



9284 Sky Fall Drive
Ooltewah, Tennessee 37363
www.skyfallhomes.com

THIS IS WHAT BETTER LIVING LOOKS LIKE



SKYFALL SUBDIVISION



2361 OOLTEWAH-RINGGOLD ROAD
CHATTANOOGA, TENNESSEE

SKYFALL is a pocket neighborhood located in Ooltewah, Tennessee. It contains 37 single family residences that will cater to a diverse range of buyers. Designed as a cluster community, it has five distinct neighborhood styles. There are fourteen rear entry garage lots, five walkout basement lots, seven manor home lots, eight courtyard lots, and tree cottage/patio home lots.

Homes will range in size from 1,800 square feet to 3,800 square feet with prices ranging from \$300,000 to \$595,000. All of our homes are designed to offer more livable indoor and outdoor spaces, allowing families in SKYFALL to make the most of their time at home. Architectural styles will range from French County, to Craftsman to Classic Georgian Revival. The neighborhood features a double boulevard entrance, a roundabout and sweeping roads to slow traffic and add to the aesthetic appeal of the neighborhood. The community will be extensively landscaped as part of our innovative storm water plan.

There are numerous common gathering areas and green spaces including a fenced *BARKPARK* for your dog, several butterfly and hummingbird gardens, walking and fit trails, fire pits and swings. The pool and clubhouse will provide a casual and relaxing oasis. Lawn care will be provided for, including grass cutting, fertilizing, weed control, mulching and shrub pruning. Skyfall homes perform in the top 1% of energy efficiency resulting in some of the lowest electric power costs anywhere.



This Is What Better Living Looks Like

Come to a place where homes are built to be used, loved, cherished and kept. Where neighbors are as interesting as the places they call home. Where you have a hard time determining where the park stops and your home begins. This is your home.

This is one of the first communities to offer brand new luxury homes that are maintenance free, in an unparalleled location. The demand for this product has been so strong that it led to the creation of SKYFALL. After years of homeownership, maybe the time in your life has come where you don't want the hassle of maintenance and constant upkeep. At SKYFALL we do all of that for you, all you have to do is come home and relax and be one of the few fortunate people who will get to call this community home.

SKYFALL is modeled to evoke a European backcountry feel. The neighborhood features walking paths and beautiful gardens. Home's interiors feature hardwood floors, fireplaces, open living areas with large owner's suites and custom craftsmanship. These homes are designed with the highest level of detail and quality that one would expect in a better living community like SKYFALL.

SKYFALL was designed to be a maintenance free community. The benefit to the owner is that you are freed from all exterior maintenance of the grounds. Another benefit is that the long term value and overall look of the community will be uniformly maintained. Our desire is to have a community that looks better ten years from now than the day it was completed.

Nestled in the valley beneath White Oak Mountain you'll find SKYFALL, a new residential community designed to embrace all the beauty that nature has to offer. Perhaps it's fitting that the oak tree is often defined as being "wise and elegant." A perfect description for custom homes built within the organic, secluded surroundings.

After taking a moment to catch your breath you say to yourself, "I could definitely live here". Imagine, tranquil meadow and mountain vista views, garden and park-like surroundings, private first clad amenities, and a secure environment for your family to live and create lasting memories. SKYFALL is a community built for "*BETTER LIVING*"

SKYFALL is thoughtfully designed and offers a lifestyle like no other. Home sites are large enough to accommodate courtyards, outdoor kitchens, and gardens so each home connects with its natural setting.

With walking trails and fit trails, community swings, benches and fire pits, a barkpark and a pool and clubhouse Skyfall is an environment well suited for the style and grandeur of the south.

Come and explore a place where every detail still matters, come take a closer look at these handcrafted homes and see why SKYFALL should be your choice for Better Living. Come to SKYFALL and see what Better Living Looks Like!



This Is What Better Living Looks Like

SKYFALL HOMEOWNER'S ASSOCIATION

SKYFALL is governed by Homeowner's Association (HOA) whose primary responsibility is to ensure each home's exterior is properly maintained – for life. Exterior maintenance services provided by the HOA include lawn cutting and fertilization, shrub and tree trimming, bi-annual mulching, leaf removal, annual gutter cleaning, trash, and fire service. Living was never so easy.

The HOA charges an initial assessment to each home buyer and a quarterly fee intended to cover the costs for the community, including the exterior maintenance services mentioned above of your home, landscaping and maintenance of common areas, as well as other recreational amenities available to all residents.

It also covers the cost for and care of street lighting, community utilities, community insurance policies, and contingency and reserve funds.



<http://www.skyfallhomes.com/>



<https://www.facebook.com/pages/Skyfall-Homes>



<http://www.houzz.com/pro/rick-harris3921/big-whiskey-land-and-cattle-co>



<https://www.buildzoom.com/contractor/big-whiskey-land-and-cattle-llc>

One of seven builders selected to be studied by the U.S. Department of Energy's Pacific Northwest Laboratories as a builder of the top 1% energy efficient homes in America.



Memberships & Accreditations



Accredited Builder



VA | U.S. Department of Veterans Affairs

Approved Builder

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UTILITY / SERVICE PROVIDERS

Electric Service

Electric Power Board

10 West M.L. King Blvd
Chattanooga, TN 37402
(423) 648-1EPB (1372)
epb.com

Water Service

Eastside Utility District

3018 Hickory Valley Road
Chattanooga, TN 37421
(423) 892-2890
eastsideutility.com

Cable / Internet / Telephone

Electric Power Board

10 West M.L. King Blvd
Chattanooga, TN 37402
(423) 648-1EPB (1372)
epb.com

Gas Service

Chattanooga Gas

(877) 643-4168
chattanoogagas.com

Sewer Service

Hamilton County Wastewater Authority (WWTA)

1250 Market Street, Suite 3050
Chattanooga, TN 37402
(423) 209-7842
wwta.hamiltontn.gov

XFINITY by Comcast

2030 Polymer Drive
Chattanooga, TN 37421
(800) XFINITY 934-6489
xfinity.com

AT&T

(877) 722-5410
attsavings.com

POST OFFICE

Ooltewah Office

9301 Ocoee Street
Ooltewah, TN 37363

Chickamauga Office

7610 East Brainerd Road
Chattanooga, TN 37421

Main Post Office

6050 Shallowford Road
Chattanooga, TN 37421

ZONED PUBLIC SCHOOLS

Apison Elementary

10433 East Brainerd Road
Apison, TN 37302
(423) 236-4322

Great School Rating 10/10

East Hamilton Middle School

2015 Ooltewah Ringgold Road
Ooltewah, TN 37363
(423) 893-3535

Great School Rating 7/10

East Hamilton High School

2015 Ooltewah Ringgold Road
Ooltewah, TN 37363
(423) 893-3535

Great School Rating 7/10

FIRE DEPARTMENT

Tri-Community Fire Department

Administrative Office
9769 Sanborn Place
Collegedale, TN 37315
(423) 396-3113
tricomcommunityfire.com

Tri-Community Fire Department

Station # 5
8327 Standifer Gap Road
Chattanooga, TN 37421
911 Emergency

POLICE DEPARTMENT

Hamilton County Sheriff's Office

600 Market Street

Chattanooga, TN 37402

(423) 209-7000

(423) 622-0022 Non Emergency After Hours

911 Emergency

hcsheriff.gov

DRIVER'S LICENSE / AUTO REGISTRATION

Chattanooga Driver Services Center

6502 Bonny Oaks Drive

Chattanooga, TN 37416

(423) 634-3127

tn.gov

Hamilton County Clerk's Office

6135 Heritage Park Drive

Chattanooga, TN 37416

(423) 209-6525

countyclerkanytime.com

VOTER REGISTRATION

Hamilton County Election Commission

700 River Terminal Road

Chattanooga, TN 37406

elect.hamiltontn.com