



2004 Parade of Homes

A Decade of Excellence

It's that time of year. Days are getting shorter, builders, subs, and suppliers running around frantic, and mums, mums, everywhere! What else could it be, but the Parade of Homes, of course. And this year is our most exciting yet with a record 42 entries it is sure to get the real estate arena revved up for a fast paced fall.

The HBAJC really outdid themselves this year. The Parade Book is even better than last years and the signs are proudly displayed and really complement the homes. I'd like to congratulate all involved in making this Parade of Homes

something Johnston County can be proud of.

Jarman Homes is pleased to announce our 2004 Parade Entry is our "Liberty" Plan in Tralee Golf & Athletic Club. (See us on page 82 in the Parade Book.) The plan has been a good seller in Tralee featuring a beautiful front elevation with a wrap-around porch and bay window. The interior is a must see with the latest trends in lighting, countertops, and flooring. Complemented with beautiful warm tones in color and texture found throughout. But the Liberty's most popular selling feature is definitely the 702s.f



Parade of Home entry: The Liberty.
Location: Tralee Golf & Athletic Club
Square Footage: 1378 + 702 unfinished
Sales Price: \$139,500

unfinished upstairs perfect for a growing family, office, or game room.

During the Parade only, Jarman Homes offers \$2500 in closing costs. So come by and visit us early, because this home won't stay on the market long!

Realtor Updates

Buffalo Creek:

Ernie Behrle
RE/MAX United Realty
865-9908
ncrealtor1@earthlink.net

Tralee Golf & Athletic Club

Jan Smith
RE/MAX Southland Realty
669-9743
JSMITHREALTOR@hotmail.com

Magnolia:

Katherine Ray
RE/MAX Classic Realty
369-9193
Katherineray@earthlink.net

Jarman Homes

What's New:

- We have added a third member to the Jarman Homes family: Paul Gorman. Paul has been instrumental in helping Neil in the field, keeping our jobsites looking good, and expanding our internal systems in order to prepare us for future growth.
- Our new Home Plan Books are finished. In Magnolia and Tralee, each book features over 20 distinctive plans carefully chosen for today's buyer featuring family-friendly

floor plans, unfinished & finished bonus rooms, large pantries & closets, and of course lots of curb appeal. Buffalo Creek also has several new plans including The Sea Biscuit. Our realtor, Ernie Behrle with RE/MAX United believes the new plan is going to be a big seller because of the full front porch, split bedroom, and separate laundry room all for under \$100,000.

What's Coming:

- Jarman Homes is currently

building our first commercial property located off Hwy.42 near the Rainbow Lanes. The building consists of three flex space bays with office and rear storage space for vehicles or equipment. One of the bays will be the future home of Jarman Homes Headquarters. The building is scheduled to be open for business by Christmas.

- Be on the lookout for the **Jarman Homes website coming soon!**

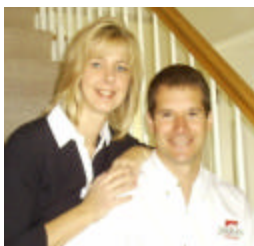
If you have any clients that are teachers in the Johnston County School system be sure to ask about our Homeownership for Heroes program.



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Our Commitment to You



Joy & Neil Jarman

On behalf of Jarman Homes, we pledge our continuous commitment in creating successful relationships with our homeowners, subs & partners, and realtor friends. We accept the responsibility of staying in touch with the current trends, constantly updating our homeplans, keeping our jobsites clean and safe, and using quality materials and construction techniques. We pride ourselves on our outstanding customer service before and after the sale, our extraordinary attention to details, and a personal and creative touch to each home whether priced at \$90,000 or \$300,000. As part of our commitment we strive to continually grow and learn. Therefore, we would appreciate any feedback from you, our realtor friends, to help us become a better company. Please feel free to contact us by email: Jarmanhomes@earthlink.net. Thank you for helping making 2004 our most successful year to date.



Realtor Buzz

There have been a few changes in Tralee Golf & Athletic Club. All of which we believe will have a positive impact on the future success of the subdivision.

The second part of the first phase is currently underway giving the developer (Fred Smith Company) enough capital to begin the long awaited onsite Athletic Facilities coming online by next summer. The two ponds and surrounding open areas are under a makeover giving residents and future homebuyers a more beautiful manicured landscape.

As part of these recent changes, Jarman Homes has also made a realtor change. We are happy to announce Jan Smith with ReMax Southland is now representing us in Tralee. We are happy to have Jan as part of the team and look forward to utilizing her years of expertise and realtor involvement.

We are also excited to announce we are now building in Magnolia Subdivision. The homes in Magnolia are a distinctive craftsman style home ranging from 1400-2200s.f. The neighborhood is beautiful and

convenient to shopping, great schools, and recreational facilities. Our first spec home will feature a three-car garage. We are proud to have Katherine Ray with ReMax Classic representing us in Magnolia. Katherine is a Certified Residential Specialist and has had great success in Magnolia this past year. We are excited to show off our attention to detail in this price range. Look for tile back-splashes, upgraded lighting fixtures, lots of hardwoods, lots of curb appeal and more surprises.

