



## LIVING IN A GARBETT HOME

I started Garbett Homes in 1983 in Salt Lake City, Utah with the intent to build beautiful homes for discerning buyers at affordable prices. Since then, Garbett Homes has built over 4,000 homes in more than 30 communities in the United States and Mexico.

We strive to offer the most up-to-date technology and innovative designs in a comfortable and functional home. We are committed to Green Building Practices and constantly look for new ways to improve in every aspect of energy efficiency, sustainability and environmental responsibility.

Sincerely,

Bryson Garbett  
President & Owner, Garbett Homes



garbettHOMES.com  
Now you're living.



# Legacy Creek

SNAKE RIVER LANDING, IDAHO FALLS

Snake River Landing Legacy Creek is a luxurious, maintenance-free master-planned community conveniently located along the famous Snake River in Idaho Falls. Take advantage of state-of-the-art offices, dining, and lots of open green space accompanied by decorative water features - all within walking distance of your new home. Legacy Creek is also located less than 5 minutes from Historic Downtown Idaho Falls and the Greenbelt.



**Jennifer 208-520-2012**  
**Luke 208-681-3009**

**Open Monday thru Saturday**

The Legacy Creek Model Home and Sales Center is located right on Snake River Parkway in Snake River Landing, Idaho Falls.



# Life on the River

A NEW PLACE TO CALL HOME

Imagine living among beautiful water features and landscaped trails in a walkable community, located in the heart of Idaho Falls right along the famed Snake River.



# Snake River Landing

Legacy Creek



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HOME PLAN A  
STYLE 1



HOME PLAN A  
STYLE 2

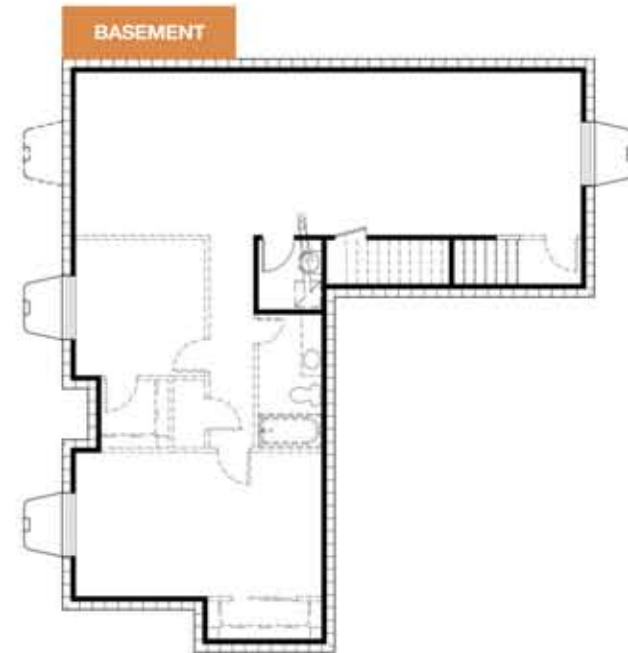


HOME PLAN A  
STYLE 3

## SINGLE-FAMILY HOME PLAN A

Main Level: 1,318 SF  
Garage: 453 SF  
Unfinished Basement: 1,328 SF

- Ranch style, main-floor living
- 3 bedrooms and 2 bathrooms
- Main floor ceiling height 9'
- Vaulted ceiling in master bedroom
- Double car garage with automatic opener
- Walk-in Master Closet
- Pantry, coat closet, and linen closet





HOME PLAN B  
STYLE 1



HOME PLAN B  
STYLE 2



HOME PLAN B  
STYLE 3

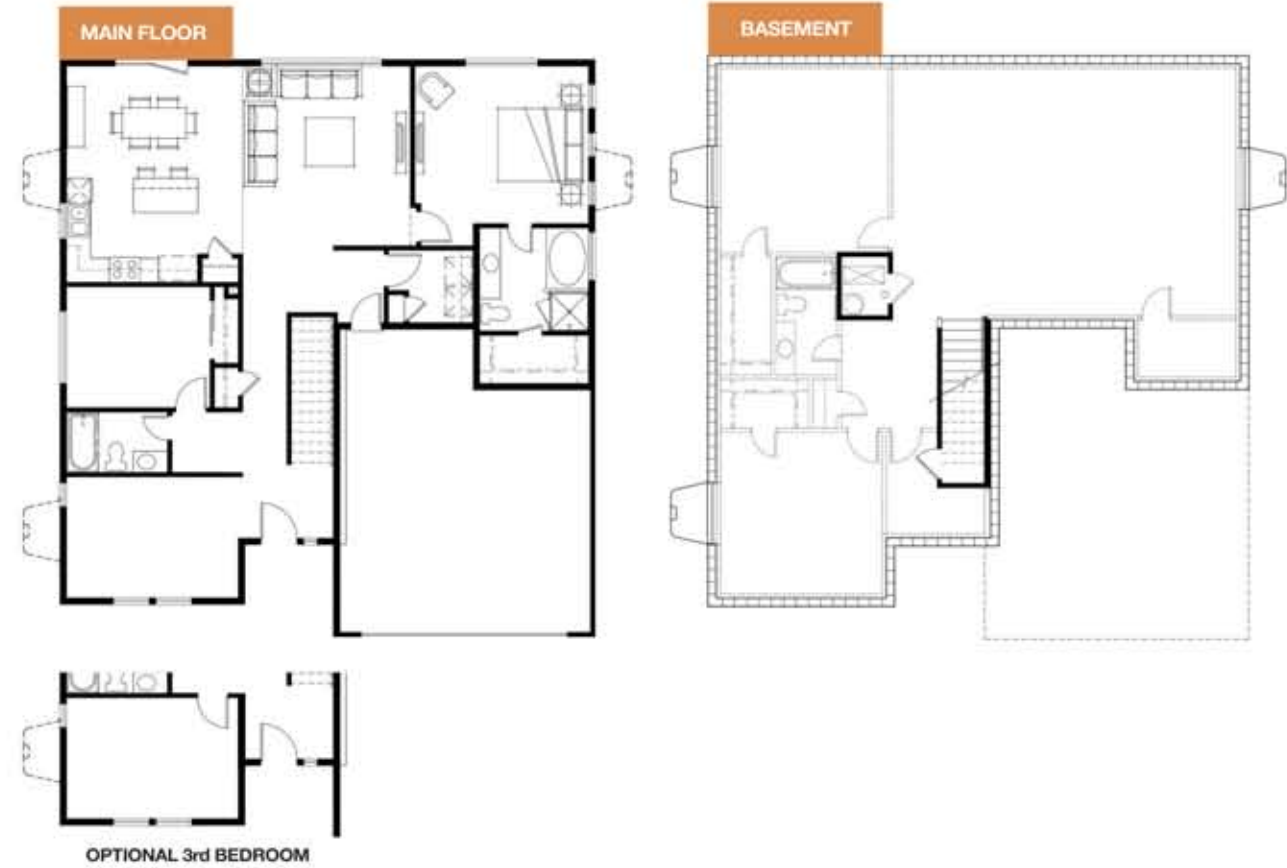
## SINGLE-FAMILY HOME PLAN B

Main Level: 1,508 SF

Garage: 486 SF

Unfinished Basement: 1,521

- Ranch style, main-floor living
- Grand master bathtub and separate shower
- 3 bedrooms, 3rd bedroom has a den option
- 2 bathrooms
- Main floor ceiling height 9'
- Double car garage with automatic opener
- Walk-in Master Closet
- Pantry, coat closet, and linen closet





HOME PLAN C  
STYLE 1



HOME PLAN C  
STYLE 2



HOME PLAN C  
STYLE 3

## SINGLE-FAMILY HOME PLAN C

Main Level: 731 SF  
Upper Level: 957 SF  
Garage: 461 SF  
Unfinished Basement: 760 SF

- Two story
- 3 bedrooms, 2.5 bathrooms
- Main floor ceiling height 9'
- Vaulted ceiling in master bedroom
- Double car attached garage w/ automatic opener
- Walk-in Master Closet
- Pantry, coat closet, and linen closet
- Upper level laundry room
- Pedestal sink in half bath





## COMMUNITY AMENITIES

- Access to Water Features
- Access to neighborhood parks & trails
- Walking distance to The Snake River
- Walking distance to Historic Downtown
- Close to restaurants and entertainment
- Close to shopping and corporate offices
- Cable One services are available
- Private Streets

## HOME OWNERS ASSOCIATION (HOA)

- Monthly HOA dues of \$68
- Yard care and maintenance
- Exterior water usage
- Maintenance of neighboring community park
- Street lights
- Snow removal of streets and side walks
- Reserves for common area repair and maintenance

## INTERIOR HOME FEATURES

- Double car garage with automatic opener
- All homes include unfinished basements
- Designer lighting in Brushed Nickel finish
- Brushed Nickel finish on all hardware
- Tiled Kitchen, entry and master bathroom
- Two tone paint
- Washer and Dryer connections
- Blown in fiberglass insulation
- 2X6 exterior walls
- Efficient insulation: R-19 walls and R-38 ceilings
- 92-95% high efficiency furnace
- Pre-wired for high-speed Internet, 2 T.V. jacks and 3 telephone jacks
- Smoke detectors
- Upgraded Trim and Base
- Mini-Chamfer sheetrock corners
- Textured ceiling & wholly smooth wall texture
- Vaulted ceilings in some areas

## BATHROOM STANDARD FEATURES

- Designer Wood Cabinetry
- Easy-care laminate counter tops
- Quality Moen faucets (chrome finish)
- 5' One-piece shower/tub combo in master baths.
- 5' One-piece shower/tub combo in guest bathroom

## EXTERIOR HOME FEATURES

- Exterior finish of stucco, Smart Side siding and/or stone.
- Professionally landscaped & maintained
- Front and rear yards are fully landscaped, including automatic sprinkling system
- Architectural grade 30-year shingles
- Large, dual-paned, low-e Vinyl windows
- Security lighting
- Rain gutters
- Fiberglass insulated entry door with deadbolt
- Outside waterproof electrical outlets
- Hose bib in garage and hose bib outside
- Perimeter fencing along Snake River Parkway, and White water drive.

## KITCHEN STANDARD FEATURES

- Designer Wood Cabinetry
- Granite counter tops
- Ceramic Tile flooring
- GE Stainless Steel Gas Range
- GE Stainless Steel Microwave with Turn Table
- GE Stainless Steel, Energy Star Dishwasher
- Stainless Steel sink
- Moen faucets (chrome colored)
- Recessed light fixtures
- 1/3 horsepower Garbage disposal
- Pre-plumbed water line to Refrigerator

# Live, Work & Play.

## A NEW WAY OF THINKING

Enjoy state-of-the-art offices, dining, and lots of open green space accompanied by decorative water features all within walking distance of your new home.



# Hassle Free

## A BETTER WAY OF LIVING

This is a place where families can raise their children in a maintenance-free environment with walking trails, landscaped open spaces, dining, special events and many other attractive features.

