



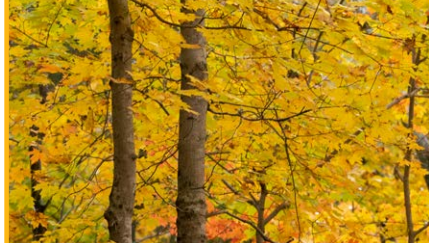
the Villas

AT WOODSON BEND



Life by the Lake

NESTLED DEEP IN THE LAST BEND OF THE BIG SOUTH FORK OF THE CUMBERLAND RIVER, 160 WOODED ACRES SITS ALONG A BLUFF OVERLOOKING THE WATER. IN THE MIDDLE OF THIS IS A BEAUTIFUL, PROFESSIONALLY-DESIGNED, GATED COMMUNITY OF PATIO AND SINGLE-FAMILY HOMES, CONDOMINIUMS AND DUPLEXES KNOWN AS THE VILLAS AT WOODSON BEND.





A Relaxing & Exclusive Community by the Lake

Life at The Villas is secure and serene, with plenty of wonderful and relaxing ways to spend a day — from get-togethers at the clubhouse and parties by the pool to boating on beautiful Lake Cumberland and a round of golf at the Trevino/Bennett course next door. The area is a regional center for shopping and healthcare, and it's a popular tourism destination, so there's always a nice variety of live music, excellent cuisine and fun and interesting activities and entertainment nearby.





Your Day on the Lake is Just a Few Steps Away

A short walk down the street from your home, you'll find The Villas Dock — and instant access to your runabout, pontoon or jetskis for a day of cruising on the lake, water skiing or fishing. You are tucked away on the Big South Fork of the Cumberland River just five minutes, by water, from Burnside Marina and all the enjoyment that the main lake has to offer. The Villas Dock is well-built, well-lit in the evening hours and designed for a safe and carefree experience.

Lake Cumberland is the jewel of Southern Kentucky. It is routinely chosen one of the best places in the country for waterskiing, tubing, kayaking and more. It is a top fishing lake for multiple species and the Houseboat Capital of the World. There are 1,200 miles of beautiful wooded shoreline and hundreds of deep coves. Experiencing Lake Cumberland from the ease and convenience of your own private dock makes it all the more relaxing and enjoyable.



There's a Stylish New Look to The Villas ...Around Every Corner

New areas of The Villas' 160-acre development are now open and six new architectural designs have recently been unveiled — new styles and new home types, ready to introduce a new generation to Life by the Lake. The Villas community now includes stylish condominiums with two floorplan options, along with new one- and two-story single-family homes, and two new duplex designs.



Every Villas home features advanced Smart Home security and technology. Front, rear and doorbell cameras, smart locks and a remote management app are part of your standard security system.

Remote thermostat management, and peace-of-mind detectors for water leaks, smoke in the air, or dramatic temperature changes are more perks available with the standard system.



THE NEW VILLAS AT WOODSON BEND

Phase II of The Villas' long-term plan includes duplexes and one- and two-story homes on West and Central Canterbury Drive.

Phase II homes along the western end of Canterbury Drive include, two beautiful new two-story, single-family designs, the Cold Spring and the Elk Creek. These will be on the forest side of the

street with a mix of newly-constructed luxury homes along the lake side. The Elk Creek floorplan offers the most square footage of any Villas property.

Access to The Villas Dock is in the central section of Canterbury Drive. This neighborhood features a 2BR duplex along the interior side of the street and a single-story

home with a basement on the Dock Street loop — the Meadow Vale West duplex and the Silver Grove. A few of the new luxury homes built on purchased lots are also in the mix, here.

The East Side will be developed to create a new neighborhood east of Villa Place. Condominiums will line the east side of the development with Meadow Vale East 3BR duplexes making up the remainder of the residences in this area.



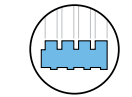
SINGLE FAMILY TWO-STORY



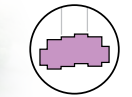
SINGLE FAMILY TWO-STORY



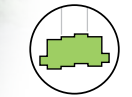
SINGLE FAMILY ONE-STORY



CONDOMINIUM TWO-STORY







DUPLEX ONE-STORY



DUPLEX ONE-STORY



- 
 PHASE 1 PATIO HOME
- 
 PHASE 1 DUPLEX
- 
 EXISTING HOME LOT
- 
 IN_PROGRESS HOME LOT

COLD SPRING



SINGLE FAMILY
3 BEDROOMS
2.5 BATHROOMS
2-STORY
2,045 SQ FT
2.5-CAR GARAGE (INCL.
ATV/CART GARAGE,
870 SQ FT)

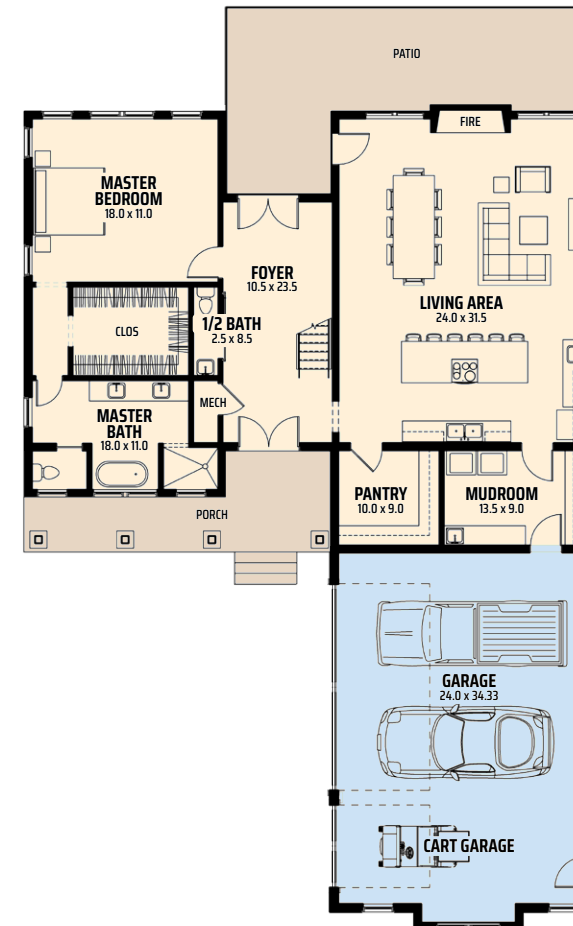
EXTERIOR FEATURES

- Garage parking for two full-size vehicles
- Extra garage bay & door for golf cart/mower
- Indiana Tudor stone & cement board
- Security system and smart door locks
- Front & rear security cameras
- Video doorbell
- Backyard patio
- Outdoor fireplace

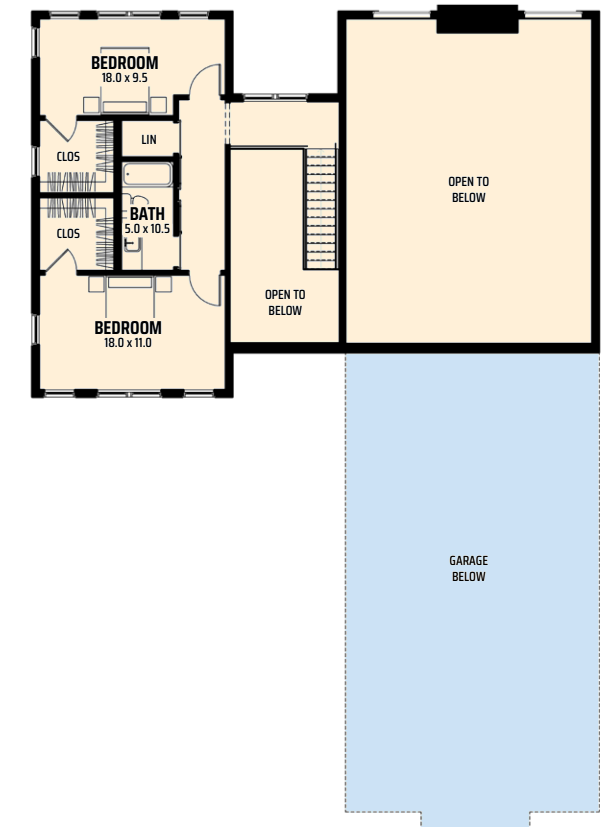
INTERIOR FEATURES

- Double-height entry foyer
- Large, open floor plan living area
- Large, ground floor master suite
- Soaking tub, walk-in shower, and double sink
- Spacious walk-in pantry
- Dramatic linear interior gas fireplace
- Mudroom/laundry room off the garage
- Maximized natural daylight in living areas
- Hardwood & tile floors
- High-end finishes
- Large kitchen with double-sided island
- Modern appliances
- Beautiful, custom kitchen and bath cabinetry
- Remote temperature alert & leak detector
- Remote thermostat management system
- Walk-in closets in every bedroom

FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE VILLAS' DRAMATIC VARIATION ON CRAFTSMAN

The Cold Spring shows off a warm and beautiful Craftsman style with exceptional flare and sports high-quality materials inside and out.

The Cold Spring has been designed to put exceptional quality on display. The open floor plan features a large kitchen, dining and living area with a vaulted ceiling and an elegant fireplace set as a centerpiece for a one-and-a-half story window. The view pulls in the back lawn and some of the forested area at the western end of The Villas property. Just off the kitchen, there's a large walk-in pantry. All three bedrooms

in the house feature walk-in closets, with the master suite providing a spacious, oversized closet with storage on three walls. The garage is configured as a two-car bay, plus a golf cart bay with a separate door. The home's colors work wonderfully with the craftsman style and all materials have been selected with an eye toward lasting quality. The rear of the home includes a cozy outdoor fireplace and relaxing patio.



SINGLE FAMILY
 3 BEDROOMS (OPTION: 3)
 3.5 BATHROOMS (OPTION 3)
 2-STORY
 OPTIONS UP TO 3,726 SQ.FT
 2-BAY, MULTI-CAR GARAGE
 (INCLUDES ONE OVER-
 SIZE RV BAY DOOR,
 1,325 SQ.FT)



ELK CREEK

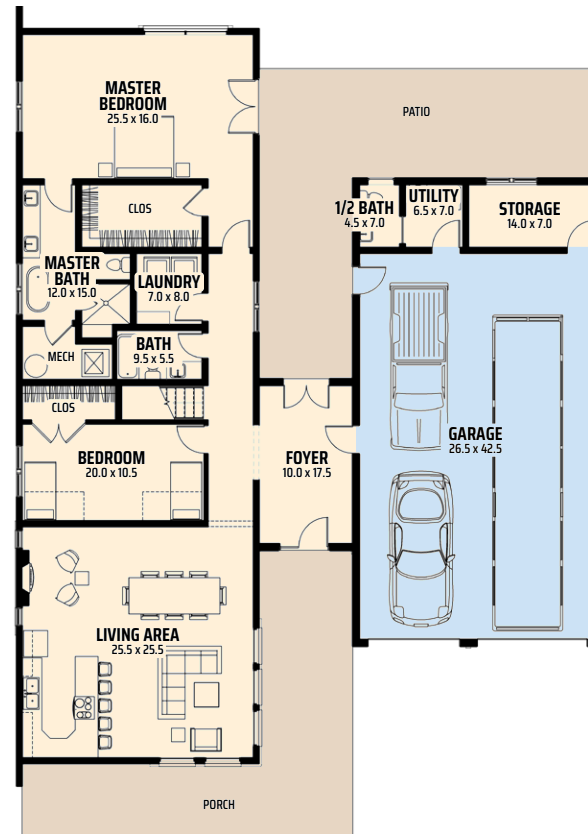
EXTERIOR FEATURES

- Double garage space for 4 vehicles, boats, etc
- Tall door & vertical space for RV or car lift
- Wrap around front porch
- Modern styling
- Security system with smart door locks
- Front & rear security cameras
- Video doorbell
- Backyard patio

INTERIOR FEATURES

- Large open floor plan living area
- Large, first floor master suite with walk-in closet
- Master suite bathroom with soaking tub, walk-in shower and double sink
- Optional extra bedroom, bathroom, bonus room
- Option to add a large storage loft
- Stone fireplace with gas logs
- Double height entry foyer
- Large, flexible loft space overlooking living area
- Spacious kitchen with modern appliances
- Maximized natural daylight
- Hardwood floors and high-end finishes
- Remote temperature change, smoke & leak alerts
- Remote thermostat system
- Beautiful, custom kitchen and bath cabinetry
- Tech/mechanical room

FIRST FLOOR PLAN

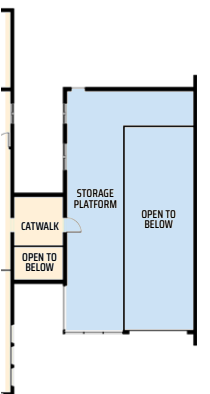


SECOND FLOOR PLAN

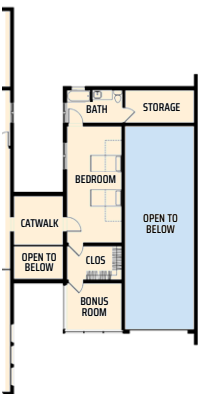
BASE OPTION



OPTION 2



OPTION 3



A STRIKING & INNOVATIVE ONE-GABLE CONTEMPORARY

This is what "Life By the Lake" looks like in Contemporary style. Elk Creek is an impressive 2-story, with options to add bedrooms — for, both, you and your vehicles.

While the design of this home impresses with its clean lines and grand facade, it has a number of notable features and appealing options to make it fit a homeowner's vision. The two oversize garage bays are two cars deep and designed to accommodate a wide range of vehicles. One of the bay doors is tall enough to give your RV an indoor home of its own, and the ceiling height also allows a collector to add even more parking space

with a car lift. If that is more car space than is needed, this plan draws up options for expanding the conditioned space to add up to 700 Sq Ft of storage, or bed, bath and bonus rooms. The construction and materials are of the highest quality. Though in a gated community, all new Villas units are built with top tier security equipment, and designed to be securely managed through the home owner's own digital devices.



SILVER GROVE



SINGLE FAMILY
3 BEDROOMS
2.5 BATHROOMS
1-STORY PLUS FINISHED
BASEMENT
2,945 SQ.FT
2.5-CAR GARAGE (INCL.
ATV/CART GARAGE,
860 SQ.FT)



A ONE-STORY DESIGN THAT WORKS ON MANY LEVELS

The Silver Grove is the single-story version of The Villas' beautiful Cold Spring 2-story design. It's Craftsman-inspired with flair, rendered in high quality materials.

Like the 2-story version of this design, the Silver Grove finds room in its open plan living, dining and kitchen area for a vaulted ceiling, an elegant fireplace, and a dramatic one-and-a-half story window. Just off the kitchen is an oversized pantry, and a mudroom that connects directly to the garage. A finished basement adds a den, a bathroom and two bedrooms. Each of the three bedrooms in the home features

a walk-in closet. The stone garage includes a golf cart/mower bay with a separate door, alongside the full two-car bay. This home's color palette complements the Craftsman style, and the fit-and-finish and quality of the materials is at the same high level as other Villas homes. Attractive landscaping has been professionally designed for the Silver Grove, and all maintenance throughout the year is handled by The Villas HOA.

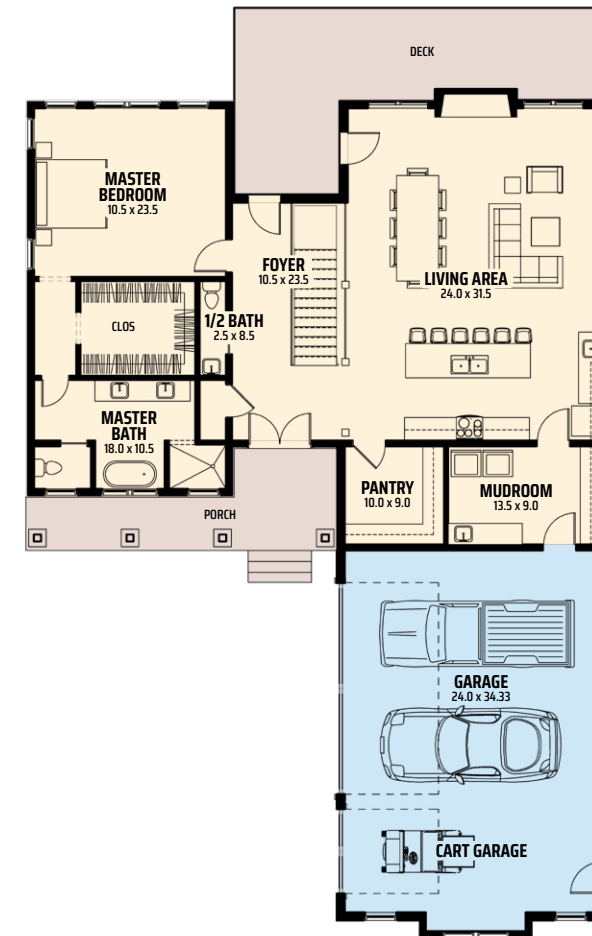
EXTERIOR FEATURES

- Garage parking for two full-size vehicles
- Extra garage bay & door for golf cart/mower
- Indiana Tudor stone & cement board
- Security system and smart door locks
- Front & rear security cameras
- Video doorbell
- Backyard patio
- Outdoor fireplace

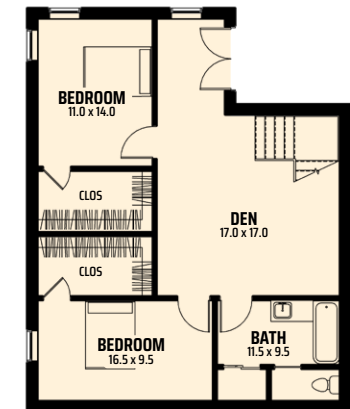
INTERIOR FEATURES

- Double-height entry foyer
- Large, open floor plan living area
- Large, ground floor master suite with soaking tub, walk-in shower and double sink vanity
- Walk-in pantry
- Dramatic linear interior gas fireplace
- Mudroom/laundry room off of garage
- Maximized natural daylight in living areas
- Hardwood & tile floors
- High-end finishes
- Large kitchen with double-sided island
- Modern appliances
- Beautiful, custom kitchen and bath cabinetry
- Remote temperature alert & leak detector
- Remote thermostat management system
- Walk-in closets in all three bedrooms

FIRST FLOOR PLAN



BASEMENT PLAN



THE VILLAS CONDOMINIUMS



4-PLEX
2 BEDROOMS
2.5 BATHROOMS
2 STORY
970 SQ FT
2-CAR GARAGE (550 SQ FT)



VILLAS LUXURY FOR A CONDOMINIUM LIFESTYLE

The goal during The Villas Condominium's design was to create the new standard in the Lake Cumberland area for Condo living.

Stylish and exceptionally well-built inside and out, The Villas Condominiums is an attractive place to call home. The large open plan living, dining and kitchen area is beautifully arranged. The kitchen is outfitted with modern, stainless steel appliances, a large island, a row of pendant lighting and beautiful, custom cabinetry. Along with the french doors that open onto the back patio, the windows along

the back wall fill the main living area with light. Each unit has its own driveway and two-car garage, and its own laundry room. Exterior materials include standing seam metal roofing and Hardie Board cement siding — some the best and most durable options. Security for the property includes video cameras, smart locks and more, controlled securely and remotely via the owners devices..

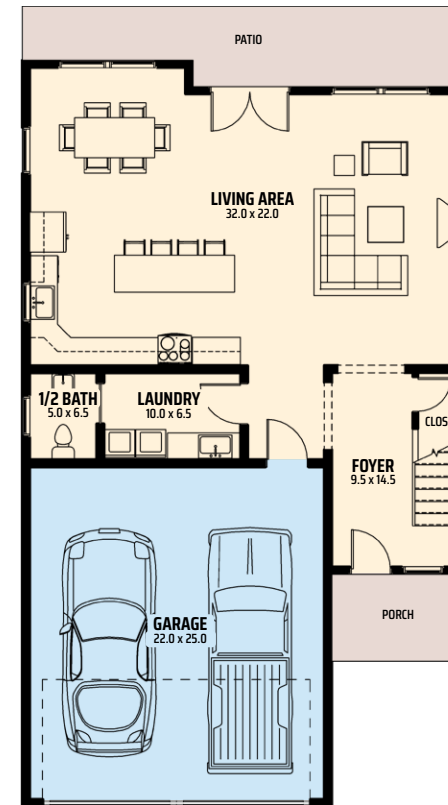
EXTERIOR FEATURES

- Individual two-car garage
- Personal backyard patio
- Individual driveways
- Security system and smart door locks
- Front & rear security cameras & video doorbell
- Stylish standing-seam metal roof
- Durable, long-lasting Hardie Board siding
- Views of Eagle Lake & Wild Turkey Pond

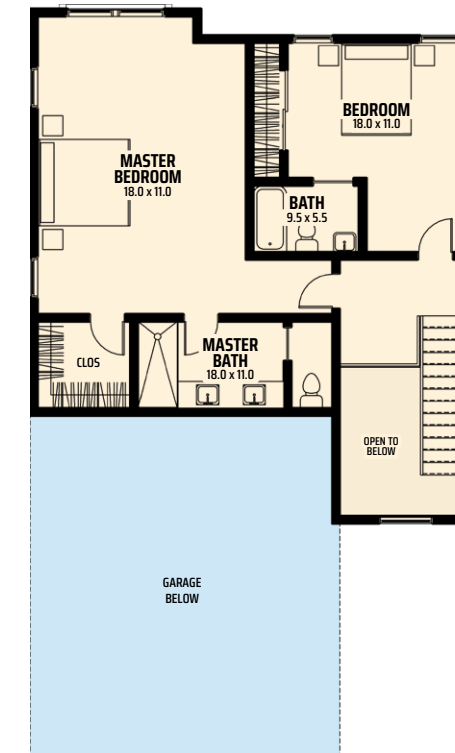
INTERIOR FEATURES

- Large, open floor plan living area
- Spacious kitchen with large island
- Modern, stainless steel appliances
- Second floor master suite with walk-in closet
- Interior gas fireplace
- Double height entry foyer
- French doors
- In-unit laundry room with sink
- Hardwood & tile floors
- High-end finishes
- Security system and smart door locks
- Remote temperature alert & leak detector
- Remote thermostat system
- Front & rear security cameras & video doorbell
- Beautiful, custom kitchen and bath cabinetry
- Recessed & pendant lighting

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LEFT RESIDENCE



CENTER RESIDENCES



RIGHT RESIDENCE



FLOORPLAN FOR ALL RESIDENCES. SHOWN HERE WITH WINDOW CONFIGURATION FOR LEFT RESIDENCE.

MEADOW VALE EAST



DUPLEX
3 BEDROOMS
2 BATHROOMS
1-STORY
2,180 SQ FT
2-CAR GARAGE (595 SQ FT)

EXTERIOR FEATURES

- Stone wainscoting & Hardie Board siding
- Individual driveway & two-car garage
- Personal backyard patio
- Realistic vinyl shakes siding accent
- Views of Eagle Lake & Wild Turkey Pond
- Security system with smart door locks
- Front & rear security cameras
- Video doorbell

INTERIOR FEATURES

- Master suite with oversize walk-in closet
- Vaulted ceiling in the master bedroom
- Walk-in shower and double sink
- Large open floor plan living area
- Vaulted ceiling with arched window
- Spacious kitchen with large island
- Modern appliances
- Sunroom with large window wall
- Hardwood & tile floors
- High-end finishes
- Security system and smart door locks
- Remote temperature alert & leak detector
- Remote thermostat system
- Beautiful, custom kitchen and bath cabinetry
- Ceiling fan in the master bedroom
- Recessed & pendant lighting

LEFT-SIDE RESIDENCE

RIGHT-SIDE RESIDENCE



A VILLAS COMMUNITY FAVORITE GETS A REDESIGN

Duplexes have been a popular option since the development began. The Meadow Vale brings a new energy to duplex living at The Villas at Woodson Bend.

This stylish new home design features an open plan for the primary living, dining and kitchen areas. Both host and hostess will get to enjoy all the goings-on at get togethers. Beautiful custom cabinetry is featured in the kitchen and the bath, and large windows figure into the enjoyment of several other rooms. The Villas' natural setting floods right into the duplex's sunroom — and waking up in the master suite to views of

the fountains in Deer Lake is a treat. The suite includes a large master bath with a walk-in shower, and an oversized walk-in closet. The Villas is a gated community, but individual unit security is still some of the best available. With The Villas' system, a host of top tier smart features all work together. The system allows everything to be securely managed through a single interface on the owner's own digital devices.



MEADOW VALE WEST

DUPLEX
2 BEDROOMS
2 BATHROOMS
1-STORY
1,995 SQ_Ft
2-CAR GARAGE (595 SQ_Ft)



EXTERIOR FEATURES

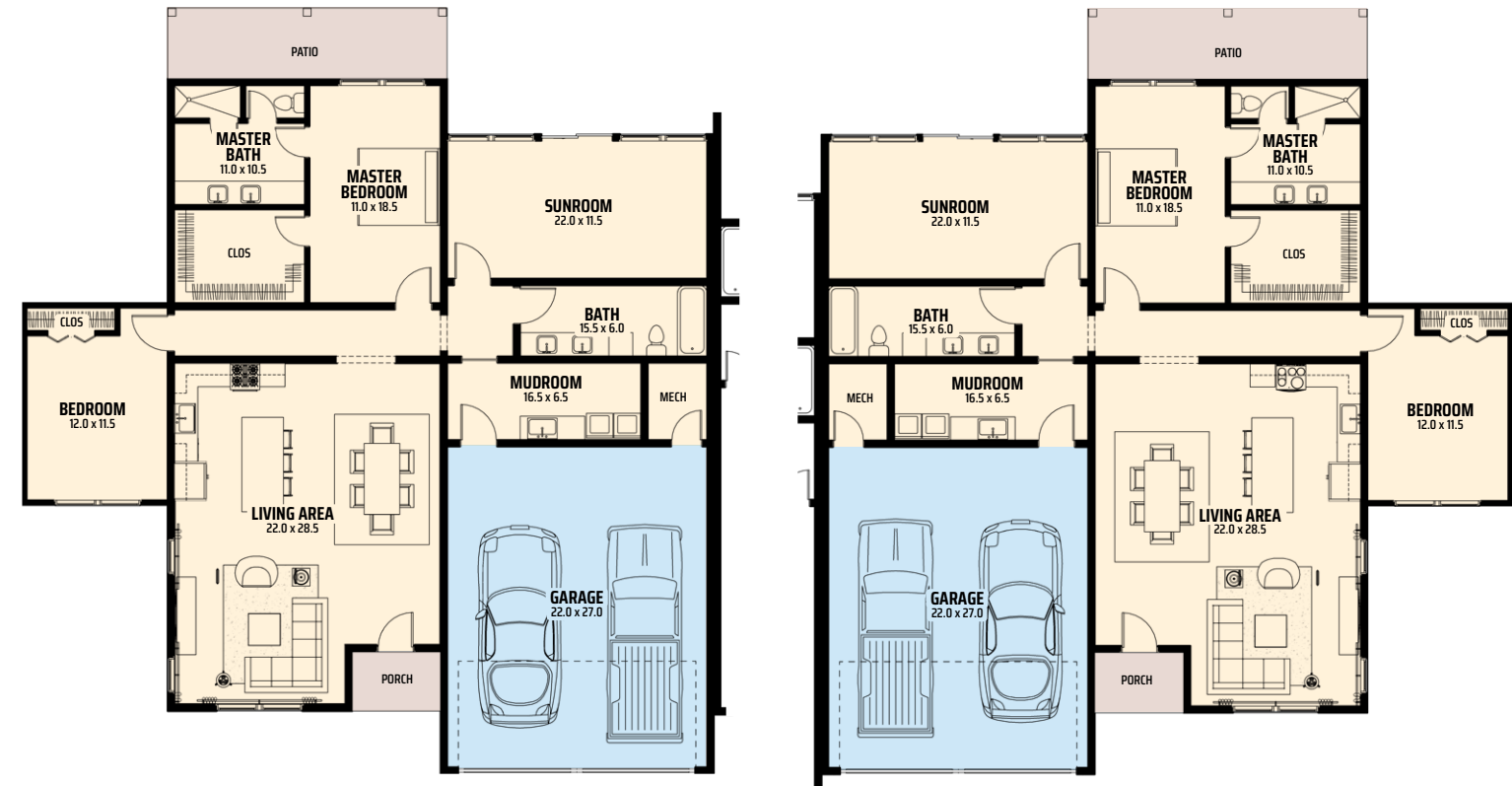
- Stone wainscoting & Hardie Board siding
- Individual driveway & two-car garage
- Personal backyard patio
- Realistic vinyl shakes siding accent
- Backyard views of Deer Lake & the fountain
- Security system with smart door locks
- Front & rear security cameras
- Video doorbell

INTERIOR FEATURES

- Master suite with oversize walk-in closet
- Vaulted ceiling in the master bedroom
- Walk-in shower and double sink
- Large open floor plan living area
- Vaulted ceiling with arched window
- Spacious kitchen with large island
- Modern appliances
- Sunroom with large window wall
- Hardwood & tile floors
- High-end finishes
- Security system and smart door locks
- Remote temperature alert & leak detector
- Remote thermostat system
- Beautiful, custom kitchen and bath cabinetry
- Ceiling fan in the master bedroom
- Recessed & pendant lighting

LEFT-SIDE RESIDENCE

RIGHT-SIDE RESIDENCE



A SLIMMER TWO-BEDROOM MEADOW VALE DESIGN

Downsizers and young families will find the two-bedroom version of the new duplex design to be a great entry point to a life by the lake.

Each of the Villas' Meadow Vale designs feature open living, dining and kitchen spaces with hardwood floors, a fireplace and a dramatic vaulted ceiling. In the kitchen, modern appliances and custom cabinetry impress, while the large island makes entertaining, or efficiently managing family mealtime easier. All around windows feature beautiful views of the community. The fountains of Deer Lake

create relaxing view from the backyard or patio — or, if the weather turns, from the wall of windows in the sunroom. The master suite includes a master bath with a walk-in shower and double-sink vanity, and a spacious, oversize walk-in closet. Attractive landscaping has been professionally designed to complement the Meadow Vale, and be worry free, as it is regularly maintained by the The Villas HOA.



AMENITIES, SERVICES AND THE LAKE CUMBERLAND AREA



The Villas is designed to include as many of the luxuries and conveniences of a vacation resort as possible — a vacation resort you come home to every day.



The Clubhouse is a gathering place, inside and out, a meeting room, and an event facility for The Villas community. The interior space can accommodate medium-sized gatherings as large as 50 people, comfortably. The serving area includes a warming kitchen and a staging counter. There is a large screen TV, a pool table, and seating for dining or relaxing.

Outside, the Clubhouse has covered patios on two sides, with a Stone Fire Pit that's perfect for gathering around and warming up on a cool autumn evening. There are also ceiling fans, a gas grill and tables and chairs with comfortable views of the forest and Wild Turkey Lake.

The Villas Swimming Pool connects with the patio side of the Clubhouse.

The wide pool deck, fire pit and covered patios with exterior access to the building's restrooms make this an appealing venue for pool parties.

An Exercise Room featuring weights, treadmill, elliptical and more is ready for use in the Clubhouse, along with a small Library & Reading Area.

Pets can run and play in the large, fenced Dog Park. It's laid out near the edge of the woods and alongside Wild Turkey Lake. Other smaller amenities around the development include a Horseshoe Area and a Community Herb Garden that residents can pick from all summer.

Gazebos on the Villas grounds provide another option for small parties or other informal gatherings. There are two — one large and one small. Each is located in a quiet, relaxing spot at the edge of the woods.

The Home Owners Association is responsible for management of a number of services around The Villas community. Lawns are mowed regularly from spring through fall. The HOA also provides curbside trash pick-up every week, as well as gutter cleaning, shrub trimming, and snow removal for the streets and cul-de-sacs. Residents have access to a dumpster, and a recycling trailer is available to for disposal of a variety of other materials.

The Lake Cumberland area is a regional center for shopping, industry and health-care, and a tourism destination for Ohio, Indiana and the upper midwest.

With four 18-hole courses, Pulaski County is considered the "Golfer's End of Lake Cumberland." The Villas borders the best of these options, the championship course at Woodson Bend, designed by Lee Trevino and Dave Bennett.

Kentucky has the 6th lowest electricity rates in the country and Pulaski County has perennially had some of the lowest gas rates for decades thanks to the an eastern Kentucky gas line built by the city of Somerset in the 1970s.

The county hosts a number of festivals throughout the year. Master Musicians Festival and Somernites Cruise are considered top events in the state. Kentucky's number one car cruise-in happens 6 times a year in downtown Somerset, often attracting 1000+ showcars. Master Musicians is a 2-day festival that has been bringing headliners like Willie Nelson, Counting Crows and John Prine to town for more than 25 years.

Cumberland Falls, Mammoth Cave, the Kentucky Artisan Center and The Kentucky Bourbon Trail are exciting national attractions that are just a short drive away.



THE DEVELOPMENT TEAM



VILLAS VENTURES

The Villas has been under the direction of a new ownership and development team since 2019. The new principals have more than 35 years experience in the Lake Cumberland area real estate market, including more than \$100 million in high-end luxury and vacation home listings. Their experience is in design, development and sales, but their goal is home, neighborhood and community. They partner with exceptional architects, landscape architects, designers and contractors who share the Villas Vision for a community of enthusiastic enjoyment of Life by the Lake.

DECO ARCHITECTS

Deco Architects, Inc. is a professional architectural firm located in Somerset, Kentucky offering the comprehensive building design services necessitated by contemporary construction. They are well-versed in the requirements of building design and construction documentation. Their goal is to offer a streamlined, systematic design process - that is efficient, yet malleable to the needs of each individual client. In this, they hope to find occasions to implement high-end design concepts and practices into real-world projects and improve current convention.



the Villas
AT WOODSON BEND



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