

Artesian Springs

Agent sales kit. Middleton, Idaho. October 12, 2026.



Reference imagery. Current offering and finish selections require confirmation.

Inside the kit

- | | |
|--------------------------------|----------------------------|
| 2 Project overview | 7 Community plat reference |
| 3 Sales information | 8 Finish packages |
| 4 Cottonwood model flyer | 9 Agent reference guide |
| 5-6 Cottonwood plan references | 10 Digital resources |

Editable draft for review. Historical source prices and plan references are labeled. Bracketed fields identify information still needed.

Artesian Springs

Middleton, Idaho



REFERENCE IMAGE FOR LAYOUT REVIEW

HOMES

[Home count]

HOME SIZES

[Size range]

MODEL OPTIONS

[Model mix]

The community

[Insert the approved community overview. Describe the buyer audience, location and defining benefits in two or three concise sentences.]

Location

[Approved street address]
Middleton, Idaho
[Nearby amenity or access]

Explore Artesian Springs

[Sales contact] [Phone] [Email]

[Tekton project URL]

PROJECT
QR

Artesian Springs

Middleton, Idaho [Pricing effective date]

SOURCE MODEL SIZE RANGE

1,810-2,534 SF

INITIAL TARGET PRICE RANGE

\$525,000-\$735,000

Executive summary: just under 2,000 to over 2,500 SF. Detailed schedule requires reconciliation.

Model pricing and availability

MODEL	SOURCE SF	INITIAL TARGET	CURRENT PRICE	AVAILABILITY
Coronado	1,810	\$525,000	[Price]	[Lots / timing]
Trinity	2,113	\$595,000	[Price]	[Lots / timing]
Cascades	2,232	\$625,000	[Price]	[Lots / timing]
Owyhee	2,300	\$675,000	[Price]	[Lots / timing]
Sandia	2,340	\$695,000	[Price]	[Lots / timing]
Cottonwood	2,534	\$735,000	[Price]	[Lots / timing]

Initial targets are historical planning figures. Current prices, model names and areas require approval.

Purchase information

Lot premiums: [Amount / terms]
Options and upgrades: [Schedule]
HOA dues: [Amount / frequency]
Taxes and assessments: [Estimate]

Sales process

Deposit: [Amount / terms]
Incentives: [Offer / expiration]
Delivery: [Current schedule]
Showings: [Instructions]

Explore Artesian Springs

[Sales contact] [Phone] [Email]
[Tekton project URL]



The Cottonwood

Artesian Springs, Middleton, Idaho



REFERENCE IMAGE FOR LAYOUT REVIEW

LIVING AREA

[Square feet]

BEDROOMS / BATHS

[Beds] / [Baths]

GARAGE

[Car capacity]

Model highlights

[Approved living and kitchen features]
[Approved primary suite features]
[Approved flex space or outdoor features]

Plans & finishes

[Plan and elevation]
[Finish package options]
[Available upgrades]

Explore the Cottonwood

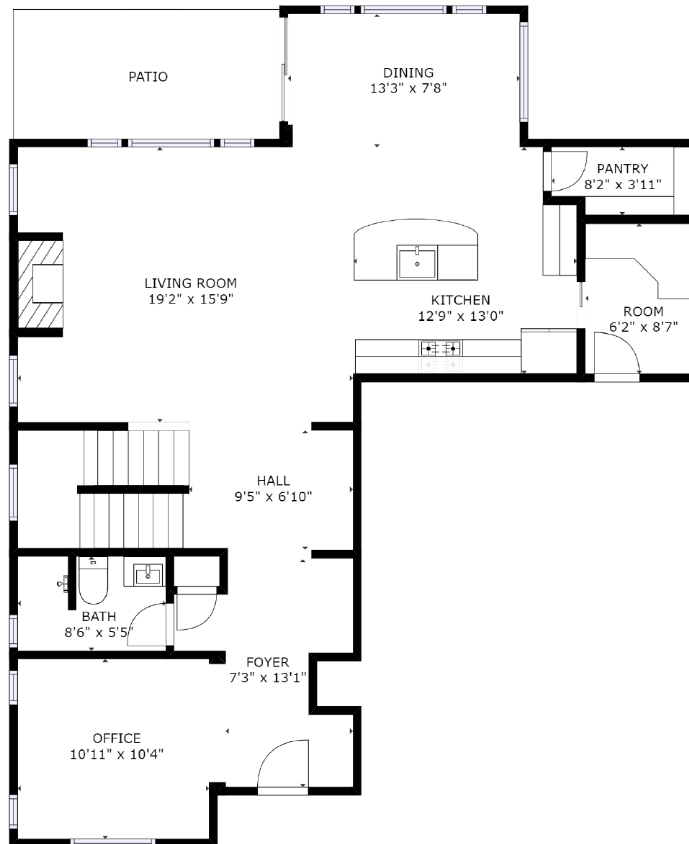
[Sales contact] [Phone] [Email]

[Cottonwood model page / tour URL]

MODEL
QR

Cottonwood plan reference

Source label: Floor 2. Offered level designation: [Confirm].



GROSS INTERNAL AREA
FLOOR 1 : 948 sq ft, FLOOR 2 : 1082 sq ft
FLOOR 3 : 1326 sq ft, EXCLUDED AREAS :
PATIO: 112 sq ft
TOTAL: 3356 sq ft

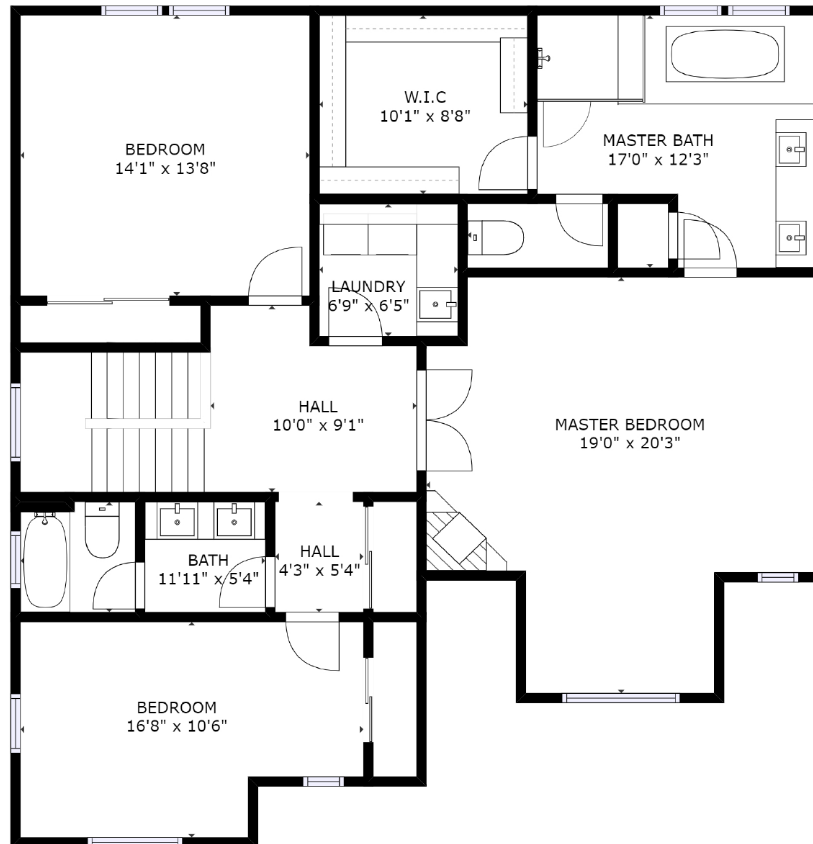
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

Reference plan only. Source graphics list 3,356 SF total, which differs from the historical 2,534 SF model schedule. Confirm the offered plan and area before buyer use.

Cottonwood plan reference

Source label: Floor 3. Offered level designation: [Confirm].



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 : 948 sq ft, FLOOR 2 : 1082 sq ft
FLOOR 3 : 1326 sq ft, EXCLUDED AREAS :
PATIO: 112 sq ft
TOTAL: 3356 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Reference plan only. Source graphics list 3,356 SF total, which differs from the historical 2,534 SF model schedule. Confirm the offered plan and area before buyer use.

Community plat reference

Lot assignments and live availability: [Approved map / revision].



Preliminary plat reference bearing city-council approval dated February 2, 2022. Confirm the governing revision. Green shading is source plat notation, not availability.

Sales legend: [Available] [Reserved] [Sold]
Lot / model assignments: [Current approved schedule]

Artesian Springs [Sales contact] [Phone / email]

Finish packages

Selections by model: [Approved package schedule].

PACKAGE 01

 [Approved palette and material imagery]

PACKAGE 02

 [Approved palette and material imagery]

PACKAGE 03

 [Approved palette and material imagery]

SELECTION	PACKAGE / SPECIFICATION
Cabinetry	[Style / finish / manufacturer]
Countertops	[Material / color / specification]
Flooring	[Rooms / product / color]
Interior paint	[Colors / sheen]
Exterior finishes	[Siding / masonry / roofing / colors]
Fixtures and hardware	[Finish / products]
Included vs. upgrades	[Scope / approved upgrade schedule]

Designer: [Name] Construction approval: [Name / date]
 Availability and substitutions: [Approved process]

Agent reference guide

Contacts, buyer registration and purchase steps.

INFORMATION	DETAILS
Primary sales contact	[Name / phone / email]
Showing instructions	[Hours / access / appointment process]
Buyer registration	[Form / submission / protection period]
Broker compensation	[Approved written terms / eligibility]
Offer submission	[Recipient / documents / process]
Deposit and escrow	[Amount / timing / escrow contact]
Financing and incentives	[Lender / offer / expiration / conditions]
Contract and contingencies	[Approved form / terms / deadlines]
Closing and delivery	[Title contact / schedule / walkthrough]

Buyer purchase steps

- 1 Confirm current lot, model, price and included features.
- 2 Register the buyer and arrange the showing.
- 3 Submit the approved offer documents and deposit.
- 4 Confirm selections, financing and closing milestones.

Digital resources

Project links and additional model collateral.

RESOURCE	LINK / STATUS
Project microsite	[Approved project URL]
Current pricing and availability	[Live sales-sheet link]
Model pages and floor plans	[Approved model / floor-plan links]
Cottonwood tour	[Approved tour link]
Cascade / Cascades walkthrough	Existing source video. [Approved hosted link]
Neighborhood flyover	Existing source video. [Approved hosted link]
Image galleries	[Approved gallery links]
Additional model flyers	[Approved flyers for remaining models]
Downloadable agent kit	[Approved download link / version]



Inquiry routing: [Recipient / CRM / response process]
 Update owner: [Name]
 Release version and effective date: [Version / date]

QR and bracketed links are placeholders. Approve and test destinations before release.