



THE
FAIRWAY
COLLECTION





Welcome to The Fairway Collection,

At The Fairway Collection, we believe a home is more than walls and finishes — it's where life happens.

It's where families gather after long days, where milestones are celebrated, and where quiet mornings and busy evenings create lasting memories. That's why we approach every home we build with care, intention, and a commitment to lasting quality.

Located near the beautiful Marion Country Club and Eagle Creek community, The Fairway Collection offers thoughtfully designed homes that blend timeless architecture with modern functionality. Our floor plans are created to support the way families truly live — open gathering spaces, practical storage, comfortable private retreats, and finishes that feel both elevated and welcoming.

What makes building with us different is our balance of structure and flexibility. We provide professionally designed plans and a streamlined building process, while still giving you the opportunity to personalize finishes and details that reflect your family's style. You get the confidence of an experienced team — and the excitement of making the home uniquely yours.

When you build with The Fairway Collection, you can expect:

- Thoughtfully designed layouts built for everyday living
- Durable, high-quality materials made to stand the test of time
 - Clear communication and transparent timelines
 - The opportunity to personalize key finishes and selections
- A local team invested in the long-term success of the community

We are committed to creating homes that not only enhance the neighborhood, but support the lives lived inside them.

At The Fairway Collection, we don't just build houses — we build homes designed for gathering, growing, and creating memories for years to come.



WHY THE FAIRWAY COLLECTION?

BUILDING WITH US OFFERS A UNIQUE AND REWARDING EXPERIENCE FOR
CUSTOM HOME SEEKER

- WE PROVIDE A DIVERSE RANGE OF PLANS TO SUIT EVERY CLIENT'S VISION.
- THE BUILDING PROCESS IS SIMPLIFIED AS WE CARRY THE BUILD COST FROM START TO FINISH.
- CLIENTS CAN FOCUS SOLELY ON DESIGNING THEIR PERFECT HOME.
- OUR COMPREHENSIVE DESIGN OPTIONS ALLOW FOR COMPLETE PERSONALIZATION.
- AN EXCEPTIONAL INTERIOR DESIGN CENTER HELPS CUSTOMIZE EVERY DETAIL.
- OUR LOCAL MARKET EXPERTISE ENSURES SUBSTANTIAL EQUITY FROM MOVE-IN DAY.
- QUALITY CRAFTSMANSHIP IS BACKED BY ROBUST WARRANTIES FOR PEACE OF MIND.
- WE OFFER LONG-TERM SATISFACTION WITH OUR RELIABLE CONSTRUCTION.
- OUR HOMES ARE TAILORED TO REFLECT YOUR LIFESTYLE AND TASTE.
- YOU'RE NOT JUST BUILDING A HOUSE; YOU'RE CREATING A DREAM HOME.
- YOUR INVESTMENT IS SECURED WITH OUR KNOWLEDGEABLE GUIDANCE AND SUPPORT.



THE NEW CONSTRUCTION PROCESS

Buying or building a new home is a huge undertaking, with many questions to consider. I have put together this guide to give you a look at the issues you will want to consider as you decide whether to purchase a newly built home or to undertake building with a contractor or within a new development.

01

FINANCING

SECURE THE FINANCING THAT
BEST SUITS YOUR NEEDS

03

FINALIZE & DESIGN

PICK YOUR FINISHES AND
DESIGN YOUR HOME

05

ENJOY FOREVER

02

BUILDING QUOTE

CHOOSE A HOMESITE
PICK A PLAN

04

BUILD & INSPECT

WALK THROUGHS
OPTIONAL INSPECTION
PUNCH LIST
CLOSING DAY

AVERAGE TIME TO BUILD

AVERAGE MONTHS TO COMPLETION

1 2 3 4 5 6

DESIGN + PLAN



BUILD



INSPECT & MOVE IN!



At our company, we believe in balancing precision with punctuality. While we dedicate ourselves to ensuring every detail meets our high standards of quality, we also understand the importance of adhering to our schedule. Our team meticulously plans each phase of the build to deliver exceptional results without compromising on time. Rest assured, we are committed to maintaining both excellence and efficiency in every project we undertake.



SELECTING OPTIONS FOR THE HOME

One of the advantages of purchasing a new construction home is that you get to choose all the features and finishes to customize the home for your lifestyle and personal preferences. This could include everything from the number of bedrooms and baths to choosing whether to add optional features such as an outdoor wet bar or built-in grill on the terrace.

While this can be very exciting for some, it can also be stressful for others as there are many decisions to be made. To help make this process less overwhelming, we have a great design center that will help you every step of the way if needed!





DESIGN SELECTIONS

THE STUDIO IS WHERE INSPIRATION
& COLLABORATION COME TO LIFE.

Our aim is to provide you with a truly personalized experience, offering the flexibility and support to make your dream home a reality.

You have the option to take full creative control and design your home entirely on your own. This path allows you to express your unique style and vision, from choosing the perfect color palette to selecting the architectural details that best reflect your personality. We provide a range of resources and tools to assist you in this endeavor, ensuring you have all the necessary information at your fingertips to make informed decisions.

Alternatively, you can take advantage of our comprehensive Design Center, where our team of expert designers is ready to assist you. At the Design Center, you'll find an extensive selection of finishes, fixtures, and materials to choose from. Our knowledgeable staff is eager to guide you through the process, helping you select the options that best suit your aesthetic preferences and lifestyle needs. Whether you need advice on the latest design trends or assistance in coordinating colors and textures, our team is here to support you every step of the way.

Regardless of the path you choose, we are committed to ensuring that your home-building experience is smooth, enjoyable, and tailored to your needs. We understand that designing a home is a significant investment of both time and resources, and we are here to make this journey as rewarding and stress-free as possible.



BUILDING BEGINS

PRE-CONSTRUCTION MEETING

The pre-construction meeting is an important part of having your new home built and takes place after the contract is signed and before breaking ground. We know there are many important decisions that need to be made during a new home build, so the pre-construction meeting helps us ensure nothing was missed.

By reviewing each major and minor design feature of your home to verify all aspects of your home build are aligned with what you envision your dream home to be.



BUILD PROCESS

01.	SITE PREPARATION
02.	FOUNDATION
03.	FRAMING
04.	ROUGH IN MECHANICALS
05.	INSTALLATION & DRYWALL
06.	FINISH CARPENTRY & PAINTING
07.	FLOORING AND FINISHING TOUCHES
08.	HOMEOWNER WALKTHROUGH



STAGE ONE

BUILDER ORIENTATION

When construction permits are received and your home is released to start, your Personal Builder will contact you by phone:

- Discuss your home plan and specifications
- Give you details about the construction process
- Answer any questions you may have

STAGE TWO

FOUNDATION

Our foundations start with a professionally engineered foundation inspected by the Field Manager and local municipality to ensure strength and peak performance.

- Homesite prepared for construction
- Footer/foundation built
- Rough plumbing installed
- Slab poured
- Basement walls constructed

Many inspections occur during this stage, to ensure your home is being built to that state's building codes as well as our high-quality standards.

STAGE THREE

FRAMING

Industry-leading construction techniques (including manufactured roof trusses and wall panels) are used to create each home.

- Roof installed
- Interior walls framed
- Everything inside the walls is installed and inspected - Electrical, HVAC, insulation, etc.

STAGE FOUR

ROUGH IN MECHANICALS

All mechanicals, which include plumbing, heating, cooling, and electrical, will be roughed in following the completion of the framing stage. "Rough-In" consists of supply and drain lines for plumbing, wiring for electrical outlets and switches, and ductwork.

STAGE FIVE

INSULATION & DRYWALL

Our construction techniques create framing that allows for optimal insulation. Once all mechanical inspections are completed, we will insulate the exterior walls. Once the insulation is completed and inspected, the drywall will be hung. After the drywall is completed, we schedule the insulation to be blown into the attic.

- Drywall
- Driveway poured

STAGE SIX

FINISH CARPENTRY & PAINTING

Now the fun really begins! During this phase, all the choices you made during your selection meeting will come to life. We will install your trim and interior doors and we will also complete all other interior woodwork throughout your home, including cabinets, countertops, and vanities. Your walls and trim will be prepped and painted with your selected colors.

- Plumbing and HVAC fixtures
- Flooring
- Landscaping and sod
- Paint touch-up
- Finishing touches
- Quality control checks
- Full cleaning

STAGE SEVEN

FLOORING & FINISHING TOUCHES

Your vision is almost reality—The look and feel of your custom home is nearly complete! After the painting is done, the hard surface flooring and carpet will be installed, in addition to the lighting and plumbing fixtures. After all finishing touches are complete, we will perform a final cleaning of your new home.

STAGE EIGHT

HOMEOWNER WALKTHROUGH

Once your home is nearing completion, you will meet with your Construction Manager who will introduce you to your new home and discuss how to operate and care for many of the components. Because your new home is a source of pride to both you and The Fairway Collection Crew, we want to be certain that your home meets our level of craftsmanship and standards of quality. Start packing boxes—moving day is just around the corner!

STAGE NINE

CLOSING DAY!

Because your new home is a source of pride to both you and The Fairway Collection Crew, we want to be certain that your home meets our level of craftsmanship and standards of quality. Start packing boxes—moving day is just around the corner!





ENJOY YOUR NEW HOME

You will be notified of your closing date approximately 30 days prior to your closing by emailing you a closing checklist with helpful information and instructions. This letter will have contact information for the different utility companies you will need to contact in order to get service turned on in your name. You will have your closing at the title company office and all paperwork from your builder will already be there when you arrive at your closing. An agent of the title company will walk you through the paperwork and give you the keys when all the signatures are completed.





B U I L D E R W A R R A N T Y

1 YEAR LIMITED WARRANTY

COVERS DEFECTS IN MATERIALS AND WORKMANSHIP.

2 YEAR LIMITED WARRANTY

PROTECTS INTERNAL SYSTEMS, INCLUDING WIRING,
PIPING, AND DUCTWORK

10 YEAR STRUCTURAL WARRANTY

COVERS LOAD-BEARING COMPONENTS LIKE FOOTERS
AND FOUNDATIONS.

30 YEAR DRY BASEMENT GUARANTEE

COVERS AGAINST WATER LEAKAGE IN THE BASEMENT



THANK YOU



THE FAIRWAY COLLECTION
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