



MOOREFIELD

GREAT ABINGTON



Computer generated image of plots 7, 8 and 9 at Moorefield

WELCOME TO MOOREFIELD

Moorefield is a beautiful new neighbourhood of stylish three, four, five and six bedroom homes, located in the picturesque village of Great Abington. All of the homes at Moorefield have been thoughtfully designed and developed, taking inspiration from the thatched cottages and listed buildings of this historic village.

Surrounded by scenic countryside, Great Abington is also conveniently located less than ten miles from the centre of Cambridge and under five miles from the M11 for direct access to central London. The village itself is a friendly community of all ages and offers a variety of local businesses, village events and sports teams - the perfect place to embrace all that modern village life has to offer.

GREAT ABINGTON VILLAGE

A FRIENDLY COMMUNITY WITH A PROUD HISTORY



The pretty Saxon-named village of Great Abington is divided from its neighbouring village of Little Abington by the River Granta. Its hedgerowed lanes take you past listed buildings and picturesque thatched cottages, a 16th century inn, a primary school, a village shop, numerous local businesses and views of beautiful open countryside.

Great Abington is home to a friendly, welcoming community which regularly hosts events at its village hall – The Abington Institute. There is football for all ages and the Great Abington Cricket Team recently celebrated its 150th anniversary. The Three Tuns is a charming 16th century free house offering authentic Thai food made from scratch by its specialist chef using local produce.

Great Abington Primary School's latest Ofsted report ranges from 'good' to 'outstanding' with a strong focus on academic achievement and a friendly, community approach. Great Abington Primary feeds into Linton Village College which achieved an 'outstanding' Ofsted rating and has a fantastic reputation. Granta School is a special school based in Linton and achieved a 'good' Ofsted rating in its most recent inspection while there are also numerous faith and independent schools in the local area.

With Cambridge on your doorstep for shopping and days out, and the M11 just a short drive away, Great Abington attracts those looking for a more peaceful pace of life, a sense of space and somewhere to put down roots, whilst still benefitting from being closely connected to thriving cities for work or play.

Images left to right: Three Tuns Free House, Village Sign, St Mary's Church, Great Abington Village





CONVENIENTLY CONNECTED

FOR WORK AND PLAY



Less than 10 miles from your doorstep is the beautiful, world-famous city of Cambridge. Here you will find all major department stores, independent and boutique shops and an open-air market.

For evenings out, Cambridge provides places to eat for all the family, from national pizza chains to Michelin-starred restaurants - as well as cinemas, theatres, bars and live music. By day Cambridge offers punting, festivals and events, world-famous universities and the perfect place to while away a couple of hours window-shopping and enjoying the wonderful architecture and diverse cultural atmosphere. Newmarket racecourse can be reached in 20 minutes, while nearby attractions such as Duxford Imperial War Museum, Linton Zoo, Audley End House and Chiford Hall Vineyard are within easy reach from Moorefield and will appeal to all ages.

When it comes to work rather than play, like its neighbouring towns and villages, Great Abington is home to many thriving local businesses – most famously The Welding Institute (now a worldwide organisation located at Granta Park) which was started at Great Abington Hall in 1946.






Granta Park, just over a mile from Great Abington, was established 20 years ago and is known globally for its pioneering scientific successes, attracting international employers such as MedImmune, Illumina, Pfizer, and PPD. Thousands of local and global businesses are located in Cambridge itself, along with many large, public sector employers.

Images left to right: Rose Crescent, Cambridge; Newmarket; Granta Park; Audley End House

SITE PLAN

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- PLOT 1**
4 bedroom house
- PLOT 2**
4 bedroom house
- PLOT 3**
4 bedroom house
- PLOT 4**
4 bedroom house
- PLOT 5**
5/6 bedroom house
- PLOT 6**
5 bedroom house
- PLOT 7**
5 bedroom house
- PLOT 8**
5 bedroom house
- PLOT 9**
5/6 bedroom house
- PLOT 10**
3 bedroom chalet bungalow
- PLOT 11**
3 bedroom chalet bungalow
- PLOT 20**
3 bedroom chalet bungalow

-  1.8m brick wall
-  Brick retaining wall with timber fence on top
-  Timber fence
-  Homes for shared ownership through South Cambs District Council
-  Homes for affordable rent through South Cambs District Council



Site plan is indicative only and may be subject to change.



Computer generated image of plot 1 at Moorefield

PLOT 1 FOUR BEDROOM DETACHED HOUSE

With double length garage

GROUND FLOOR

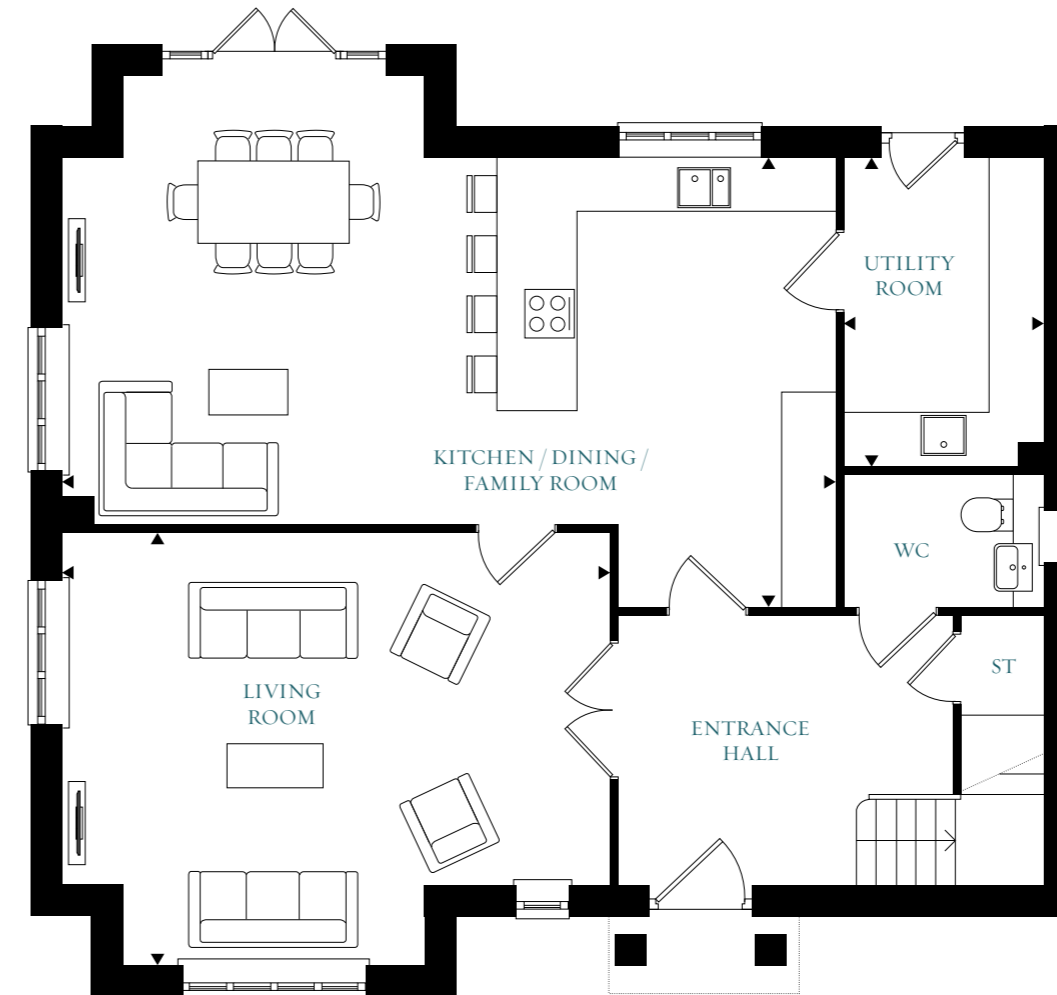
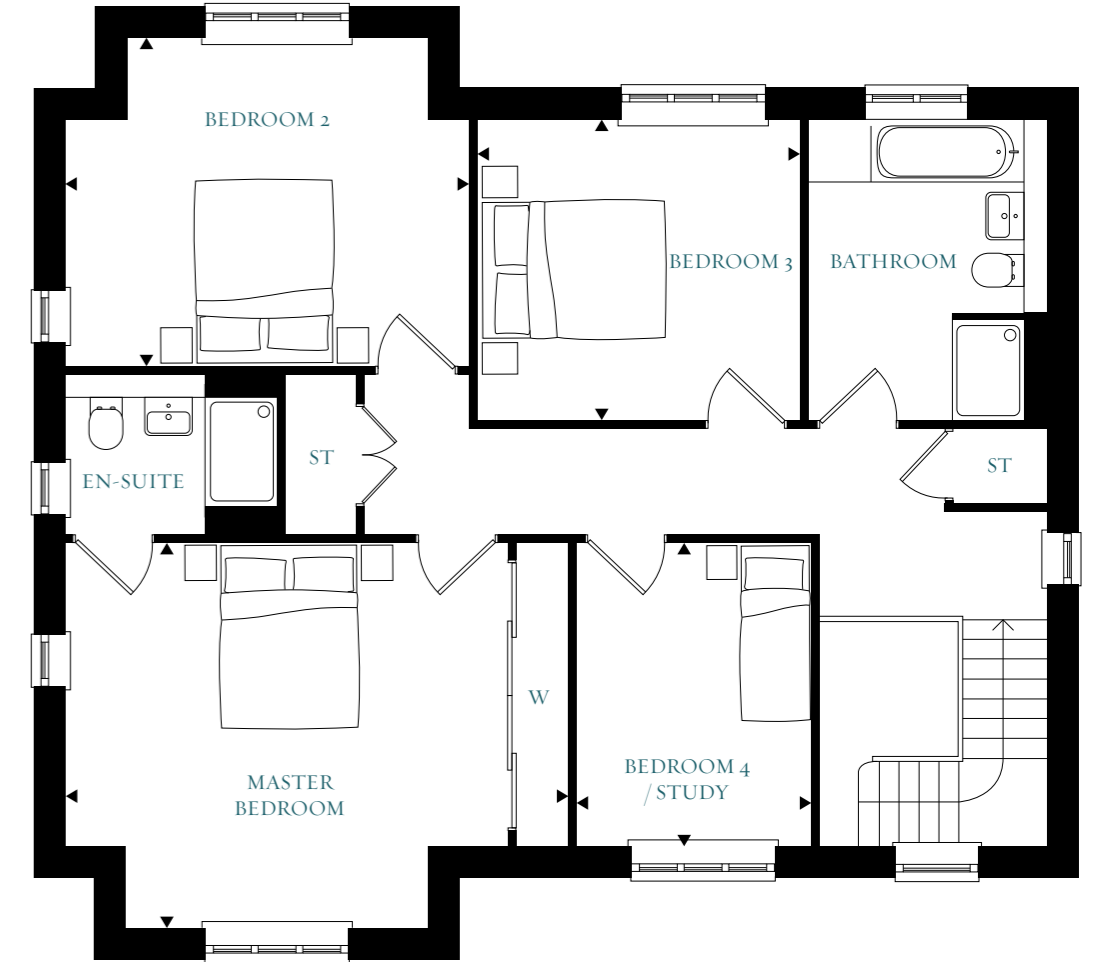
Kitchen / Dining / Family Room	4.95m x 8.55m	16'4" x 28'1"
Living Room	4.80m x 6.05m	15'9" x 19'11"
Utility Room	3.40m x 2.20m	11'3" x 7'4"

FIRST FLOOR

Master Bedroom	4.25m x 5.55m	14'0" x 18'3"
Bedroom 2	3.60m x 4.45m	11'11" x 14'8"
Bedroom 3	3.30m x 3.55m	10'11" x 11'8"
Bedroom 4 / Study	3.35m x 2.60m	11'1" x 8'7"

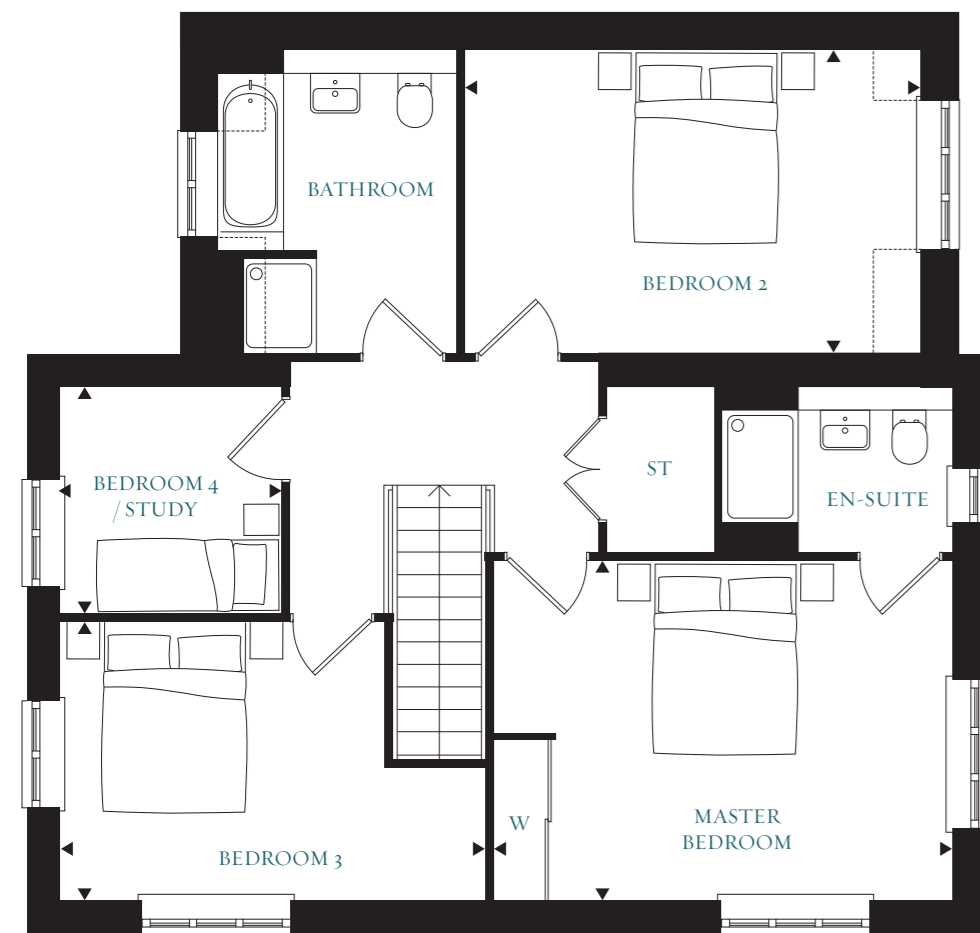
Measurements are maximum dimensions.

FIRST FLOOR

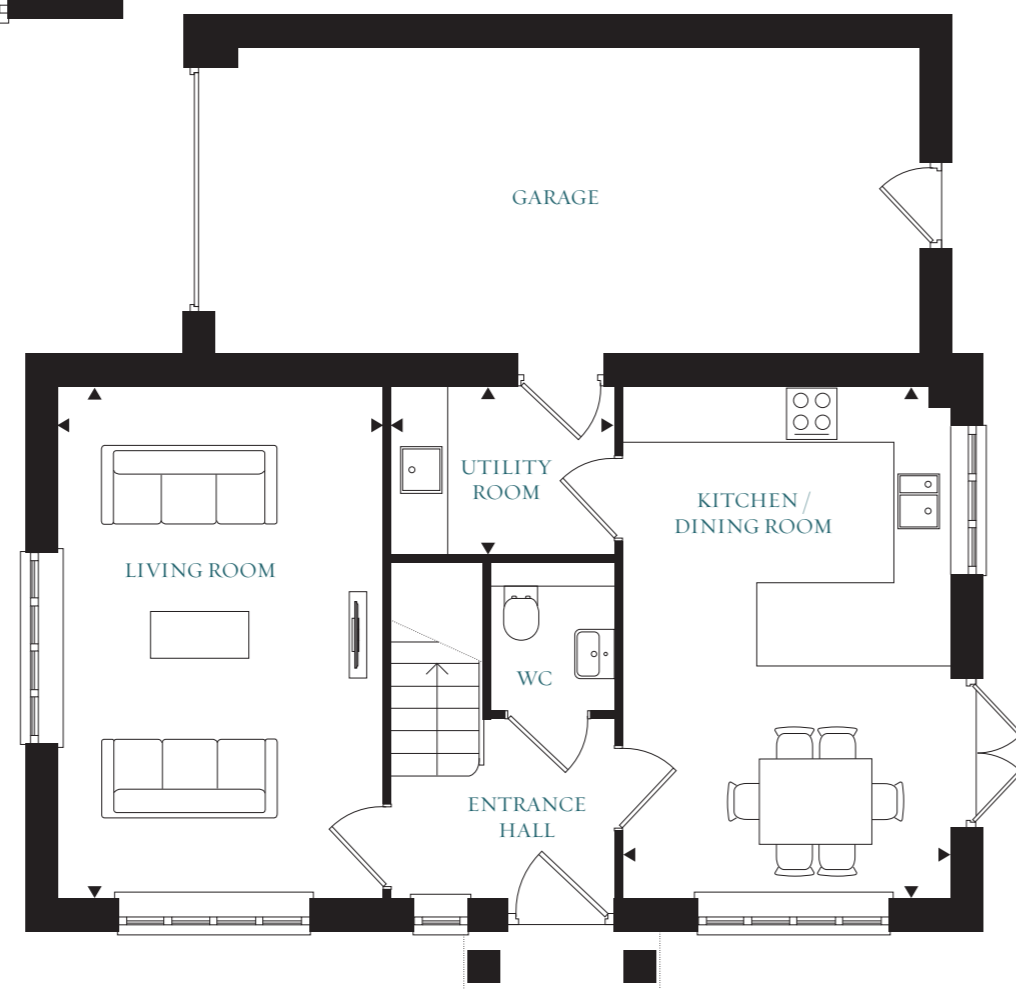


GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE



FIRST FLOOR



GROUND FLOOR

REDUCED CEILING HEIGHT -----
 ST - STORAGE CUPBOARD W - WARDROBE



PLOT 2 FOUR BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen / Dining Room	5.45m x 3.50m	18'0" x 11'7"
Living Room	5.45m x 3.45m	18'0" x 11'5"
Utility Room	1.80m x 2.35m	5'11" x 7'10"

FIRST FLOOR

Master Bedroom	3.60m x 4.90m	11'11" x 16'1"
Bedroom 2	3.20m x 4.85m	10'7" x 15'11"
Bedroom 3	2.95m x 4.50m	9'9" x 14'11"
Bedroom 4 / Study	2.40m x 2.35m	7'11" x 7'9"

Measurements are maximum dimensions.



Computer-generated image of plot 3 at Moonfield

PLOT 3 FOUR BEDROOM DETACHED HOUSE

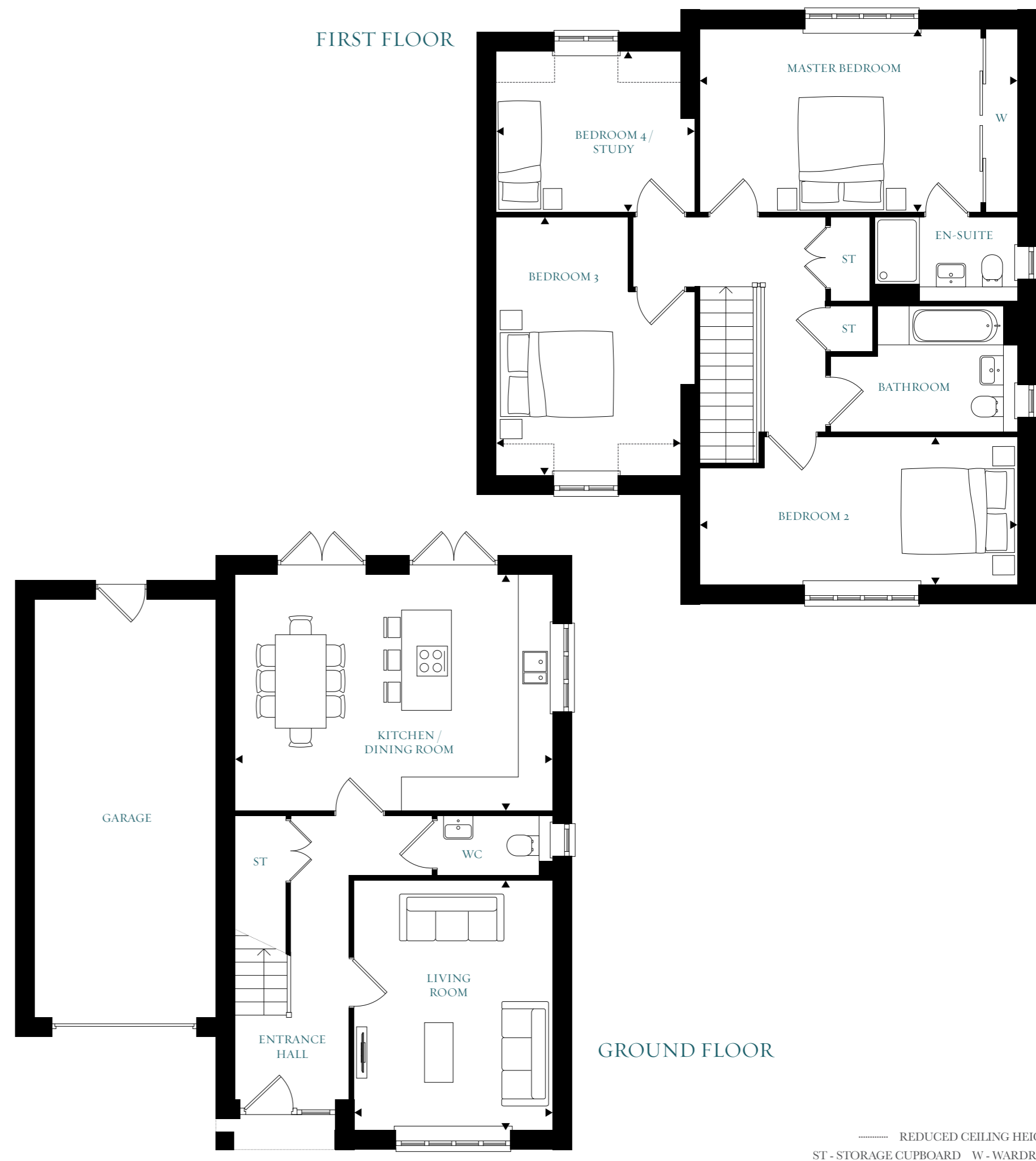
GROUND FLOOR

Kitchen / Dining Room 4.20m x 5.65m 13'11" x 18'8"
 Living Room 4.45m x 3.55m 14'9" x 11'9"

FIRST FLOOR

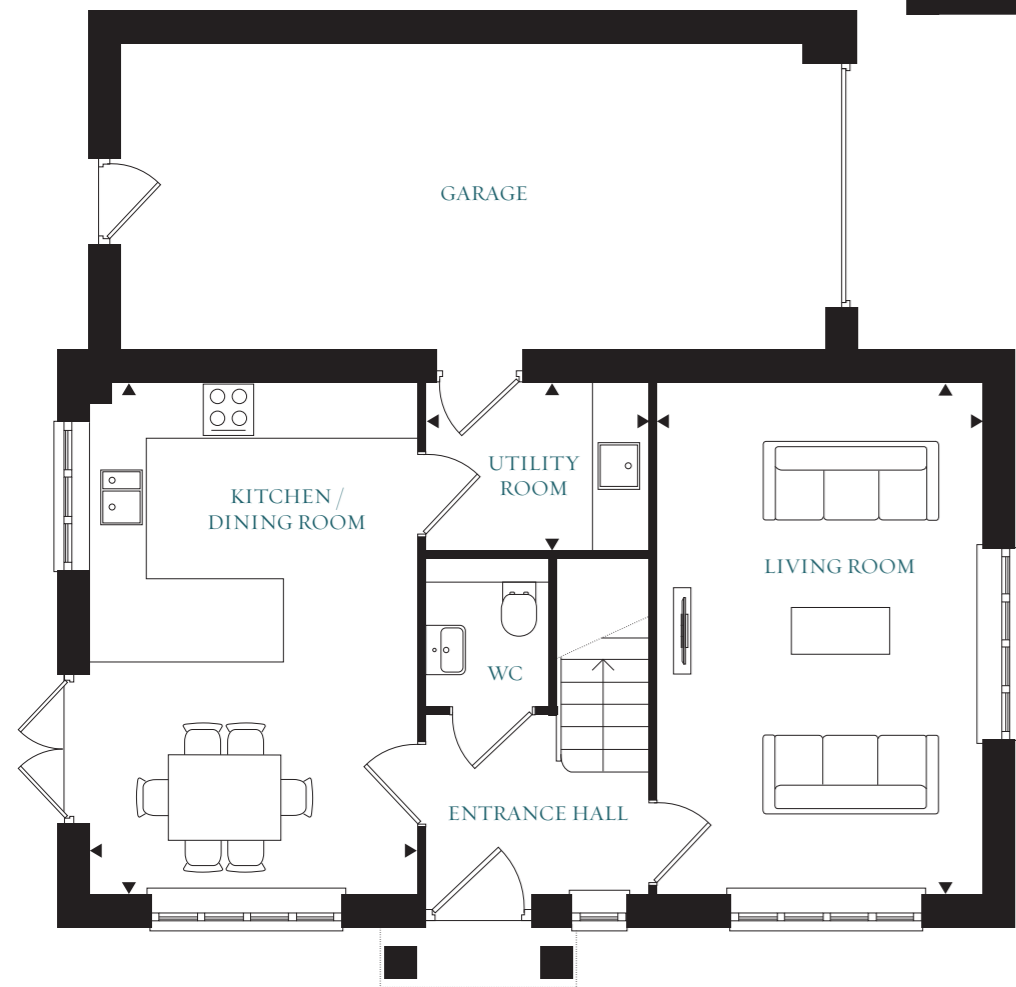
Master Bedroom 3.25m x 5.65m 10'9" x 18'8"
 Bedroom 2 2.65m x 5.70m 8'8" x 18'8"
 Bedroom 3 4.55m x 3.20m 15'0" x 10'7"
 Bedroom 4 / Study 2.80m x 3.45m 9'3" x 11'4"

Measurements are maximum dimensions.



..... REDUCED CEILING HEIGHT
 ST - STORAGE CUPBOARD W - WARDROBE

FIRST FLOOR



GROUND FLOOR

..... REDUCED CEILING HEIGHT
 ST - STORAGE CUPBOARD W - WARDROBE



Computer generated image of plot 2 at Moorefield. Plot 4 is a mirrored version of this plot.

PLOT 4
 FOUR BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen / Dining Room	5.45m x 3.50m	18'0" x 11'7"
Living Room	5.45m x 3.45m	18'0" x 11'5"
Utility Room	1.80m x 2.35m	5'11" x 7'10"

FIRST FLOOR

Master Bedroom	3.60m x 4.90m	11'11" x 16'1"
Bedroom 2	3.20m x 4.85m	10'7" x 15'11"
Bedroom 3	2.95m x 4.50m	9'9" x 14'11"
Study / Bedroom 4	2.40m x 2.35m	7'11" x 7'9"

Measurements are maximum dimensions.



Computer generated image of plot 5 at Moorefield

PLOT 5

FIVE/SIX BEDROOM DETACHED HOUSE

Premium specification

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GROUND FLOOR

Kitchen / Dining / Family Room	4.95m x 8.55m	16'4" x 28'1"
Living Room	4.80m x 6.05m	12'8" x 19'11"
Utility Room	3.40m x 2.20m	11'3" x 7'4"

FIRST FLOOR

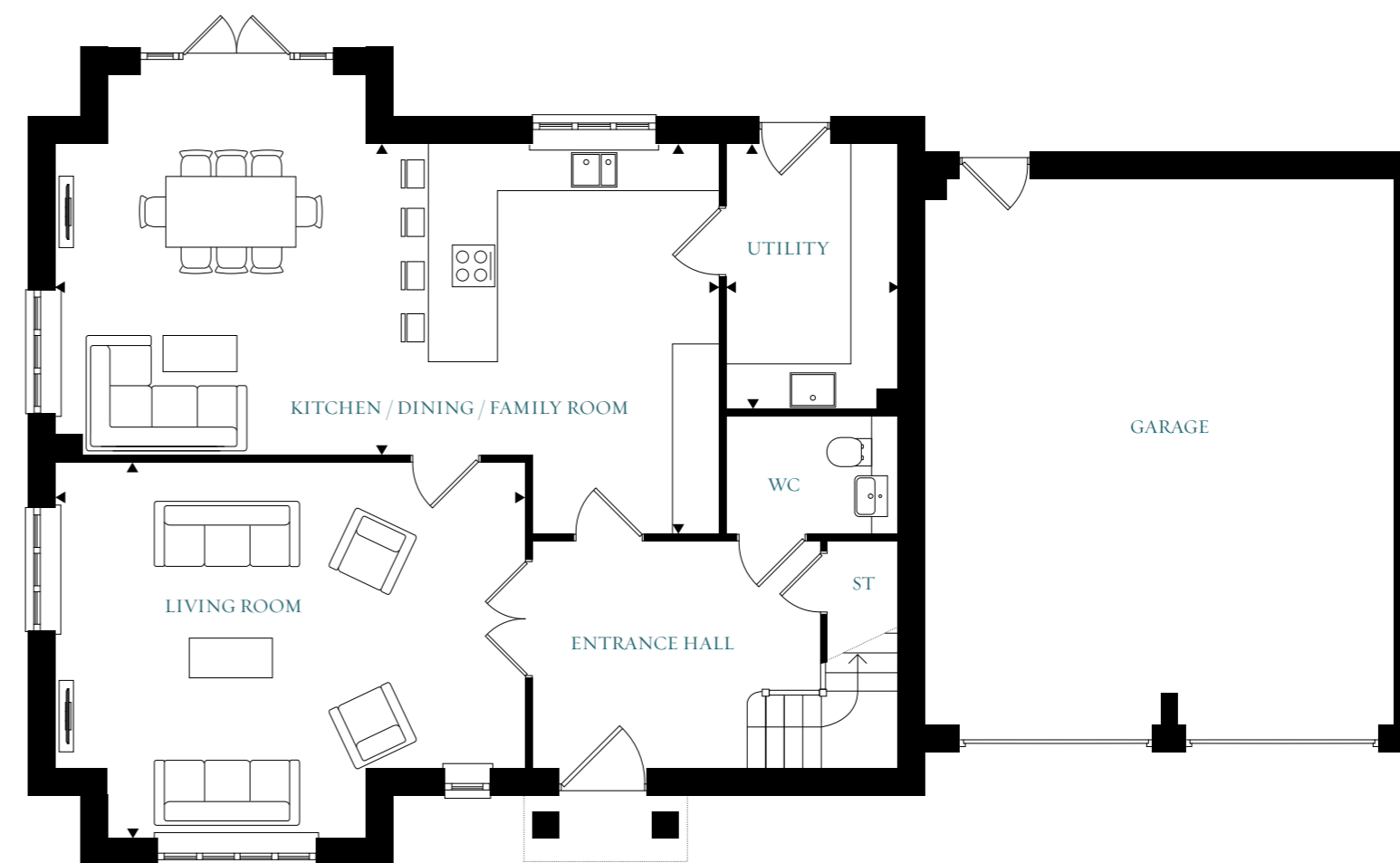
Master Bedroom	4.25m x 5.55m	14'0" x 18'3"
Bedroom 2	3.80m x 6.00m	12'6" x 19'10"
Bedroom 3	3.60m x 4.45m	11'11" x 14'9"
Bedroom 4	3.15m x 4.45m	10'5" x 14'8"
Bedroom 5	3.30m x 3.55m	10'11" x 11'9"
Bedroom 6 / Study	3.35m x 2.60m	11'1" x 8'7"

Measurements are maximum dimensions.

FIRST FLOOR

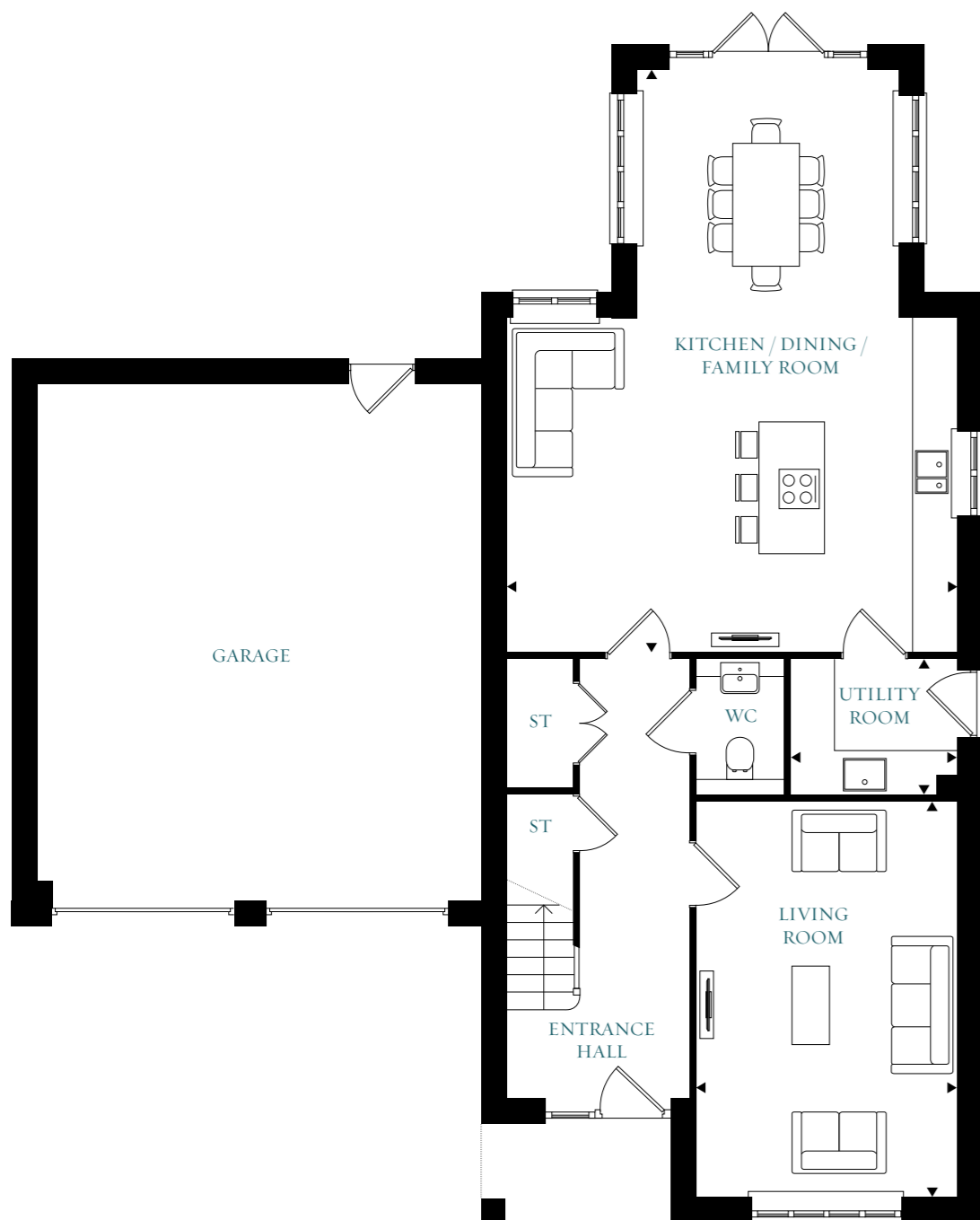


GROUND FLOOR



----- REDUCED CEILING HEIGHT ☒ ROOF LIGHT
ST - STORAGE CUPBOARD W - WARDROBE

FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE



Computer generated image depicts plot 7 at Moorefield and is also representative of Plot 6.

PLOT 6
FIVE BEDROOM DETACHED HOUSE
Premium specification

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GROUND FLOOR

Kitchen / Dining / Family Room	7.90m x 6.15m	26'1" x 20'2"
Living Room	5.40m x 3.55m	17'9" x 11'9"
Utility Room	1.80m x 2.25m	5'11" x 7'5"

FIRST FLOOR

Master Bedroom	3.85m x 6.15m	12'9" x 20'2"
Bedroom 2	5.35m x 3.00m	17'7" x 9'11"
Bedroom 3	3.90m x 3.90m	12'11" x 12'11"
Bedroom 4	3.80m x 2.90m	12'6" x 9'7"
Bedroom 5 / Study	2.75m x 2.10m	9'0" x 7'0"

Measurements are maximum dimensions.



Computer-generated image of plot 7 at Moorefield

PLOT 7

FIVE BEDROOM DETACHED HOUSE

Premium specification

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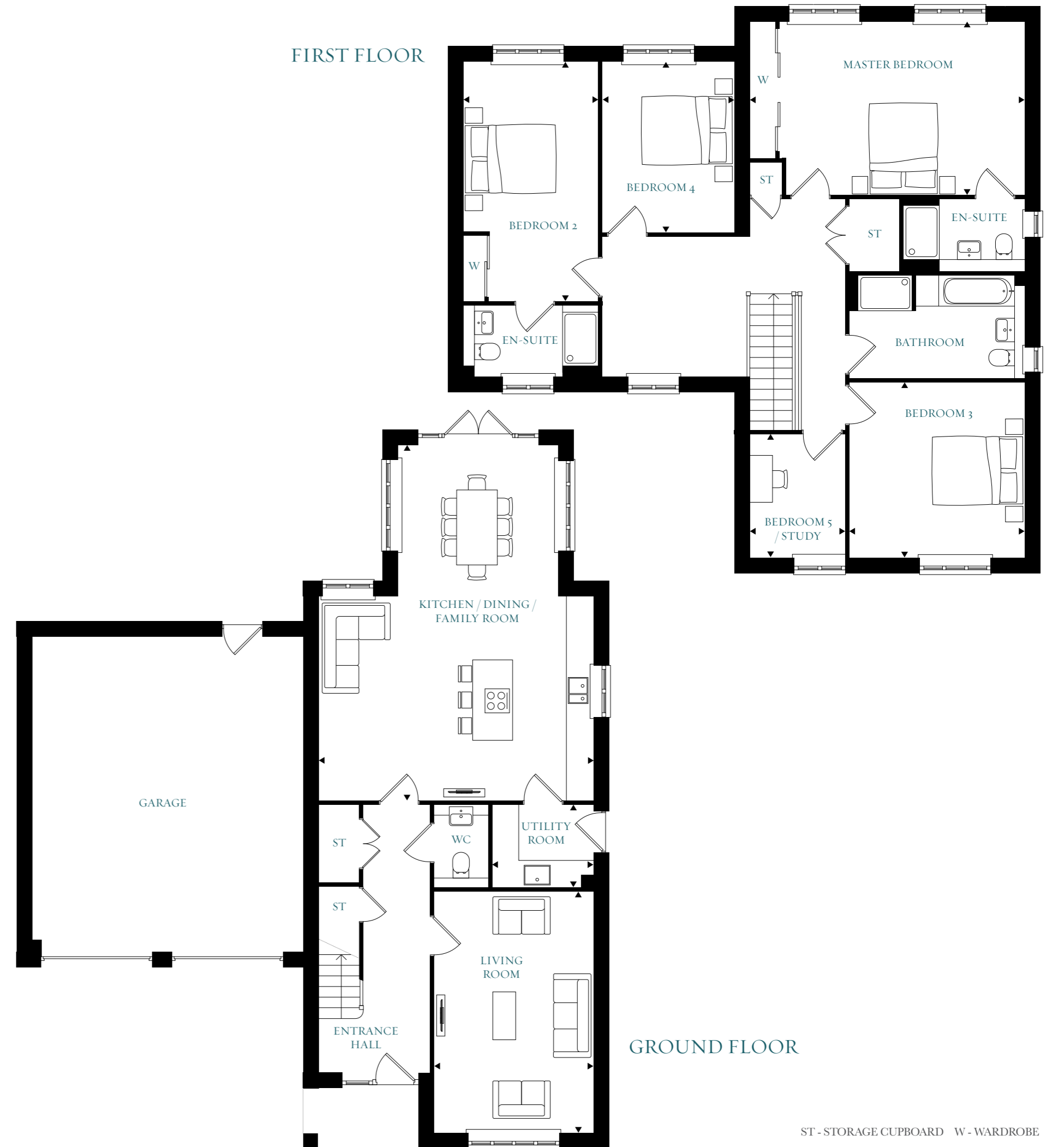
GROUND FLOOR

Kitchen / Dining / Family Room	7.90m x 6.15m	26'1" x 20'2"
Living Room	5.40m x 3.55m	17'9" x 11'9"
Utility Room	1.80m x 2.25m	5'11" x 7'5"

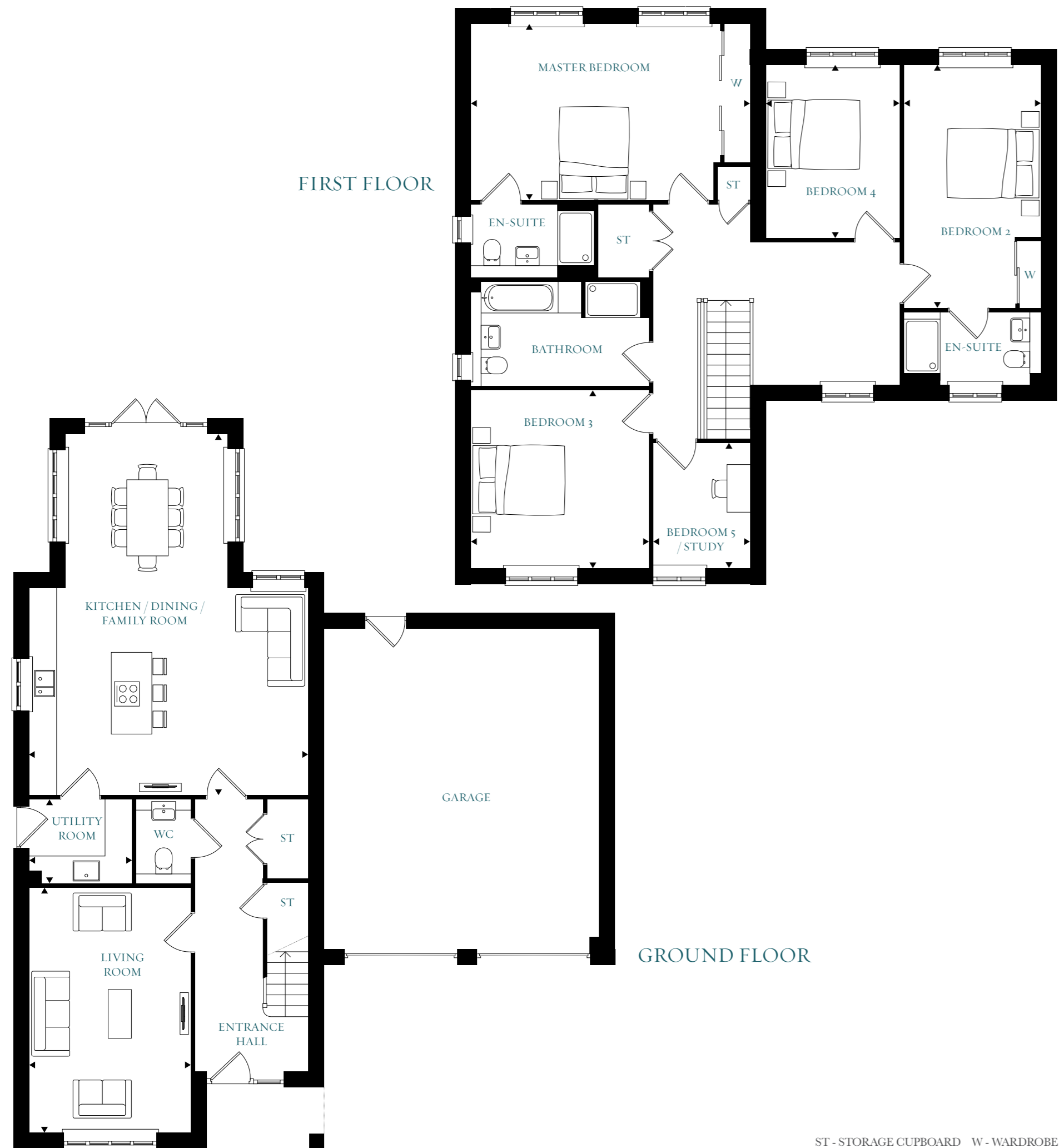
FIRST FLOOR

Master Bedroom	3.85m x 6.15m	12'9" x 20'2"
Bedroom 2	5.35m x 3.00m	17'7" x 9'11"
Bedroom 3	3.90m x 3.90m	12'11" x 12'11"
Bedroom 4	3.80m x 2.90m	12'6" x 9'7"
Bedroom 5 / Study	2.75m x 2.10m	9'0" x 7'0"

Measurements are maximum dimensions.



ST - STORAGE CUPBOARD W - WARDROBE



PLOT 8

FIVE BEDROOM DETACHED HOUSE

Premium specification

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GROUND FLOOR

Kitchen / Dining / Family Room	7.90m x 6.15m	26'1" x 20'2"
Living Room	5.40m x 3.55m	17'9" x 11'9"
Utility Room	1.80m x 2.25m	5'11" x 7'5"

FIRST FLOOR

Master Bedroom	3.85m x 6.15m	12'9" x 20'2"
Bedroom 2	5.35m x 3.00m	17'7" x 9'11"
Bedroom 3	3.90m x 3.90m	12'11" x 12'11"
Bedroom 4	3.80m x 2.90m	12'6" x 9'7"
Bedroom 5 / Study	2.75m x 2.10m	9'0" x 7'0"

Measurements are maximum dimensions.



Computer generated image of plot 9 at Moorefield

PLOT 9

FIVE/SIX BEDROOM DETACHED HOUSE

Premium specification

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GROUND FLOOR

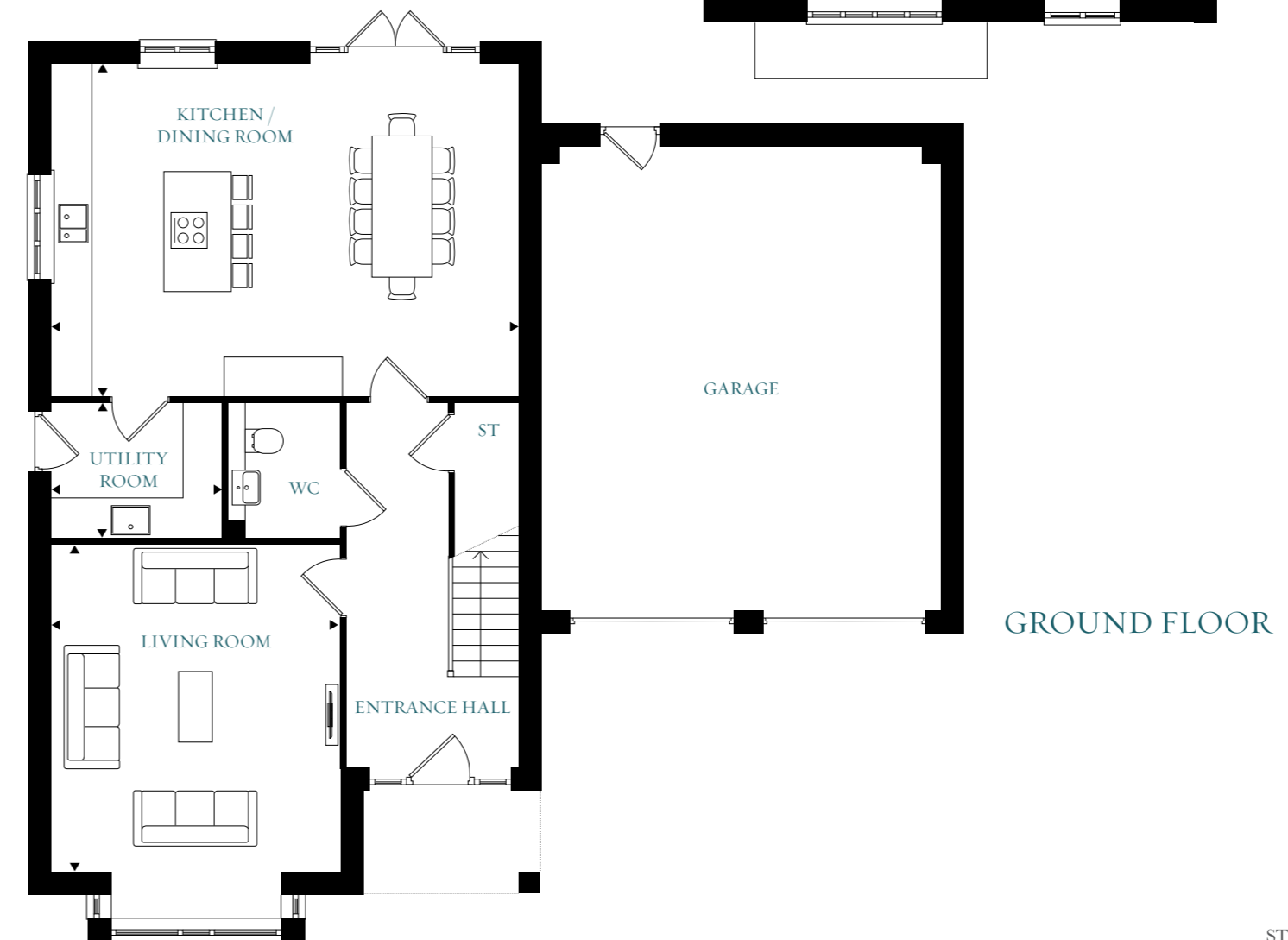
Kitchen / Dining Room	5.00m x 7.05m	16'6" x 23'2"
Living Room	4.90m x 4.30m	16'3" x 14'3"
Utility Room	2.00m x 2.55m	6'7" x 8'5"

FIRST FLOOR

Master Bedroom	5.10m x 4.40m	16'9" x 14'5"
Bedroom 2	5.00m x 3.10m	16'5" x 10'4"
Bedroom 3	4.95m x 3.95m	16'4" x 13'1"
Bedroom 4	3.30m x 3.00m	10'10" x 9'11"
Bedroom 5	3.55m x 2.55m	11'9" x 8'5"
Bedroom 6 / Study	2.85m x 2.95m	9'5" x 9'9"

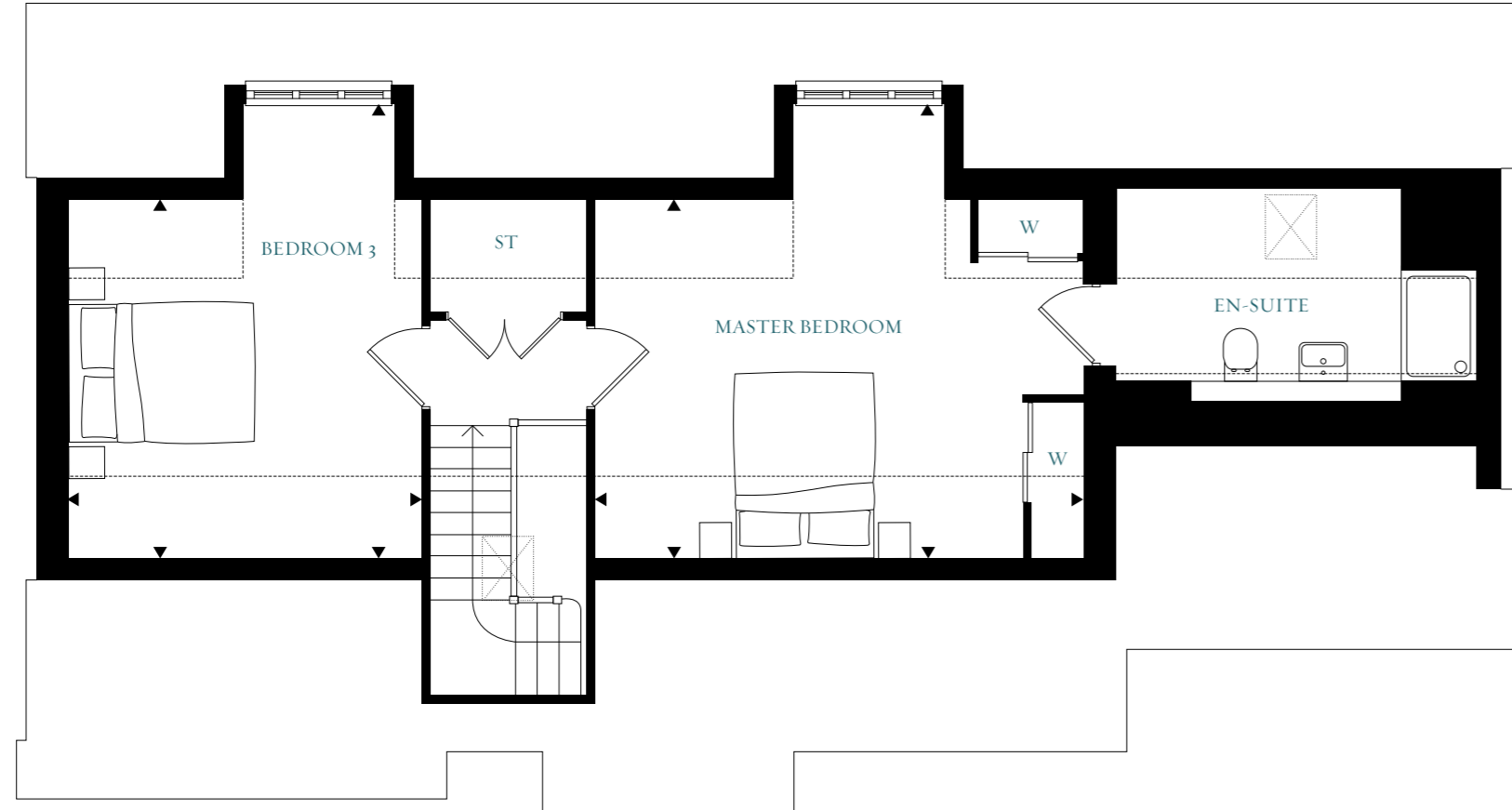
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FIRST FLOOR

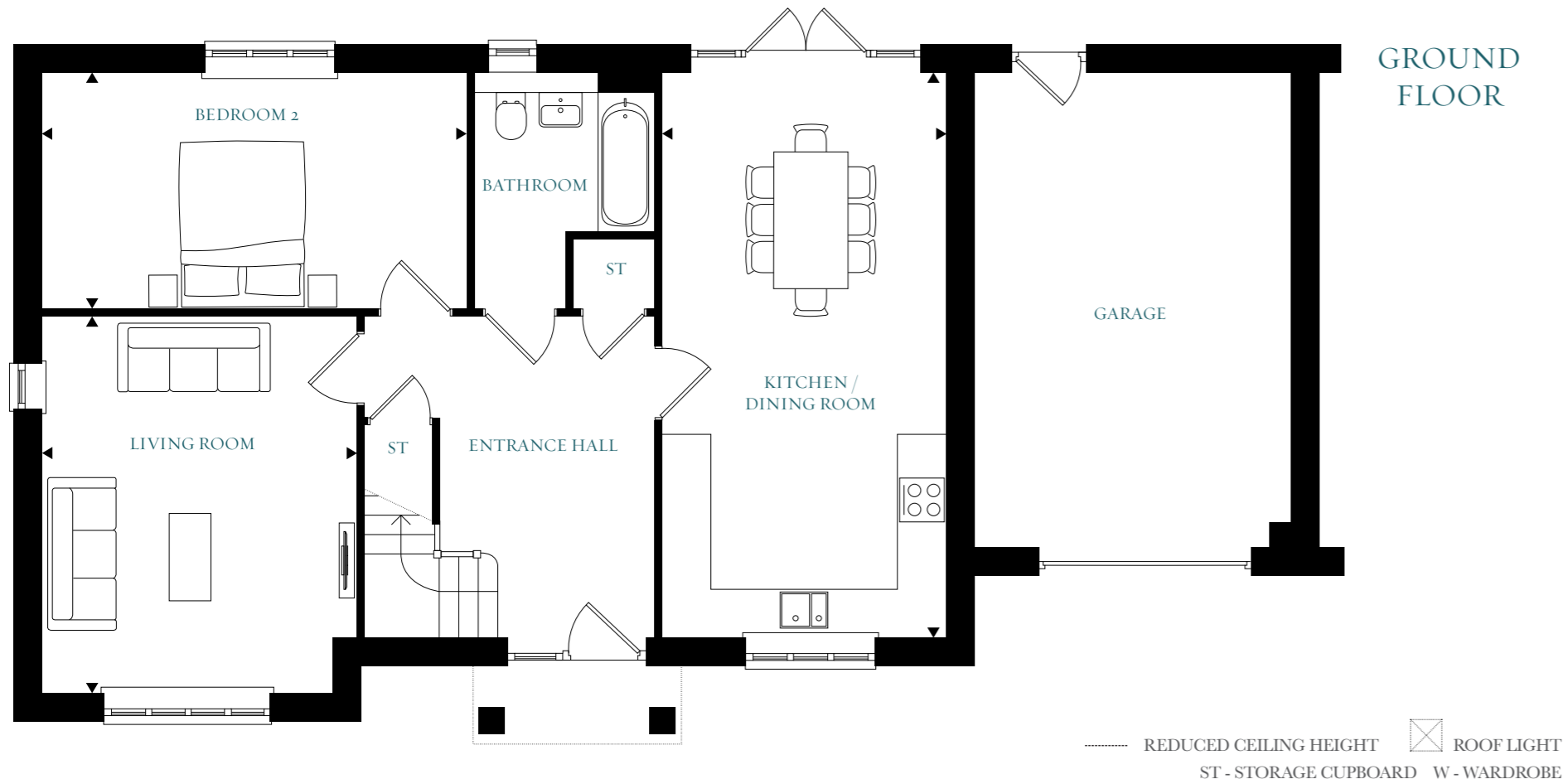


ST - STORAGE CUPBOARD W - WARDROBE

FIRST FLOOR



GROUND FLOOR



..... REDUCED CEILING HEIGHT X ROOF LIGHT
ST - STORAGE CUPBOARD W - WARDROBE



Computer generated image of plot 10 at Moorefield

PLOT 10
THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW

GROUND FLOOR

Kitchen / Dining Room	6.90m x 3.45m	11'5" x 22'9"
Living Room	4.60m x 3.85m	15'2" x 12'8"
Bedroom 2	2.90m x 5.20m	9'6" x 17'1"

FIRST FLOOR

Master Bedroom	4.95m x 5.35m	16'4" x 17'7"
Bedroom 3	4.95m x 3.85m	16'4" x 12'9"

Measurements are maximum dimensions.



Computer generated image of plot 10 at Moorefield. Plot 11 is a mirrored version of this plot.

PLOT II

THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW

GROUND FLOOR

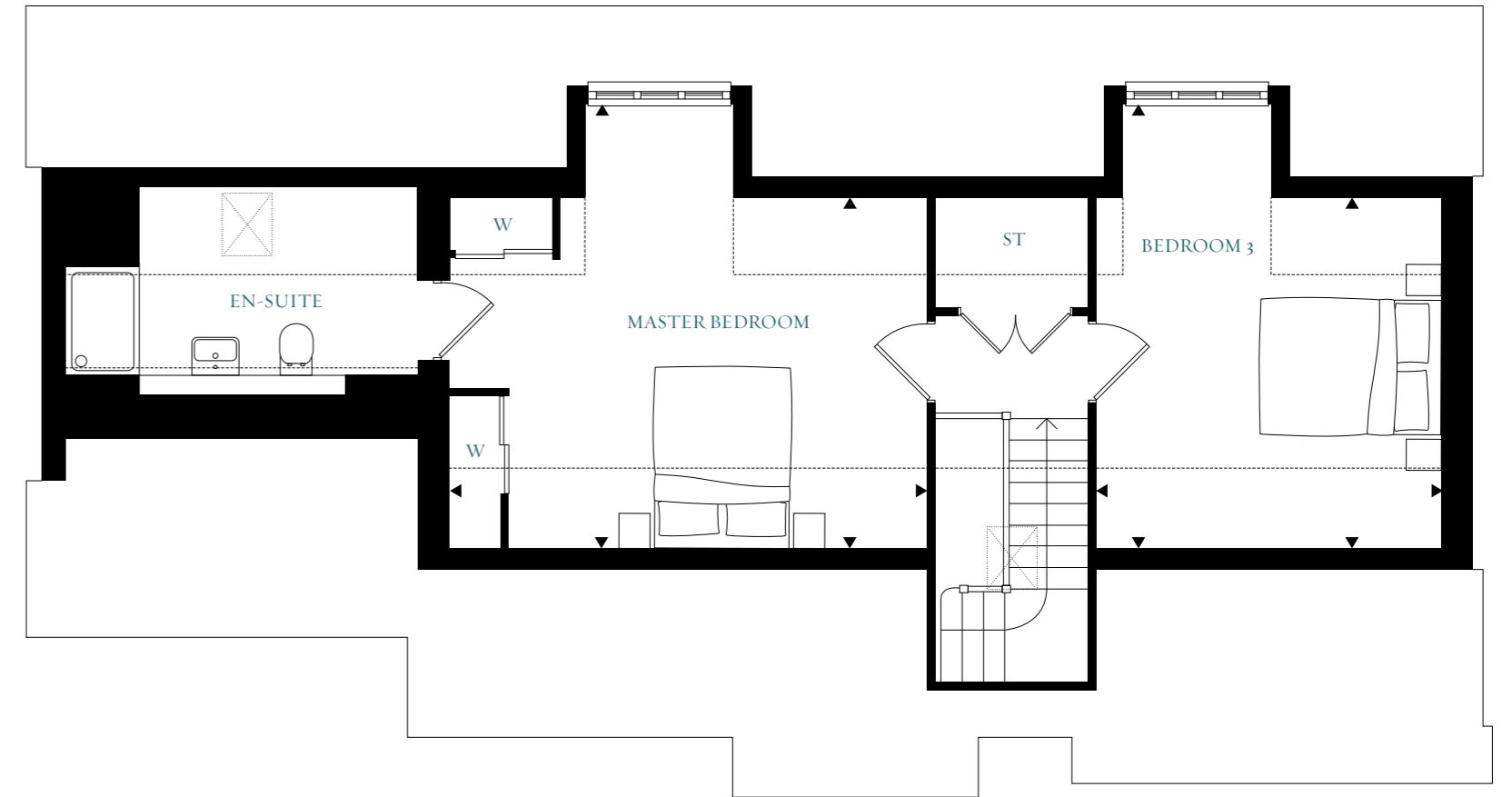
Kitchen / Dining Room	6.90m x 3.45m	11'5" x 22'9"
Living Room	4.60m x 3.85m	15'2" x 12'8"
Bedroom 2	2.90m x 5.20m	9'6" x 17'1"

FIRST FLOOR

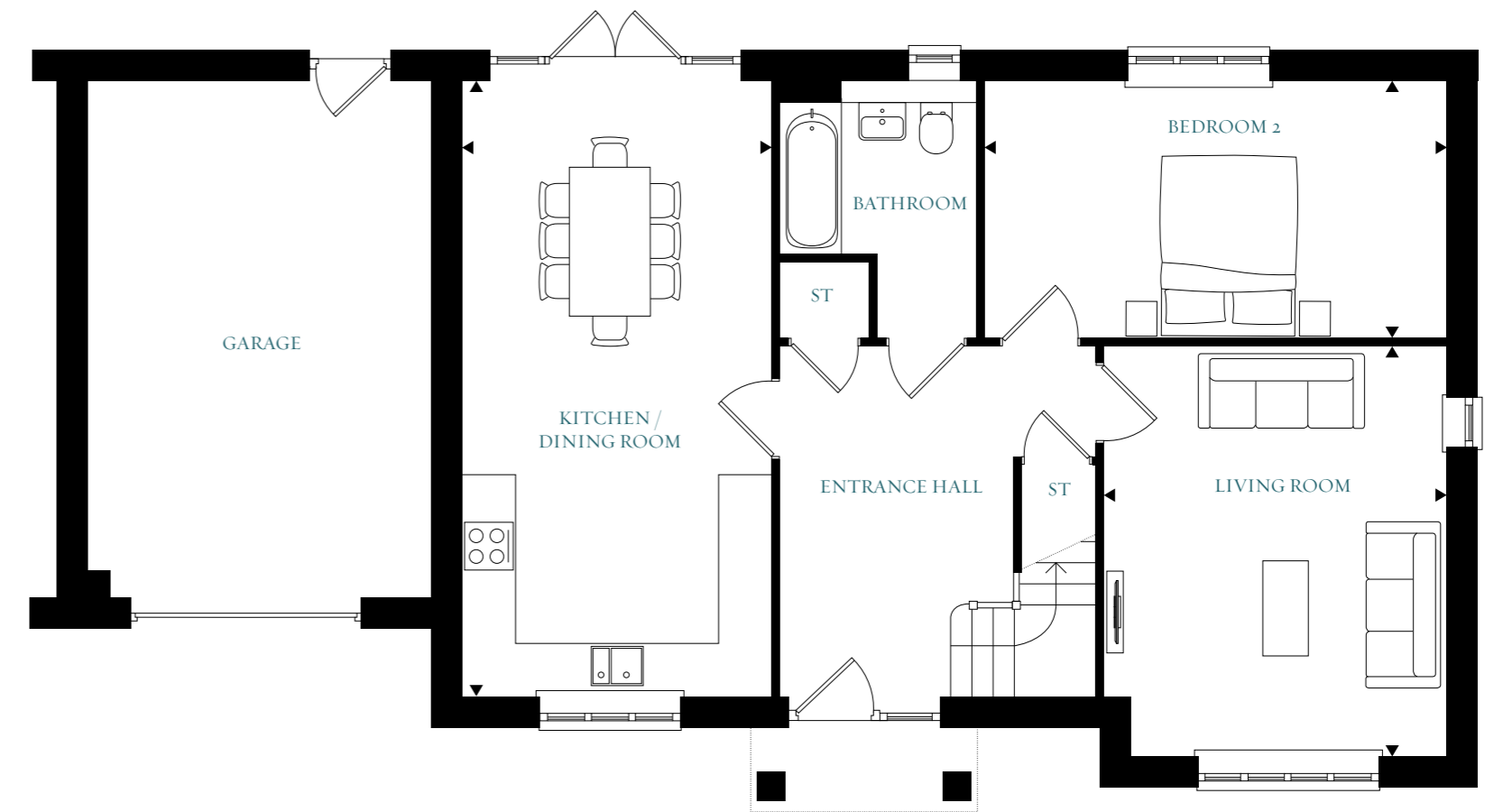
Master Bedroom	4.95m x 5.35m	16'4" x 17'7"
Bedroom 3	4.95m x 3.85m	16'4" x 12'9"

Measurements are maximum dimensions.

FIRST FLOOR

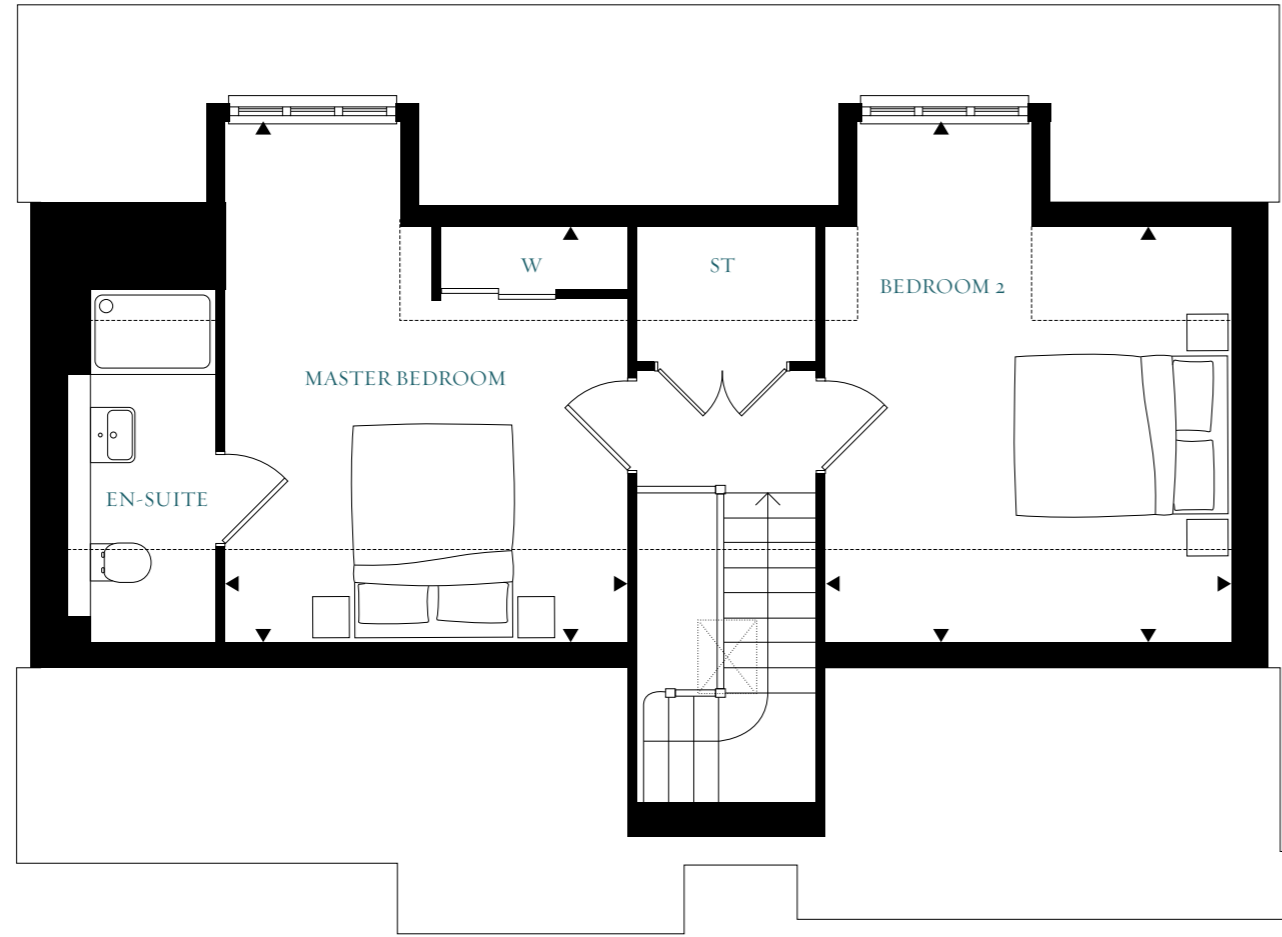


GROUND FLOOR

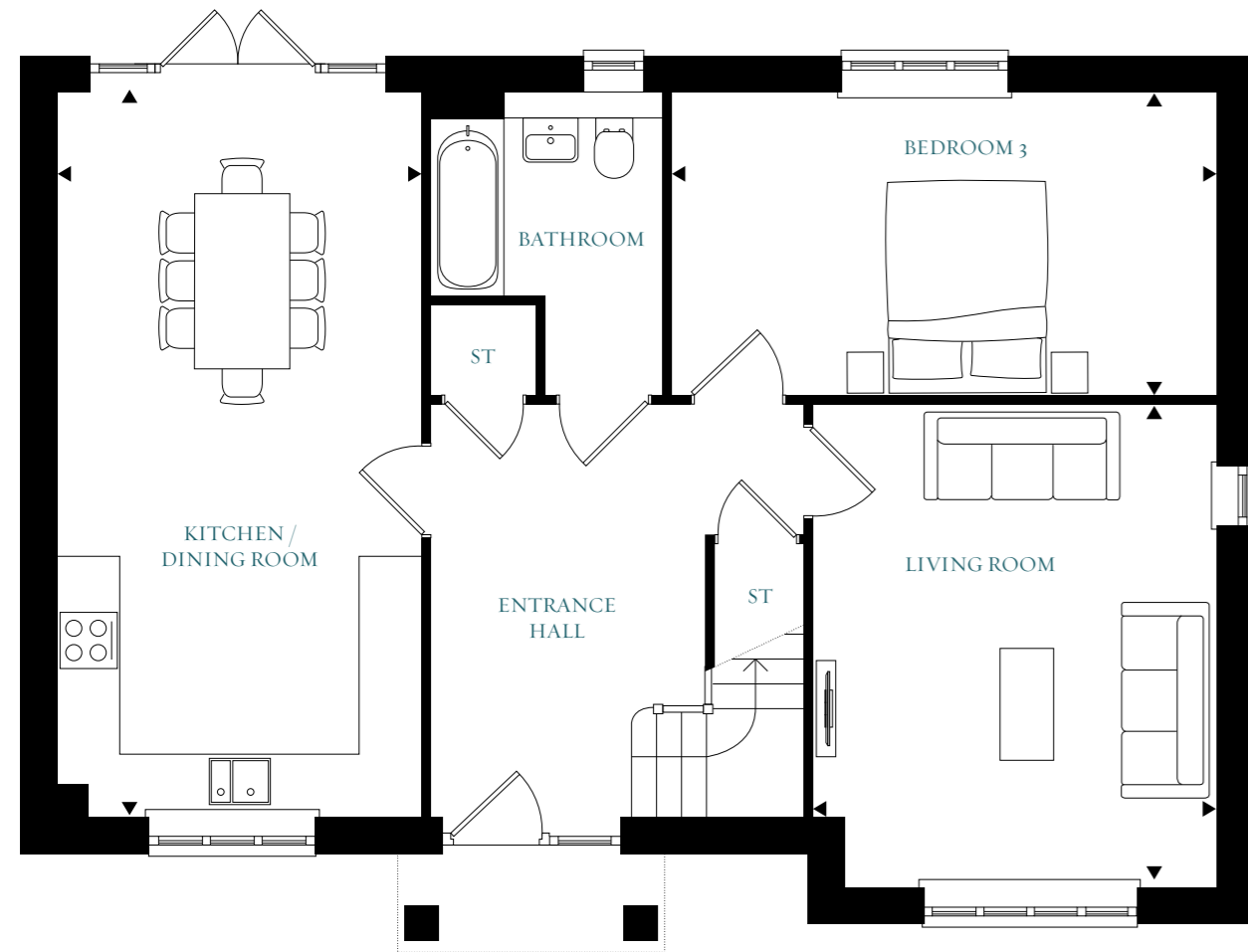


REDUCED CEILING HEIGHT
 ROOF LIGHT
 ST - STORAGE CUPBOARD W - WARDROBE

FIRST FLOOR



GROUND FLOOR



..... REDUCED CEILING HEIGHT ☒ ROOF LIGHT
 ST - STORAGE CUPBOARD W - WARDROBE



PLOT 20
 THREE BEDROOM DETACHED CHALET BUNGALOW
 With separate garage

GROUND FLOOR

Kitchen / Dining Room	6.95m x 3.45m	22'10" x 11'5"
Living Room	4.55m x 3.85m	15'0" x 12'8"
Bedroom 3	2.90m x 5.25m	9'6" x 17'3"

FIRST FLOOR

Master Bedroom	4.95m x 3.80m	16'4" x 12'7"
Bedroom 2	4.95m x 3.85m	16'4" x 12'8"

Measurements are maximum dimensions.



SPECIFICATION

PLOTS 1, 2, 3, 4, 10, 11 & 20

KITCHEN

Contemporary and stylish kitchens featuring high gloss doors and drawers with solid Silestone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob
- Bosch integrated single oven
- Bosch integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Blanco under mounted sink with contemporary Blanco mixer tap
- Cooker hood (style dependent on kitchen layout)
- Glass splashback behind hob (except where hob is on an island)
- LED lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen designs and layouts vary; please speak to one of our Sales Executives for further information.

UTILITY ROOM (where applicable)

- Units and worktops to complement kitchen
- Blanco under mounted sink with Blanco mixer tap
- Zanussi integrated washer/dryer

Utility room designs and layouts vary; please speak to one of our Sales Executives for further information.

BATHROOM AND EN-SUITES

Ideal Standard sanitary ware combined with Hansgrohe taps and showers and dark wood effect vanity tops are used throughout to create stunning bathrooms and en-suites.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower trays with feature glass shower screen or door (where applicable)
- Large format wall and floor tiles
- Dark wood effect vanity tops and mirrors to master en-suites

DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted internal doors with contemporary brushed stainless steel ironmongery
- Square edged skirting boards and architraves finished in white satin
- Walls painted in white emulsion
- Smooth ceilings in white emulsion
- Fitted mirror fronted wardrobe to master bedroom

FLOOR FINISHES

- Amtico Spacia to ground floor
- Neutral coloured carpet to upper floor and stairs
- Large format tiles to bathroom and en-suites

DOORS AND WINDOWS

- Painted steel front door with multi-point locking system
- High efficiency double glazed UPVC windows finished white inside
- Roof lights, where shown on floor plans, are finished white internally and grey externally
- Up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor
- Radiators to first floor
- Electric underfloor heating to bathrooms and en-suites
- Electric heated chrome towel rail with thermostatic control to bathroom and en-suites
- Air source heat pump for heat and hot water
- Hot water cylinder

ELECTRICAL

- Downlights to kitchen/dining room, bathroom, en-suites, WC and utility room
- Pendant fittings in selected locations to living room, entrance hall, dining room, landings and all bedrooms
- LED lights to wall units in kitchen
- White moulded electrical switches and sockets throughout
- TV points to ground floor dining/family room, living room and all bedrooms
- Phone points to ground floor dining/family room, living room, master bedroom and bedroom two
- Pre-wired for customer's own Sky connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors

EXTERNAL FINISHES

- Landscaping and turf to front garden
- Turf to rear garden
- Paved patios
- Timber, brick or metal railing boundary treatments
- External tap
- External power point in garden

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and red facing bricks, soft wood cladding and render (dependent on house type)
- Plain concrete pantiles
- PVC rain-water goods

WARRANTY

- 10 year NHBC warranty

We are unable to accommodate any individual changes, additions, or amendments to the specification, layout or plans to any individual home. Specifications may vary, please ask our Sales Executive for further information. Photographs depict previous Hill developments and may not represent Moorefield specification. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

PREMIUM SPECIFICATION

PLOTS 5, 6, 7, 8 & 9

KITCHEN

Contemporary and stylish kitchens featuring doors and drawers with integrated handles, solid Silestone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch induction hob
- Bosch integrated double oven
- Bosch integrated microwave with grill function
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Blanco under mounted sink with contemporary Blanco mixer tap
- Cooker hood (style dependent on kitchen layout)
- Glass splashback behind hob (except where hobs are on an island)
- LED lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen designs and layouts vary; please speak to one of our Sales Executives for further information.

UTILITY ROOM

- Units and worktops to complement kitchen
- Blanco under mounted sink with Blanco mixer tap
- Zanussi integrated washing machine
- Zanussi freestanding condenser dryer

Utility room designs and layouts vary; please speak to one of our Sales Executives for further information.

BATHROOM AND EN-SUITES

Duravit sanitary ware combined with Hansgrohe taps and showers are used throughout to create stunning bathrooms and en-suites.

- Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower trays with feature glass shower screen or door (where applicable)
- Upgraded wall and floor tiles
- Upgraded vanity top to bathroom and secondary en-suites
- Mirrored cabinet to master en-suite
- Bath panel to match vanity top in bathroom

DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted internal doors with contemporary brushed stainless steel ironmongery
- Square edged skirting boards and architraves finished in white satin
- Walls painted in white emulsion
- Smooth ceilings in white emulsion
- Fitted wardrobe with LED lighting recessed into shelf to master bedroom and second bedroom

FLOOR FINISHES

- Amtico Spacia to ground floor
- Neutral coloured carpet to upper floor and stairs
- Large format tiles to bathroom and en-suites

DOORS AND WINDOWS

- Painted steel front door with multi-point locking system
- High efficiency double glazed UPVC windows finished white inside
- Roof lights, where shown on floor plans, are finished white internally and grey externally
- Up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor
- Radiators to first floor
- Electric underfloor heating to bathrooms and en-suites
- Electric heated chrome towel rail with thermostatic control to bathroom and en-suites
- Air source heat pump for heat and hot water
- Hot water cylinder

ELECTRICAL

- Downlights to kitchen/dining room, bathroom, en-suites, WC and utility room
- Pendant fittings in selected locations to living room, entrance hall, dining room, landings and all bedrooms
- LED lights to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout with USB ports to some sockets
- TV points to ground floor dining/family room, living room and all bedrooms
- Phone points to ground floor dining/family room, living room, master bedroom and bedroom two
- Pre-wired for customer's own Sky connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors

EXTERNAL FINISHES

- Landscaping and turf to front garden
- Turf to rear garden
- Paved patios
- Timber, brick or metal railing boundary treatments
- External tap
- External power point in garden

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and red facing bricks, soft wood cladding and render (dependent on house type)
- Plain concrete pantiles
- PVC rain-water goods

WARRANTY

- 10 year NHBC warranty

We are unable to accommodate any individual changes, additions, or amendments to the specification, layout or plans to any individual home. Specifications may vary, please ask our Sales Executive for further information. Photographs depict previous Hill developments and may not represent Moorefield specification. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



ABOUT HILL

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Hill, the WhatHouse? Housebuilder of the Year 2015, is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East. We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities.

By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

Our team includes:

- Creative architects and designers
- Experienced planning and technical specialists
 - Efficient construction experts
- Effective sales and marketing professionals
 - A dedicated customer care team

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.

Registered office address:

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Company registration number: 4251718 Place of registration: England & Wales

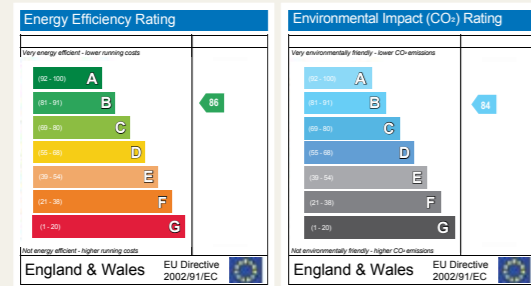
For further information contact us on Tel: 0808 178 9063 or email: sales@hill.co.uk



HOW TO FIND US



PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses.

Please consult your sales negotiator for plot specific ratings.

Disclaimer: This brochure, and the description and measurements herein, do not form any part of a contract.

Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

Computer generated images may show enhanced landscaping.

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