

# JW

## John Worley Builders, Inc.

### Est. 1976

Building Luxury Homes in Collierville and Germantown Tennessee

Since 1976 the Worley Builders team has been dedicated to building our customers' dream homes. Our goal is to meet your needs and exceed your expectations...time and time again.

## Wolf River Ranch Phase IV

Worleybuilders.com

Homes Marketed By:



## John Green & Co.

REALTORS®

108 E. Mulberry St. • Collierville, TN

Johngreen.com

901-853-0763

Allen Green • 412-2998 or Michael Green • 412-3008

allen@johngreen.com

michael@johngreen.com

Rev 12/14/09

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## Wolf River Ranch Phase IV

1769 Amber Grove Cv	Lot 247	Plan 2786-1600-882	SOLD
1772 N. Crossberry Cv (Model)	Lot 265	Custom Plan	SOLD
713 W. Briston Ln	Lot 289	Plan B269G3	SOLD
685 Winburn Ln	Lot 307	Plan 2900-1774-1009	\$559,900
676 Totty Cv	Lot 316	Plan 46-19	SOLD
682 W. Briston Ln.	Lot 324	Plan 46-19	SOLD

Annual Home Owners Association Dues—\$400

### Available Lots

238 244 254 257 260 264 267 276 278 282 284 288  
293 302 306 313 317 319

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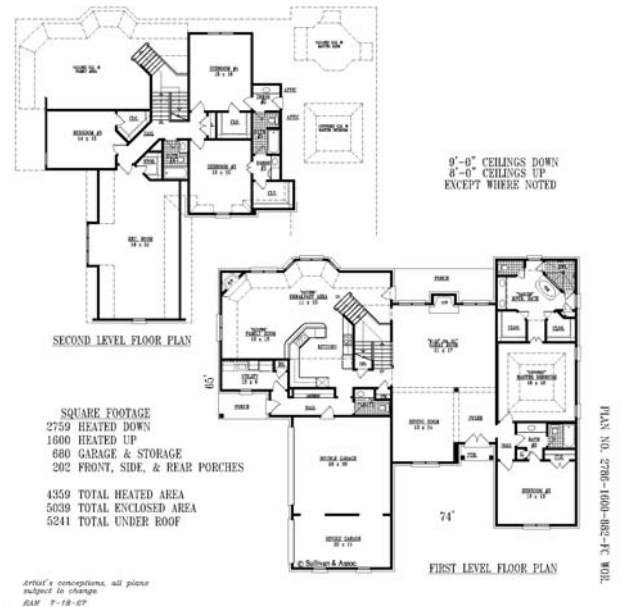
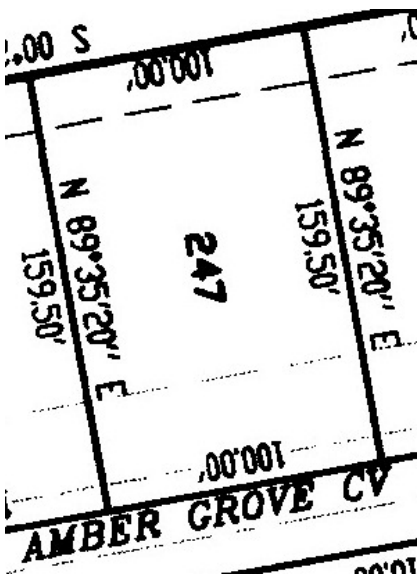


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John Worley Builders, Inc.  
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1769 Amber Grove Cv  
Lot 247 • Wolf River Ranch  
**SOLD!**

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All information is deemed reliable but not warranted. Floor plans are artist renderings and are subject to change.

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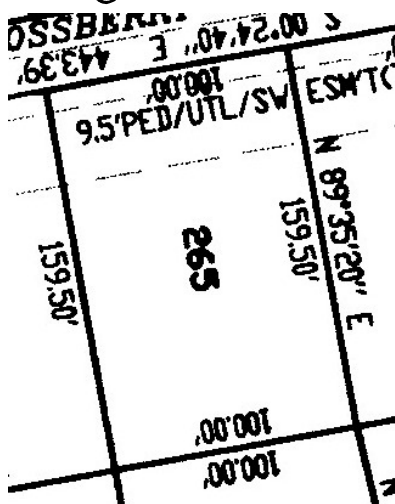
michael@johngreen.com

John Worley Builders, Inc.  
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1772 N. Crossberry Cv  
Lot 265 • Wolf River Ranch  
SOLD!

## Model Home!!!

Worleybuilders.com



Kitchen 21x9  
Dining Room 16x13  
Great Rm / Breakfast Rm 31x21  
Master Bedroom 21x15  
Bedroom #2 16x12  
Bedroom #3 16x12  
Bedroom #4 14x12  
Game Room 27x15  
4.5 Baths

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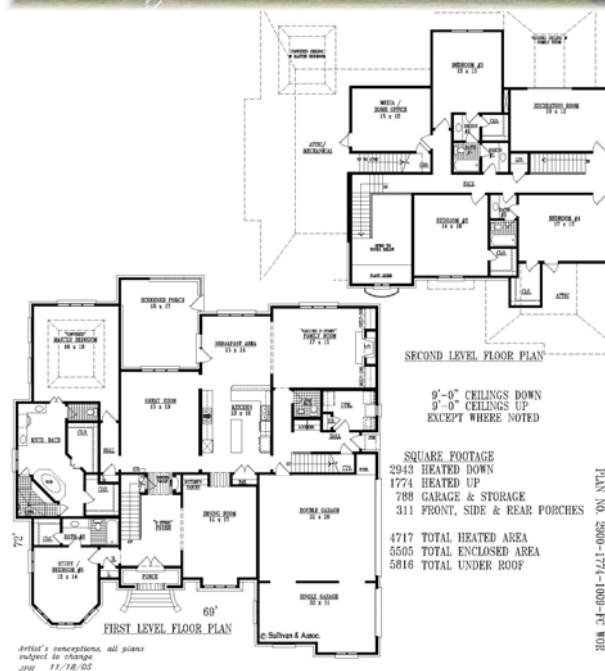
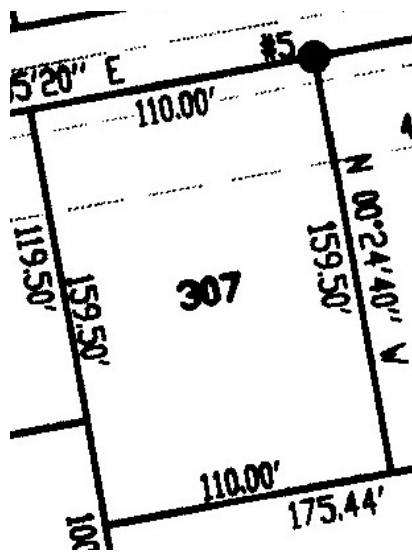
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John Worley Builders, Inc.  
Est. 1976

685 Winburn Ln  
Lot 307 • Wolf River Ranch  
\$559,900

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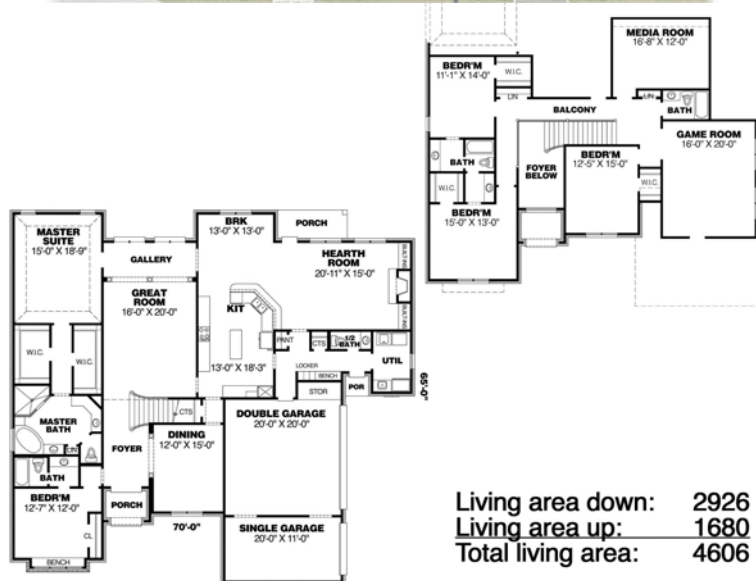
John Worley Builders, Inc.

Est. 1976

676 Totty Cove  
Lot 316 • Wolf River Ranch  
**SOLD!**



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Worley Builders, Inc.  
Wolf River Ranch Standard Amenities List

- Ceilings down and up will be smooth
- Each slab is strengthened with extra steel and individually engineered
- Cut joints on garage floors to help prevent cracking
- All plumbing is strapped to help prevent noise from water pipes
- Alarm to offer security from the outside world. All downstairs doors and windows with one motion detector is standard
- Trane 13 seer HVAC
- Oil Rubbed Bronze hardware throughout the home
- Large floor attic spaces with plenty of flooring and ventilation
- Cabinetry is designed for your every need and want, maple wood and colors are available for your decorating ideas. Crown and rope mold are included with all kitchen cabinets
- GE stainless appliance package to guarantee you a deluxe gourmet kitchen with 30" self cleaning double ovens
- Cambria (Quartz) or Granite tops in kitchen
- All baths (if plan accommodates) have hard surface tops (granite, marble or quartz) and tile tub/shower surrounds
- Under mount stainless sink is included in every kitchen as per allowance
- Gas Cook-top
- Nail down hardwood in entry, den and dining room
- Ceramic tile in kitchen, baths and utility room
- Generous trim package
- Gutters on entire home
- Custom shelving in all closets by Incognito
- Extensive paint and drywall walkthrough on every home before you and your family move in plus 45 day and year end punch list. Compare to other builders warranty.
- Hard plank concrete siding is used for all lap siding on the house
- MAHB Registered Builder Warranty
- Phone and Cable jacks in all bedrooms, game room, hearth room and den. Structured wiring installed by AVA allows for home automation and home theater.
- Gas logs included in fireplace
- Professionally landscaped and fully sodded yards
- Insulated double pane windows



# Entertain!

audio video artistry

## Home Features:

- 7.1 Surround Ready
- Central Distribution Hub
- Configurable Wallplates
- Home Run Wire Links
- Premium Cabling
- Satellite DVR Ready
- Cable Ready
- Automation Ready
- High Definition Video
- Broadband Ethernet
- WiFi Access Points
- Integrated Phone System
- Door Communications
- Surveillance Ready



Audio Video Artistry  
1680 Century Center Pkwy  
Suite #17  
Memphis, TN 38134  
**901.373.2444**  
[www.avartistry.com](http://www.avartistry.com)

This is truly an "E"-home. In concert with Audio Video Artistry, this builder has chosen to include an option that will have real value for you. The option is **wire** and it's hidden in the walls where you can't see it. Because you can't see it, most builders won't invest in it the way they would countertops or whirlpool tubs. Make no mistake, proper wiring should not be a mere *E*xtra, we believe it's *E*ssential in today's luxury home.

The *E* stands for *E*ntertainment. Your new home has a music system that delivers crystal-clear sound throughout. Each room is wired for localized volume control but, unlike other homes, they also include wiring for a touchpanel/keypad option. This gives you full control in selecting sources, songs, music channels, and much more. The system sounds better too because it's wired with premium speaker cable with 65 pure copper strands. "Builder grade" is normally 16-22 strands.

You plan to have TV's in the house? Don't let your wire limit your options. This house is ready for full-HD satellite and cable distribution. It's also DVR (digital video recorder) ready with 2 feeds plus phone for every TV location. If you would like to take advantage of new video distribution technology that allows you to make video sources available to every TV in the house, you're already wired for it! Buy one blu-ray player and watch it on any TV throughout the house!

Bring the family and friends together in your new home theater. With special packages starting under 10k, you can have the real experience of a movie theater without the sticky floors. The theater in this home is \$9990 installed and that includes a 1080p digital projector, 84" screen, speaker package with subwoofer, Integra receiver, and customized RF touchscreen control (wireless).

*E* also stands for *E*fficiency and that's huge these days. This home is wired to be ready for a host of integration, automation, and networking options. Thermostats for heating and air, lighting, music, and security can all be controlled and monitored from the same device thanks to our Crestron Home options. Greater control means savings on *E*lectricity whether you're at home or away using our web interface. Crestron can be found in highly sensitive environments like the Pentagon so reliability is guaranteed. Did we mention it's *E*asy to use?

Of course, you'll need *E*xpert advice and *E*quipment to get up and running. Audio Video Artistry has been serving Memphis homeowners for 10 years and we have a design studio where you can see all of these options in action. To learn more, please visit us at [www.avartistry.com/builder](http://www.avartistry.com/builder).

*E*njoy!

All homes in Wolf River Ranch include Structured Wiring which allows you to add the additional features mentioned above at an additional cost.