

The Garden Walk

LUXURY COURTYARD HOMES

A GUIDE TO LUXURY COURTYARD LIVING

Custom Designed Courtyard Homes
Covington, Louisiana



“Discover a home where every major living space opens to your own private courtyard instead of your neighbor’s wall.”

Designed for Empty Nesters. Built Around the Way You Live.

504-235-8360



GardenWalkHomes.com



Welcome to Garden Walk



A PERSONAL WELCOME

Thank you for taking the time to learn about Garden Walk.

Garden Walk began with a simple idea: your home should fit the life you're living today. For many people, the busy years of raising a family have given way to a new chapter—one with more freedom, more opportunities to travel, and more time to enjoy family, friends, and the things that matter most. Yet many discover that the home that served them so well for decades no longer fits the way they want to live. The children are grown and have moved away. Weekends are spent maintaining a large house and yard instead of enjoying time with family, traveling, or simply relaxing. Many people want to simplify their lives, but they aren't willing to give up quality, beauty, or the pride of owning a custom home.

That realization inspired Garden Walk.

From the beginning, our goal was not to build another subdivision. We wanted to create a neighborhood designed specifically for people entering a new chapter of life—a place where every home feels welcoming, every street invites an evening walk, and every day is just a little easier to enjoy.

Garden Walk combines timeless French Country architecture with thoughtfully designed floor plans centered around private courtyards. Instead of looking into a neighbor's backyard, your home opens to outdoor spaces created for morning coffee, quiet evenings, family gatherings, and the simple pleasure of enjoying your own private retreat.

Every home is custom designed. Rather than asking you to fit your life into a standard floor plan, we work together to create a home that reflects the way you live today and for years to come.

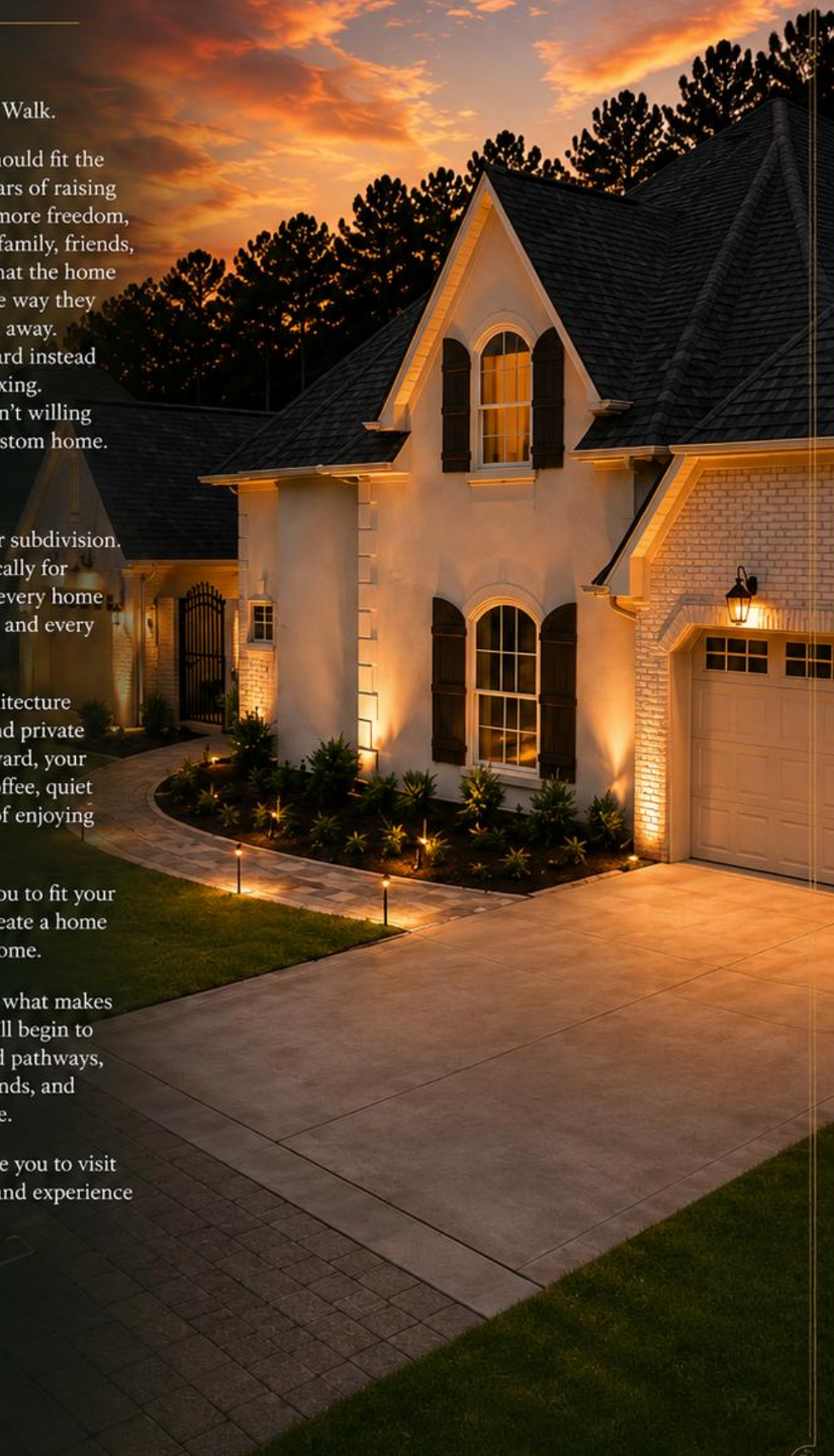
As you read through this guide, I hope you'll discover what makes Garden Walk different. More importantly, I hope you'll begin to imagine yourself here—walking along the landscaped pathways, relaxing in your courtyard, welcoming family and friends, and enjoying a home designed for this exciting stage of life.

Thank you again for considering Garden Walk. I invite you to visit our furnished model home, walk the neighborhood, and experience firsthand what makes this community so special.

I look forward to meeting you personally.



Denzel Clark
DEVELOPER & BUILDER
The Garden Walk



Is It Time for a Different Kind of Home?



“Your home should
give you more freedom,
not more work.”

Has life started to look like this?

Life changes, and so do our needs. You’ve worked hard for this next chapter—shouldn’t your home work for you?



The house feels
larger than you need.

Rooms that were once
full of activity now sit
empty most of the year.



The yard takes more
time than you want
to give it.

Weekends become another
list of chores instead of
time to relax.



You’d like the
freedom to travel.

Knowing your home is
easy to maintain gives you
the confidence to leave
whenever adventure calls.



Family visits are
about enjoying time
together.

Not spending days getting
the house and yard ready.



You want beautiful
outdoor living
without the upkeep.

A private courtyard becomes
your favorite place for
morning coffee or an
evening glass of wine.



You’re ready for a
home designed for
today—not thirty
years ago.

One that reflects the way
you live now while still
providing the comfort
and quality you expect.

*Garden Walk was created for people who
aren’t slowing down—they’re simply choosing to live differently.*

What Comes Next?



A home designed for the life you're ready to enjoy.



Garden Walk was created for people who want the *beauty* of a custom home *without the demands* of a traditional neighborhood.

Here, *thoughtful design*, private courtyards, and a close-knit community come together to create a place where *every day feels a little more relaxed.*



*Private
Courtyards*



*Custom
Designed Homes*



*Beautiful
Walking Paths*



*Gated
Community*

A Different Way to Live

*At Garden Walk, every detail is designed around
the life you want to live.*

*Beautiful homes are important.
A beautiful way of living is even better.*



PRIVACY

*Your home is designed
to face beauty—
not your neighbor.*



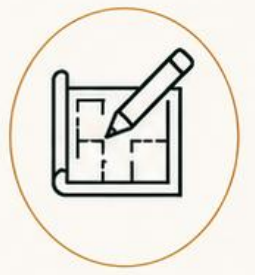
FREEDOM

*Spend less time
maintaining and
more time enjoying
what matters.*



BEAUTY

*Every street was
designed to feel like
arriving somewhere
special.*



CUSTOM DESIGN

*Because no two families
begin the next chapter
exactly the same way.*



*Beautiful homes are important.
A beautiful way of living is even better.*



More Than a *Courtyard*

*It's where your home
says "Welcome."*

Every memorable visit
begins here.

Unlike a traditional front porch
that's used only for arriving and
leaving, the Garden Walk courtyard
is designed to be lived in.

As guests walk through the courtyard
gate, they're welcomed by beautiful
landscaping, the sound of a fountain,
comfortable seating, and an outdoor
room that invites them to slow down
and enjoy the moment.

Before they ever reach your front door,
they've already experienced your home.

*A first impression
they'll never forget.*

There is something special about
welcoming family and friends into
a Garden Walk home.

Instead of walking up a narrow sidewalk
to a front porch, your guests are greeted
by a beautifully landscaped courtyard—an
inviting outdoor space that sets the tone
before they ever step through your front
door. The sound of a fountain, the warmth
of evening lighting, and comfortable
seating create an atmosphere that
encourages people to slow down,
relax, and enjoy the moment.

*The courtyard isn't simply
the entrance to your home.*

It's the beginning of every visit.



A PLACE THAT BRINGS PEOPLE TOGETHER

Whether it's your grandchildren coming
over for the afternoon, neighbors stopping
by to visit, or friends sharing a glass of
wine on a beautiful Louisiana evening,
the courtyard naturally becomes the
place where conversations begin.

Many homeowners discover it's the most
frequently used outdoor space they've
ever had—not because it's larger than a
backyard, but because it's private,
comfortable, and just steps from the
rooms where they spend their day.

DESIGNED TO BE LIVED IN

Unlike a traditional front porch that's
used for a few moments when guests
arrive, the Garden Walk courtyard
becomes an extension of your home.

- ✦ Enjoy your morning coffee
surrounded by flowers.
- ✦ Share dinner under the
evening sky.
- ✦ Read a favorite book
beside the fountain.
- ✦ Celebrate birthdays, holidays,
and life's everyday moments
with the people who matter most.

The courtyard isn't simply
another feature of the home.

*It's one of the reasons living at
Garden Walk feels so different.*

*"Some of life's best
conversations begin
before anyone walks
through the front door."*

HOW PRIVACY IS DESIGNED

The feeling you experienced on the previous page isn't accidental.

Every Garden Walk home is positioned so your windows look toward your own private courtyard and the landscaped Greenway—not into your neighbor's home.

TRADITIONAL NEIGHBORHOOD



 Windows face windows

 Backyards touch

 Privacy depends on fences and blinds

VS.

GARDEN WALK



*Privacy is an afterthought.
You can see your neighbors—and they can see you.*

*Privacy is designed in.
Your windows look to beauty—not your neighbor.*



VIEWS TOWARD BEAUTY

Every major room looks toward your private courtyard.



NO SIDE WINDOWS

The neighboring wall has no windows looking into your home.



LANDSCAPED GREENWAY

Instead of another backyard, you enjoy trees, walking paths, and open space.



PRIVACY YOU CAN FEEL

Morning coffee, quiet evenings, and family gatherings happen in a space that truly feels your own.



Privacy isn't created by fences.
IT'S CREATED BY THOUGHTFUL DESIGN.



Backyards That Feel Like Nature, *Not a Neighbor*

NOT ALL BACKYARDS ARE CREATED EQUAL

In most neighborhoods, backyards back up to each other.
It's close. It's crowded. And it rarely feels private.

At The Garden Walk, homes are separated by
beautifully landscaped green spaces and walking paths.
Instead of fences and close neighbors, you get nature.

That's why we call it The Garden Walk.
Because every step outside your courtyard
leads to something better.



Two Backyards. Two Lifestyles.

The Choice is Clear.



TRADITIONAL NEIGHBORHOODS

Backyards Right on Top of Each Other

In most traditional neighborhoods, your backyard is often just a fence away from your neighbor's.

- ✗ Fences, noise, and activity are hard to avoid
- ✗ Little privacy for you or your neighbors
- ✗ Limited space to enjoy the outdoors
- ✗ More to maintain. Less time to relax

THE GARDEN WALK

Landscaped Beauty Between Every Home

At The Garden Walk, homes back to beautifully landscaped green spaces and walking paths—not other backyards.

- ✓ Landscaped areas provide natural beauty and total privacy
- ✓ Wide, open green spaces to enjoy year-round
- ✓ Landscaping is maintained for you
- ✓ Your grass is cut
- ✓ A truly lock-and-leave lifestyle



This is why it's called **The Garden Walk.**

We designed this community around beauty, privacy, and a better way to live.

LESS WORK. MORE BEAUTY. ALL YOURS.

Come home to The Garden Walk.

Designed for the Way You Live Today

MOST HOMES ARE DESIGNED FOR A FAMILY OF FIVE.

The Garden Walk homes are designed for the people who actually live in them.
When your children have families of their own, the way you use your home changes.
You spend less time in secondary bedrooms... and far more time in the spaces you enjoy every day.
That's why every Garden Walk home is designed differently.

1 Spacious Living Room



The center of everyday life. Perfect for relaxing or entertaining.

2 Gourmet Kitchen



Designed to stay connected with family and guests.

3 Dining Area

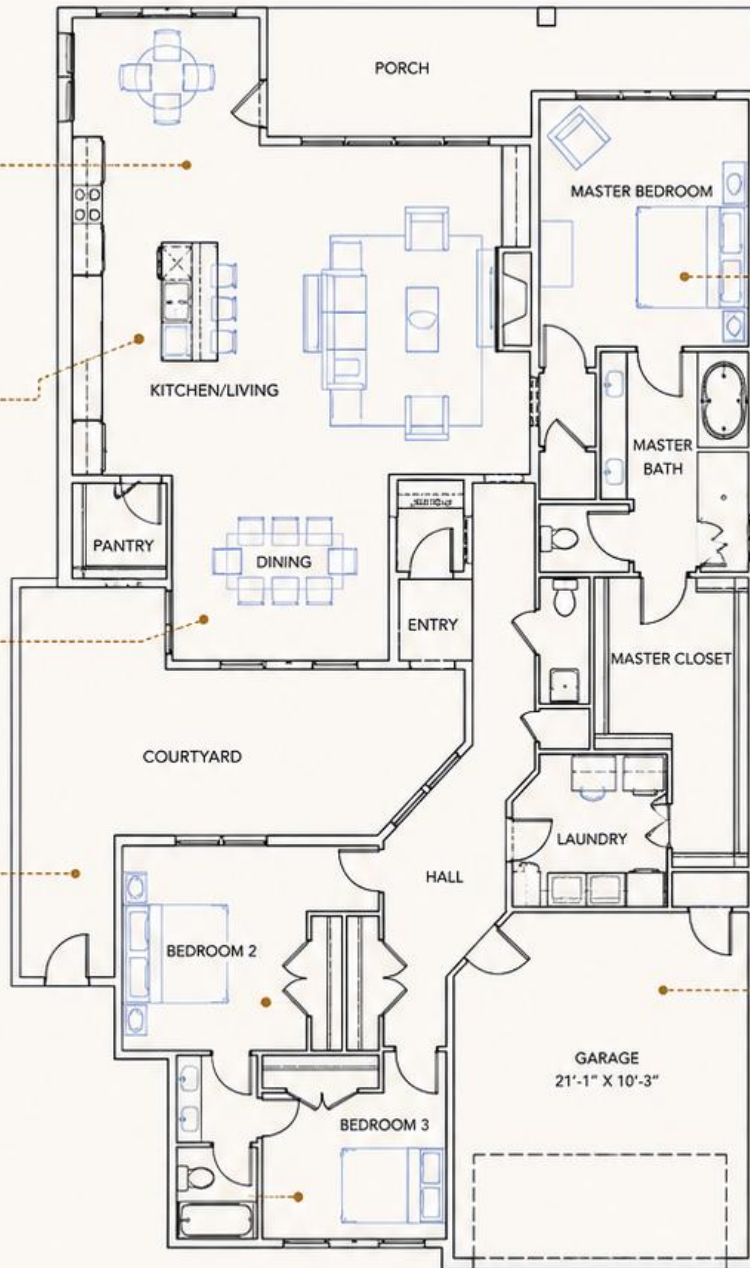


Large enough for holiday dinners... comfortable enough for two.

5 Courtyard



Your outdoor living room. Private. Quiet. Beautiful.



Designed Around Your Daily Routine



Room For Everything

A spacious walk-in closet designed for two.



4



Primary Suite

A true owner's retreat—not just a bedroom.

Laundry Where It Belongs

Walk directly from your closet into the laundry room. No carrying clothes across the house.



6

Guest Rooms

Comfortable for family visits... without wasting space the other 340 days of the year.

Your Personal Spa

Oversized shower. Freestanding tub. Double vanities. Luxury finishes throughout.



One Small Detail. One Big Difference.

A simple connection you'll appreciate every single day.

THE SPACES YOU USE EVERY DAY



LIVING ROOM

The center of everyday life.



KITCHEN

Designed for connection and convenience.



DINING

Perfect for holidays... and quiet nights at home.



PRIMARY SUITE

A private retreat designed for rest and renewal.



COURTYARD

Your own outdoor living space. Private, peaceful, and beautiful.



Luxury isn't about having more rooms.

It's about making the rooms you use every day *exceptional*.





Luxury You Feel Every Day

The finest homes aren't measured by the number of rooms. They're measured by how those rooms make everyday life easier, more beautiful, and more enjoyable.

Every Garden Walk home is thoughtfully designed with spacious living areas, soaring 12-foot ceilings, elegant finishes, and custom details that make your home feel open, comfortable, and timeless.



12-Foot Ceilings

More natural light.
More openness.
More elegance.



Open Living

The kitchen, dining, and living room flow together, making everyday living and entertaining effortless.



Custom Finishes

Cabinetry, millwork, quartz, lighting, and trim selected to create a truly custom home.



Luxury isn't about having more rooms.
It's about making the rooms you use every day *exceptional*.

HOW DO I START THE PROCESS?

BUILDING YOUR CUSTOM HOME AT THE GARDEN WALK

Our process is designed to be simple, collaborative, and transparent.
You'll always know what to expect—every step of the way.



1

CHOOSE & RESERVE YOUR HOMESITE

- Visit the community and select the homesite that feels right for you.
- Place a refundable lot deposit to secure your homesite.
- We will walk the property with you and discuss your vision.

This small step allows us to begin planning your custom home.



2

DESIGN YOUR HOME

- Meet with our design team to personalize one of our signature floor plans to fit your lifestyle.
- Select finishes, features, and details that make your home uniquely yours.
- A design fee is required to begin this exciting phase.

This is where your ideas take shape.



3

FINAL PLANS & PRICING

- Once every detail has been finalized, we'll provide complete plans and an itemized price.
- We review everything together and make sure you are comfortable with every decision.

There are no surprises—just complete clarity.



4

CONSTRUCTION AGREEMENT

- Sign the construction agreement.
- Your construction deposit is applied.
- Your home officially enters the building phase.

We handle the details so you can look forward to moving in.



5

WELCOME HOME

- Watch your home come to life with scheduled walkthroughs.
- Your new home is carefully inspected from top to bottom.
- Receive the keys to a home designed just for you.

The beginning of your next chapter starts here.



EVERY STEP IS COLLABORATIVE.

We're here to guide you, answer your questions,
and make the process as enjoyable as the home we create together.



THE
GARDEN WALK
— COVINGTON, LOUISIANA —



THE GARDEN WALK

— COVINGTON, LOUISIANA —

Choose the Homesite That's Right for You

Whether you prefer a quiet cul-de-sac, a homesite overlooking landscaped green space, or one near the entrance for convenience, we'll help you find the location that feels like home. Once you've selected your homesite, we begin designing a home around your lifestyle.



PICK YOUR LOCATION

Choose the homesite that best fits your lifestyle.



RESERVE IT

A refundable lot deposit secures your homesite while we begin designing your home.



MAKE IT YOURS

Every home is individually designed around your lifestyle—not built from a fixed catalog.



FREQUENTLY ASKED QUESTIONS

Everything you need to know about living at The Garden Walk.



Is The Garden Walk a 55+ community?

No. While not age restricted, Garden Walk was thoughtfully designed for empty nesters and downsizers seeking low-maintenance living, private courtyards, and homes that fit the way they live today.



What does the HOA include?

For one monthly fee you'll enjoy:

- Lawn mowing
- Common area landscaping
- Gated entrance maintenance
- Swimming pool
- Community green spaces

A true *lock-and-leave* lifestyle.



Is lawn care really included?

Yes. Every home receives scheduled lawn maintenance, so your yard always looks its best without spending weekends behind a mower.



Can I customize my home?

Absolutely. Every Garden Walk home begins with one of our thoughtfully designed plans, then is personalized to match your lifestyle, needs, and preferences.



Are the homes single story?

Yes. Every home is designed on one level for comfort, convenience, and aging in place.



Can I combine features from different floor plans?

Yes. Most homeowners mix ideas from several plans to create a home that's uniquely theirs.



STILL HAVE QUESTIONS?

Visit our website or call **504-235-8360**
We're happy to answer your questions—
or better yet, show you *The Garden Walk* in person.





THE GARDEN WALK

COVINGTON, LOUISIANA



Are pets allowed at Garden Walk?

Yes. Garden Walk is a pet-friendly community. Each home may have up to two domesticated household pets, such as dogs or cats. Pets must be kept under the owner's control and on a leash when outside the home or rear yard. Certain dog breeds identified in the community restrictions are not permitted, and the HOA may prohibit any animal determined to present an unreasonable risk to residents or guests.



What makes a "courtyard home" different from a typical house?

Instead of a traditional front-facing porch and yard, each Garden Walk home is designed around a private, gated courtyard entry inspired by the classic courtyards of New Orleans. Your front door opens into this private outdoor room rather than directly onto the street, and a neighboring home's windowless wall forms one side of the courtyard — giving you privacy without a large yard to maintain.



Will I be able to see or hear my neighbors?

The zero lot line design is intentional: your neighbor's home is positioned so a solid wall (without windows) borders your courtyard, creating a private, enclosed outdoor space rather than the exposed side yards typical of other courtyard developments where you look out your window directly into your neighbor's window giving you that closed in feeling. Our homes are well insulated making them even more quiet.



Do you have any homes available now, or is everything custom built?

Both. We typically have at least one move-in ready home available at any given time for buyers who'd rather skip the building process, alongside homesites available for a custom build. Check our Homes for Sale page or call 504-235-8360 for current availability.



Can I tour a home before deciding?

Yes — we invite you to tour our model home to see the craftsmanship, room sizes, and courtyard living in person. Call or text 504-235-8360 to schedule a private tour.



Do I have to use one of your existing floor plans, or can I design something completely custom?

Most homeowners start with one of our signature design concepts and personalize it — adjusting the layout, finishes, and details to fit their lifestyle and homesite. Because we're not a national production builder, every home is individually designed for its owner rather than built from a fixed catalog.



What's the process for building a home here, from start to finish?

1. Initial conversation about your lifestyle, needs, and budget
2. Choose a starting floor plan and homesite, and secure your lot with a deposit
3. Work begins to refine the plan and select finishes (a plan fee applies during this stage)
4. Once final plans and pricing are agreed upon, a deposit is paid and your construction contract is executed
5. Begin construction
6. At closing, a credit for the Lot Deposit and Contract Deposit is applied toward your purchase price



Can I choose my own homesite?

Yes — available homesites are shown on our community lot map. Some lots are limited, so we recommend contacting us early to discuss availability. Lot cost is included in your base \$250/heated-sqft price. Corner lots have additional cost.



What's the price range for homes at The Garden Walk?

Base pricing is calculated at \$250 per heated square foot. Our smallest home, at 2,100 heated square feet, starts at approximately \$525,000; a 2,300 square foot home starts at approximately \$575,000. Contact us for a plan-specific starting price.



THE GARDEN WALK
COVINGTON, LOUISIANA

STILL HAVE QUESTIONS?

Visit our website or call **504-235-8360**

We're happy to answer your questions—
or better yet, show you *The Garden Walk* in person.

A DAY AT GARDEN WALK

Life here is different.

It's the little moments.

The easy routines.

The meaningful connections.

It's more time
for what matters most.



AFTERNOON

*More time for
the things you enjoy.*

- ✦ Lunch with friends just down the street.
- ✦ A walk around the landscaped paths.
- ✦ Run errands only minutes away.
- ✦ Return home and simply lock the gate.



EVENING

*The best part
of the day.*

- ✦ Children and grandchildren arrive.
- ✦ Dinner in the courtyard.
- ✦ A glass of wine as the sun sets.
- ✦ When everyone leaves, your peaceful retreat is waiting.



THE
GARDEN WALK
COVINGTON, LOUISIANA

More freedom. More ease. More moments that matter.

Welcome Home.





A DAY AT GARDEN WALK

Life here is different.

At Garden Walk, every day brings simple pleasures, easy routines, and moments that matter most.

From morning to night, it's a lifestyle designed around you.



YOUR PRIVATE RETREAT ✦

The pool and clubhouse are just steps from your door.

Take a refreshing swim, relax in the shade, or meet up with neighbors.

It's the perfect place to unwind and enjoy the good life.



MORNING TO NIGHT, IT'S ALL HERE ✦



MORNING

Start your day with coffee on your patio as the sun comes up.



AFTERNOON

Swim, read, or enjoy lunch with friends at the pool.



EVENING

Gather for dinner at the clubhouse or on your patio.



NIGHT

End the day with a peaceful walk under the lights.

AMENITIES THAT ENHANCE EVERY DAY ✦

- ✦ Gated community with beautifully landscaped common areas.
- ✦ Resort-style pool and clubhouse for relaxing and entertaining.
- ✦ Professionally maintained grounds so you can enjoy more and worry less.
- ✦ Friendly neighbors and a true sense of community.
- ✦ Just minutes from shopping, dining, medical care, and everything you need.





The Garden Walk

LUXURY COURTYARD HOMES

COVINGTON, LOUISIANA

Close to everything. Far from ordinary.



CONVENIENTLY LOCATED

- Lowe's Home Improvement
- Walmart Supercenter
- Chick-fil-A & Sonic Drive-In
- PAM Health Specialty and Rehabilitation
- Rehab Dynamics Physical Therapy
- Local Restaurants & Shops

*Everything You Need.
Right Where You Want It.*



Scan to explore
available homes,
floor plans, and
community details.

WE'D LOVE TO SHOW YOU AROUND

Schedule your private tour today and experience
The Garden Walk lifestyle for yourself.

504-235-8360 | GardenWalkHomes.com

129 GARDEN WALK DRIVE | COVINGTON, LOUISIANA 70433

A simpler life. A beautiful home. WELCOME HOME.