time-frame for building
- Start enjoying community events and meet your future neighbors



2 DESIGN

- Work with our in-house professional designer in our Design Studio
- Select from curated design catalog to personalize interior and exterior of your home
- Choose from established cabinetry layouts and design details
- Customize home with built-in cabinetry, ceiling and/or wall millwork, and statement lighting



3 CONSTRUCT

- Daily onsite building supervision and regular progress inspections by builder
- Built by established team of trades who have worked successfully with Covenant for 10+ years
- Regular progress & schedule updates provided
- Milestone walk-throughs with construction team



4 MOVE-IN

- Home professionally cleaned and ready for move-in!
- Homeowner orientation & walkthrough with builder representative
- Coordinated Onsite Closing
- Occupancy day of close, keys in hand!



5 WARRANTY

- Post-Close completion of warranty items
- Post-30-day warranty check-in & walkthrough
- Final Warranty check-in & walkthrough





WELCOME TO DESIGN

Let's explore the possibilities



EXTERIOR



KITCHEN



BATH



FIREPLACE



BUILT-INS



DETAILS



LIGHTING



MEET HEATHER *Interior Designer*

"Let's explore your style!
I can't wait to collaborate
with you & create a space
reflecting your personality!"
- Heather



CONCIERGE DESIGN

Personalization made easy

With years of experiences in the industry and a passion for design, our on-staff Interior Designer has curated a palette of selections to help you personalize your home.

Over the course of 6-8 weeks, Heather will guide you through the design process in each area of your home and provide helpful tips to create a retreat that fits your personal aesthetic based on your needs & preferences. You will also have access to our online design catalog to review & revisit your selections between design meetings with Heather.

DESIGNER CURATED

Personalize your home with our catalog of options

- Medallion cabinetry finished with quartz countertops
- Stylized hardware options & finishes
- Flooring options by Shaw, Mohawk & Karastan
- Kichler Lighting package & additional options by Visual Comfort & Hinkley
- Premium interior millwork & built-in cabinetry options available throughout the home

CREATING YOUR HOME

Let's explore the options

SPACIOUS INTERIOR

Thoughtfully planned and amenity-rich homes

- Open-concept kitchen, living and dining
- Expansive windows with abundant natural light
- Defined areas with vaulted or tray ceilings
- Gracious primary suites with grand walk-in closets



CRAFTED KITCHEN

Layouts tailored for different lifestyle needs

- Anchored with expansive island for ease of functionality and triangulation
- Walk-in pantry with several storage solution options
- Tile & quartz backsplash selections
- GE & ThermaTru stainless/paneled appliance package



DESIGNER BATH

Configurations with versatile designs

- Primary bath double vanity & private water closet
- Spacious ceramic tile shower with integrated bench & frameless Euro glass door
- Soaking tubs and zero-entry tile showers available



ARCHITECTURAL & ENERGY-EFFICIENT FEATURES

Providing today's homeowner with refined luxury through elevated nature-inspired designs

- Four-season sunroom with vaulted ceiling
- Covered front porch & large rear patio
- Exterior stone, brick, & metal roof options
- 2x6 exterior framed walls with open-cell foam insulation
- Whole-home energy testing by third party
- 96% efficiency furnace
- 14 SEER central air conditioning