



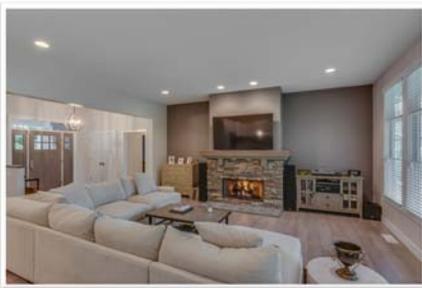
# Portage Woods

## AVAILABLE SPEC HOMES

LOT #	PLAN	SQ. FT.	BEDS   BATHS	PRICE	EST. COMPLETION
61	MONTEREY	2295	3   2	\$358,500	COMPLETED
62	ALPINE	2441	3   2.5	\$359,900	APRIL '19
72	MONTEREY	2295	3   2	\$434,900	JUNE '19
80	BRENTWOOD	3219	4   3.5	\$469,900	COMPLETED

## AVAILABLE LOTS

LOT #	BUILDER	LOT SIZE (ACRES)	PRICE (\$)
43	LARA LUXURY HOMES	0.53	\$44,000
44	LARA LUXURY HOMES	0.51	\$44,000
45	LARA LUXURY HOMES	0.62	\$44,000
65	LARA LUXURY HOMES	0.51	\$39,000
70	LARA LUXURY HOMES	0.62	\$49,000
81	LARA LUXURY HOMES	1.06	\$55,000
82	LARA LUXURY HOMES	0.64	\$49,000



### MARKETED BY:

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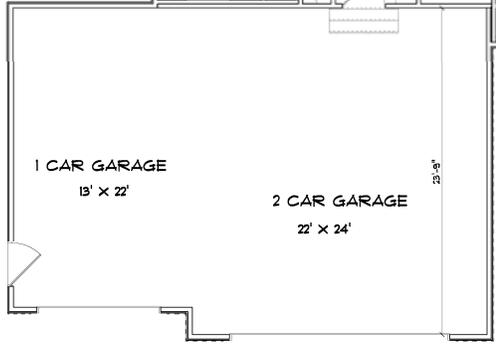
3-13-2019

# Portage Woods

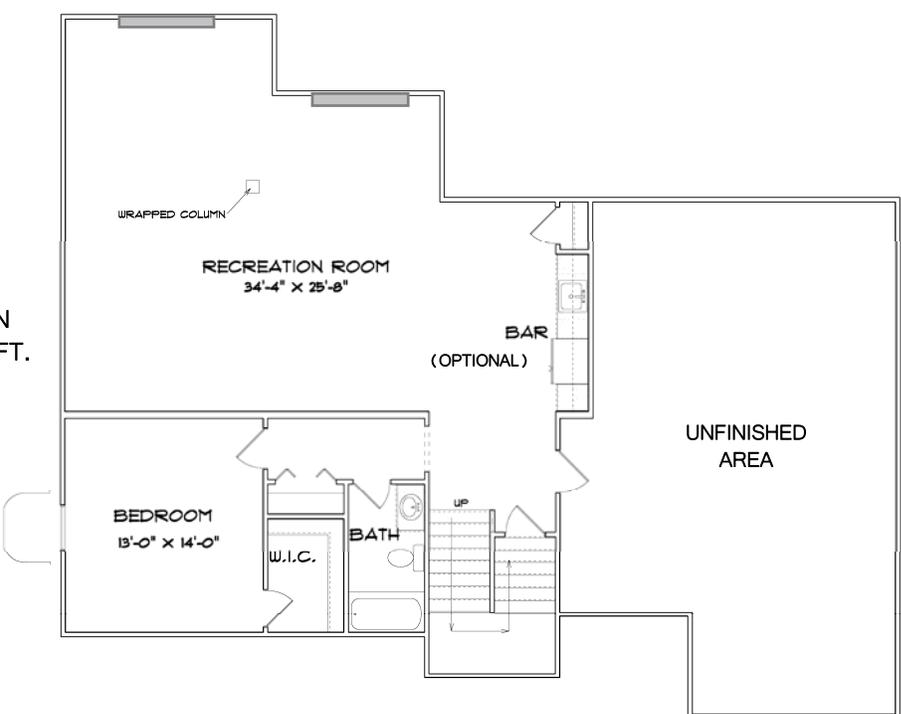
**50821 SUMMIT RIDGE TRAIL—LOT 80**  
**4 BED | 3.5 BATH | 3219 SQ. FT.**



FIRST FLOOR PLAN  
 AREA = 2058 SQ. FT.



BSMT FINISH PLAN  
 AREA = 1161 SQ. FT.



**LARA LUXURY HOMES BY THE BARAK GROUP—BUILT BY BARRY GERARD**  
**LOT 80—PORTAGE WOODS—5082 I SUMMIT RIDGE TRAIL, SOUTH BEND, IN 46628**  
**BRENTWOOD 2058 PLAN**

- 3219 finished square feet (2058 sq. ft. main level plus 1161 sq. ft. in lower level)
- 4 bedrooms (1 in lower level), 3.5 bathrooms (1 in lower level), 3-car garage—0.91-acre lot on pond
- 10-foot ceilings in Great Room, Kitchen, Dining, and Foyer—9-foot in rest of main and lower level
- Basement features 3 egress windows, Family Room, 1 bedroom, and 1 bathroom—Optional basement wet bar ~\$6500 additional

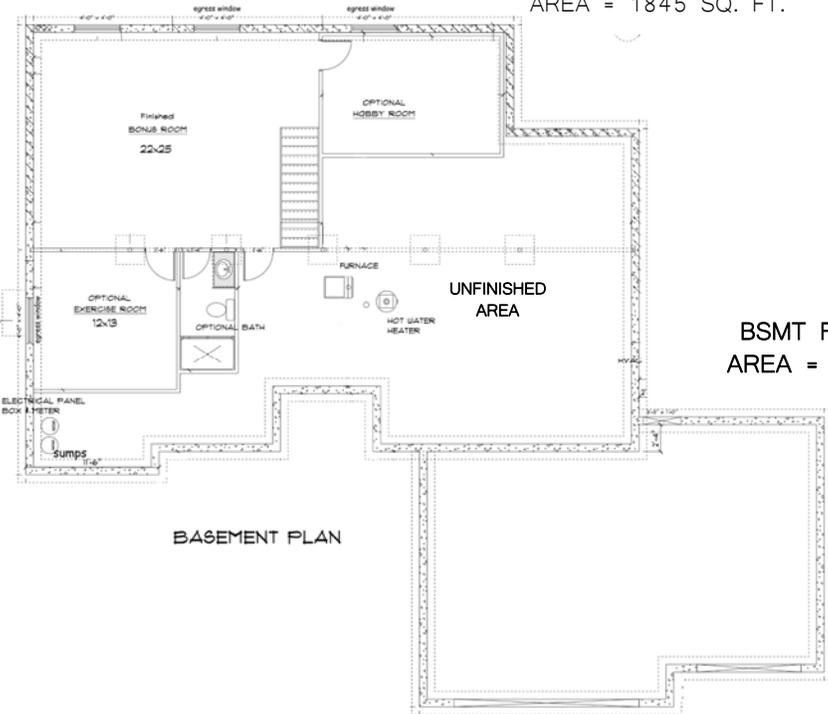
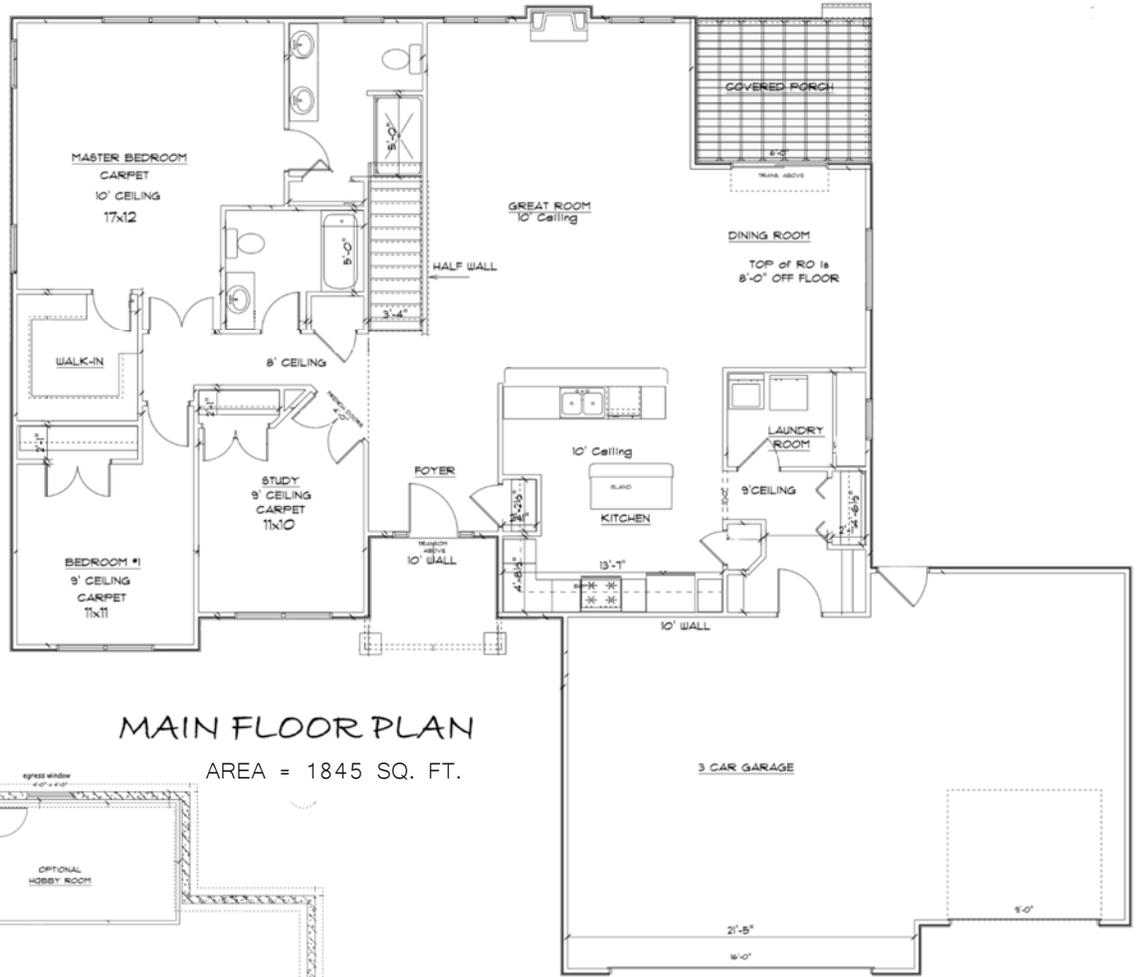
**SPECIFICATIONS:**

- Hip roof, vinyl siding, stone accents on the front, vinyl shakes in the gables, cedar/stone craftsman-style pillars, cedar corner and window surrounds
- Owens Corning Dimensional shingles—Oakridge 2-25 Year
- Anderson 200 Series windows including transoms
- Great Room features a direct vent gas fireplace with custom mantel and stone surround
- Engineered wide plank maple wood flooring in Kitchen, Great Room, Foyer, hallways, and half bath
- Ceramic tile flooring in full baths and laundry
- Carpet—all bedrooms and basement stairs and Family Room
- Master Bath features double sinks, tile shower with tile base, walls, and ceiling, glass door
- Second Bath features tub/shower with tile surround, ceiling, and accents
- White interior woodwork—5” base—3.5” casing—hollow core 3-panel doors—wainscoting in 1/2 bath, shelving in laundry, built-ins in mud room, brushed nickel door knobs and hinges
- Custom light fixtures from Wabash Lighting with exterior post light, ample recessed lighting in main level
- High efficiency gas furnace and central air—50-gallon gas power vent water heater
- 200-amp electrical service
- White cabinets—shaker style flat panel with granite counters in Kitchen and cultured marble in baths
- 2 exterior electrical outlets and 2 exterior faucets—pre-wired for sound and security
- Upgraded plumbing fixtures throughout home with Delta (or equal) brushed chrome faucets, comfort height dual flush toilets
- Gas hook up for range and dryer, water softener loop
- Deluxe Samsung Kitchen stainless appliance package with slide in gas range and convection microwave (allowance \$5400)
- 5 phone outlets—5 cable outlets (main level); 2 cable outlets (basement)
- Two garage door openers with remote
- 7' x 17' covered patio, sprinkler system, hydroseeded yard, and landscape package on front of home
- RWC—New Construction Home Warranty Plan included
- HOA Fees: \$320 per year

# Portage Woods

50904 FOREST LAKE TRAIL—LOT 72

3 BED | 2 BATH | 2295 SQ. FT.



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2-8-2019

**LARA LUXURY HOMES BY THE BARAK GROUP—BUILT BY BARRY GERARD**  
**LOT 72—PORTAGE WOODS—50904 FOREST LAKE TRAIL, SOUTH BEND, IN 46628**  
**MONTEREY 1845 PLAN**

- 2295 finished square feet (1845 sq. ft. main level plus 450 sq. ft. in lower level)
- 3 bedrooms, 2 bathrooms, 3-car garage—0.73-acre lot on pond
- 10-foot ceilings in Great Room, Kitchen, Dining, Master Bed, and Foyer—9-foot in rest of main and lower level
- Basement features 4 egress windows, Family Room—rough-in for full bath, potential for 1 additional bedroom

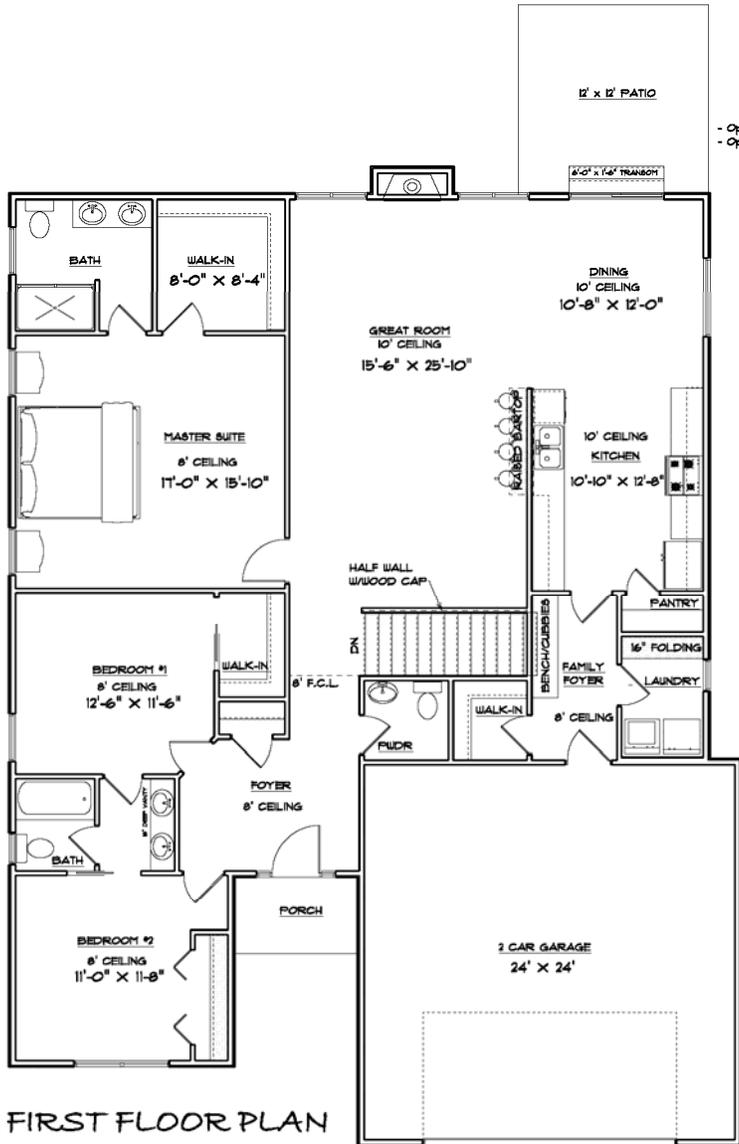
**SPECIFICATIONS:**

- Hip roof, vinyl siding, stone accents on the front as shown on print
- Owens Corning Dimensional shingles—Oakridge 2-25 Year
- Anderson 200 Series windows—white
- Great Room features a direct vent gas fireplace with stone surround—mantel height
- Engineered laminate wood-like flooring by Evoke—Kitchen, Great Room, Foyer, Laundry, hallways
- Ceramic tile flooring in full baths and laundry
- Carpet—all bedrooms and basement stairs and Family Room
- Tile shower with fiberglass base in Master Bath (no door) and fiberglass tub/shower in 2nd bath
- White interior woodwork—4” base—2.75” casing—hollow core 3-panel doors—brushed nickel door knobs and hinges
- Lighting—Fan—Post light allowance \$1200—main level—ample recessed lighting in Great Room and basement Family Room
- High efficiency gas furnace and central air—50-gallon gas power vent water heater
- 200-amp electrical service
- White cabinets—shaker style flat panel with granite counters in Kitchen and cultured marble in baths
- 2 exterior electrical outlets and 2 exterior faucets
- Delta or similar chrome faucets and plumbed with water softener loop
- Gas hook up for range and dryer
- Kitchen appliance package \$2500 allowance
- 5 phone outlets—5 cable outlets (main level); 2 cable outlets (basement)
- Two garage door openers with remote
- 12' x 12' concrete patio, sprinkler system, hydroseeded yard, and landscape package on front of home
- RWC—New Construction Home Warranty Plan included
- HOA Fees: \$320 per year

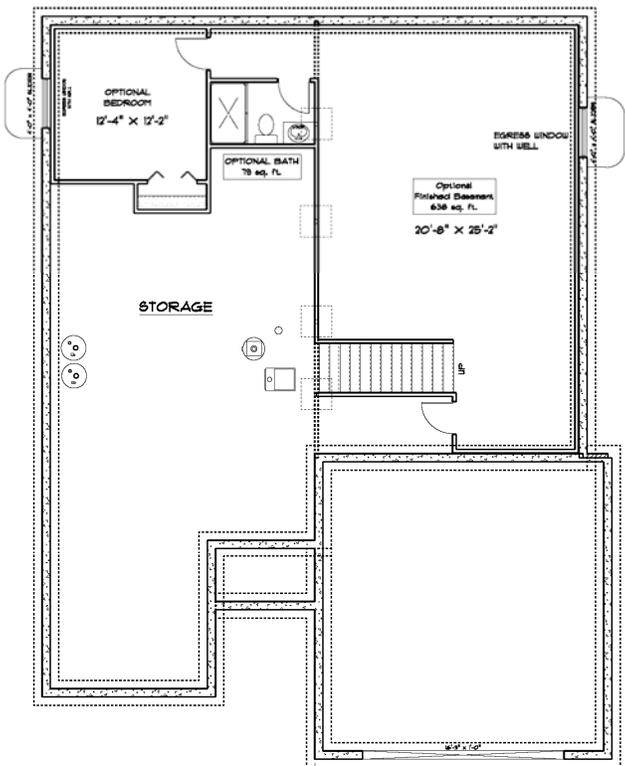
# Portage Woods

50921 FOREST LAKE TRAIL—LOT 62

3 BED | 2.5 BATH | 2441 SQ. FT.



- Optional 12' x 12' Deck
- Optional Screen Porch



FIRST FLOOR PLAN

1916 SQ. FT.



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Barak Group LLC

FOUNDATION PLAN

BSMT FINISH PLAN  
AREA = 525 SQ. FT.

**LARA LUXURY HOMES BY THE BARAK GROUP—BUILT BY BARRY GERARD**  
**LOT 62—PORTAGE WOODS—5092I FOREST LAKE TRAIL, SOUTH BEND, IN 46628**  
**ALPINE 1916 PLAN**

- 2241 finished square feet (1916 sq. ft. main level plus 525 sq. ft. in lower level)
- 3 bedrooms, 2.5 bathrooms, 2-car garage—0.57-acre lot
- 10-foot ceilings in Great Room, Kitchen, Dining, and Foyer—8-foot in rest of main and lower level
- Basement features 2 egress windows, Family Room—rough-in for full bath, potential for 1 additional bedroom

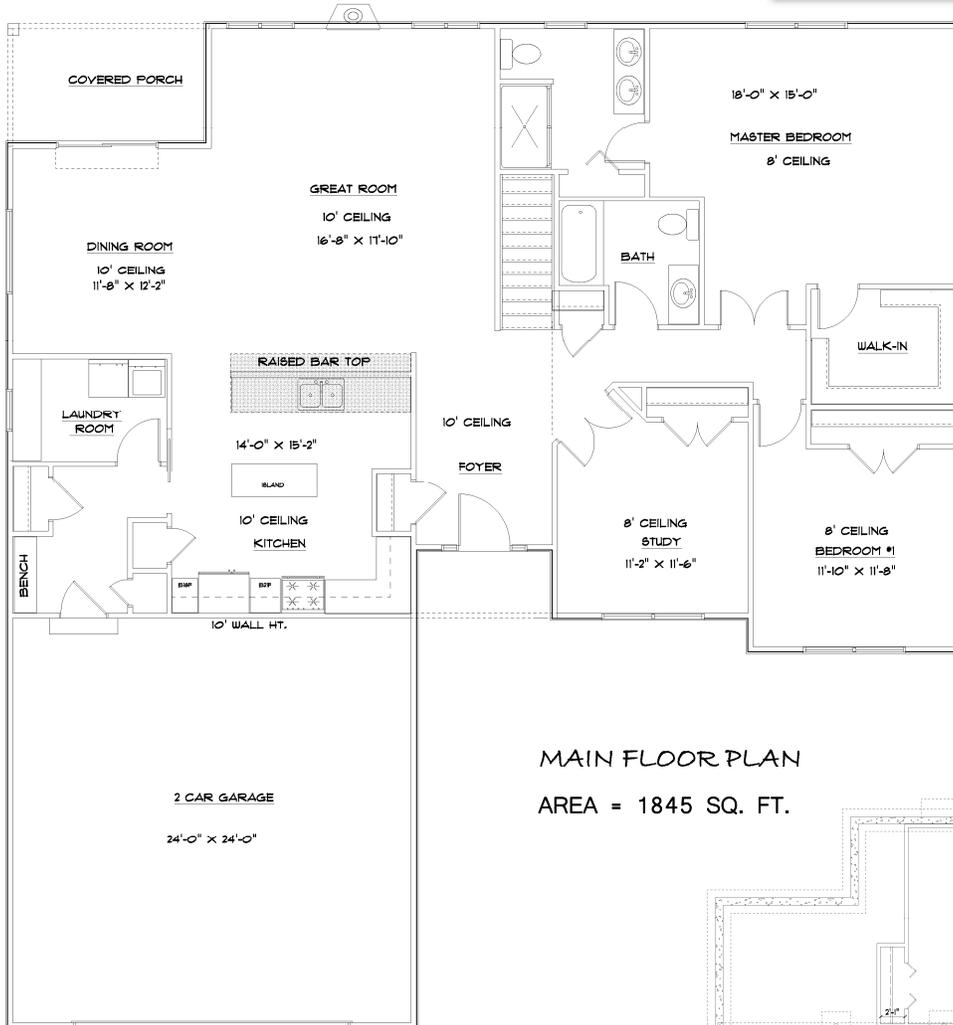
**SPECIFICATIONS:**

- Gable roof, vinyl siding, stone accents on the front as shown on print
- Owens Corning Dimensional shingles—Oakridge 2-25 Year
- Silverline Vinyl windows by Anderson
- Great Room features a direct vent gas fireplace with stone surround—mantel height
- Engineered laminate wood-like flooring by Evoke—Kitchen, Great Room, Foyer, Laundry, hallways
- Ceramic tile flooring in full baths and laundry
- Carpet—all bedrooms and basement stairs and Family Room
- Tile 5' shower in Master Bath (no door) and fiberglass tub/shower in 2nd bath
- White interior woodwork—4.5" base—2.5" casing—hollow core 3-panel doors—brushed nickel door knobs and hinges
- Lighting—Fan—Post light allowance \$1200—main level—ample recessed lighting in Great Room and basement Family Room
- High efficiency gas furnace and central air—50-gallon gas power vent water heater
- 200-amp electrical service
- White cabinets—shaker style flat panel with granite counters in Kitchen and cultured marble in baths
- 2 exterior electrical outlets and 2 exterior faucets
- Delta or similar chrome faucets and plumbed with water softener loop
- Gas hook up for range and dryer
- Kitchen appliance package \$2500 allowance
- 4 phone outlets—4 cable outlets (main level); 2 cable outlets (basement)
- Automatic garage door opener with remote
- 12' x 12' concrete patio, sprinkler system, hydroseeded yard, and landscape package on front of home
- RWC—New Construction Home Warranty Plan included
- HOA Fees: \$200 per year

# Portage Woods

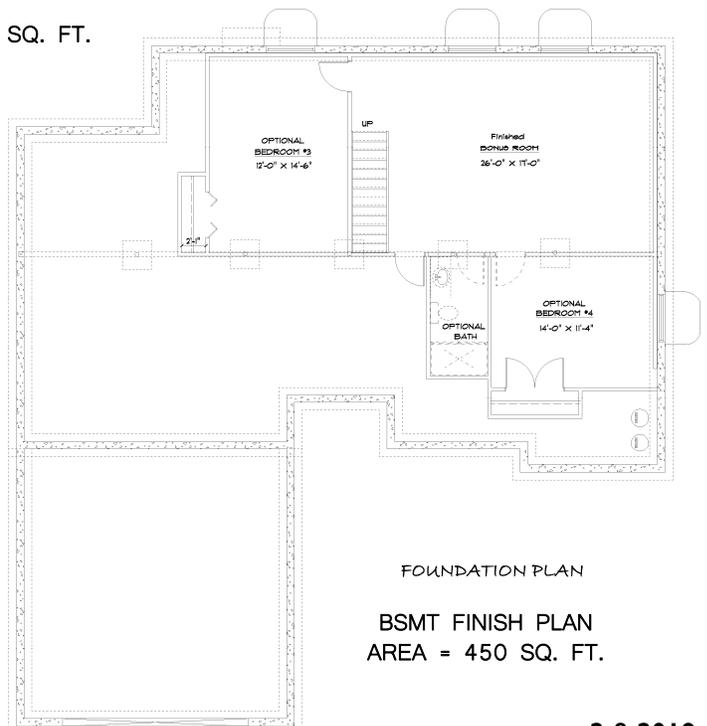
5088 I FOREST LAKE TRAIL—LOT 6 I

3 BED | 2 BATH | 2295 SQ. FT.



MAIN FLOOR PLAN

AREA = 1845 SQ. FT.



FOUNDATION PLAN

BSMT FINISH PLAN  
AREA = 450 SQ. FT.



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**LARA LUXURY HOMES BY THE BARAK GROUP—BUILT BY BARRY GERARD**  
**LOT 6I—PORTAGE WOODS—5088 I FOREST LAKE TRAIL, SOUTH BEND, IN 46628**  
**MONTEREY 1845 PLAN**

- 2295 finished square feet (1845 sq. ft. main level plus 450 sq. ft. in lower level)
- 3 bedrooms, 2 bathrooms, 2-car garage—0.57-acre lot
- 10-foot ceilings in Great Room, Kitchen, Dining, and Foyer—8-foot in rest of main and lower level
- Basement features 4 egress windows, Family Room—rough-in for full bath, potential for 2 additional bedrooms

**SPECIFICATIONS:**

- Gable roof, vinyl siding, stone accents on the front as shown on print
- Owens Corning Dimensional shingles—Oakridge 2-25 Year
- Silverline Vinyl windows by Anderson
- Great Room features a direct vent gas fireplace with stone surround—mantel height
- Engineered laminate wood-like flooring by Evoke—Kitchen, Great Room, Foyer, Laundry, hallways
- Ceramic tile flooring in full baths and laundry
- Carpet—all bedrooms and basement stairs and Family Room
- Tile 5' shower in Master Bath (no door) and fiberglass tub/shower in 2nd bath
- White interior woodwork—4.5" base—2.5" casing—hollow core 3-panel doors—brushed nickel door knobs and hinges
- Lighting—Fan—Post light allowance \$1200—main level—ample recessed lighting in Great Room and basement Family Room
- High efficiency gas furnace and central air—50-gallon gas power vent water heater
- 200-amp electrical service
- White cabinets—shaker style flat panel with granite counters in Kitchen and cultured marble in baths
- 2 exterior electrical outlets and 2 exterior faucets
- Delta or similar chrome faucets and plumbed with water softener loop
- Gas hook up for range and dryer
- Kitchen appliance package \$2500 allowance
- 4 phone outlets—4 cable outlets (main level); 2 cable outlets (basement)
- Automatic garage door opener with remote
- 12' x 12' concrete patio, sprinkler system, hydroseeded yard, and landscape package on front of home
- RWC—New Construction Home Warranty Plan included
- HOA Fees: \$200 per year