



There's a unique spirit to every Del Webb community. A feeling of purpose and optimism that comes from making meaningful connections. Whether it's taking up pickleball, going for a bike ride or taking advantage of the opportunities for lifelong learning, you'll be amazed at how rich your days can be.

The Carriage House at Kimblewick features just the right amount of combined function and space so you can Love Life to the Fullest™. Like every Del Webb community, this is the heart of our thriving community.

KIMBLEWICK COMMUNITY AMENITIES

- 13,000 sq. Amenity Center
- Movement Studio
- Multi-Purpose Spaces and Ballroom for Events
- Prep Kitchen
- Arts and Crafts Space
- Indoor Pool
- Indoor Whirlpool Spa
- Fitness Center with Locker Rooms
- Large Great Room with Coffee Bar
- Outdoor Kitchen and BBQ
- Golf Simulation Room
- Outdoor Pool
- Outdoor Firepits with Seating
- Bocce Ball Courts
- 2 Tennis Courts
- 4 Pickleball Courts
- 4+ Miles of Community Walking Trails
- Community Garden
- Pocket Parks
- Yoga Park
- 2 Dog Parks
- Butterfly Garden
- Fishing Pier and Stocked Pond



KIMBLEWICK BY DEL WEBB

2630 Lord Murphy Drive Westfield, IN 46074
 (317) 559-8309 | DelWebb.com/Kimblewick

Renderings of the proposed amenity is for illustrative purposes only and the final design and features may vary. At Del Webb communities, at least one resident must be 55 years of age or older, no one under the age of 19 (18 in certain communities) in permanent residence, and additional restrictions apply. Some residents may be younger than 55. Community Association fees required. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Del Webb® and Love Life to the Fullest™ is a trademark or a registered trademark of PulteGroup, Inc. and/or its affiliates. ©2021 PulteGroup, Inc. and/or its affiliates. All rights reserved. MARCH 2021 @ 5



HOMEOWNER'S ASSOCIATION INFORMATION



Monthly HOA Dues

Keeneland Series: \$ 344.00

Belmont Series: \$ 363.00

Churchill Series: \$ 383.00

One-Time Assessment (Paid at Closing)

Initial Reserve Fund Assessment: \$ 750

Initial Capital Assessment: \$ 1,250

Maintenance Dues Include:

- Membership to the Carriage House Amenity Center
- Lawn Cutting and Edging (weekly mowing and 5 blade edgings)
- Tree and Shrub Care (four rounds of tree and shrub fertilizer/disease control and insecticide, shrub trimming in fall, tree pruning once per year)
- Cable and Internet
- Mulch and Bed Care (mulch installation in spring, bed cut-out and pre-emergent, biweekly de-weeding of mulch beds)
- Lawn Treatment (spring, late spring, mid-summer with preventative grub control, early fall)
- Snow Removal (after 3 inches; driveway and walk to front door)

Internet and TV Service

Kimblewick

Del Webb

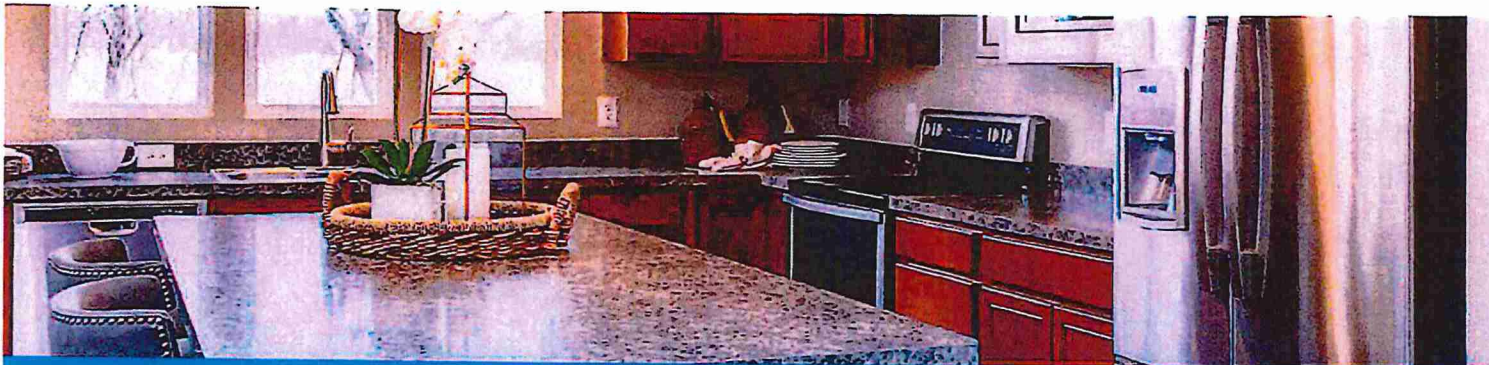


Receive High-Speed Internet and TV service to support your evolving work, learn, and play at home lifestyle.

High-Speed Internet and TV come included in every home. So, say goodbye to a monthly Internet/TV bill because the charge for these services is included in your HOA assessment.

MONTHLY SAVINGS		
Spectrum Service included in HOA Assessment	Approx. Monthly Savings vs. Spectrum Advertised Rate	Approx. Discount off Spectrum Advertised Rate
500 Mbps + ~175 TV ch Internet	\$110	70%

* Approximate monthly savings is the difference between Spectrum monthly bulk service price per home to the HOA vs. Spectrum advertised retail monthly rate.
 * Approximate discount is percentage difference between Spectrum monthly bulk service price per home to the HOA vs. Spectrum advertised retail rate.
 * Spectrum advertised retail rate, the approx. monthly savings and discount are based on Spectrum published rates on Spectrum.com as of 1/3/26 and are subject to change.
 * Spectrum service & equipment package included in HOA service package may not be exactly the same as comparable Spectrum service & equipment package advertised on Spectrum.com.



10-Year Limited Structural Warranty

We won't just
build you
a new home.
We'll also
stand behind it.

At Del Webb, we believe in
life well led in your own beautifully
designed home, built with
quality craftsmanship and covered
by a warranty you can
trust to make your life easier.

WARRANTY HIGHLIGHTS

10 year coverage on structural
elements of the home

5 year coverage
on various types of
water infiltration and
internal leaks

2 year coverage on the
workability of plumbing,
electrical, HVAC, and
other mechanical systems

2 year coverage
on materials and
workmanship

 Warranty is
transferable

Warranties are transferable to subsequent owner. Information above only highlights certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. A complete description of warranty terms and conditions is available from a Sales Consultant. The warranty description above only applies to homes in Indiana. This material shall not constitute an offer in any state where prior registration is required or if void by law. At Del Webb communities, at least one resident must be 55 years of age or older, no one under 19 (18 in certain communities) in permanent residence, and additional restrictions apply. Some residents may be younger than 55. The photograph depicts a model containing features or designs that may not be available on all homes or that may be available for an additional cost. The Del Webb® script is a registered trademark of PulteGroup, Inc. and/or its affiliates. ©2021 PulteGroup, Inc. and/or its affiliates. All rights reserved. 4/2021.

Del Webb®