





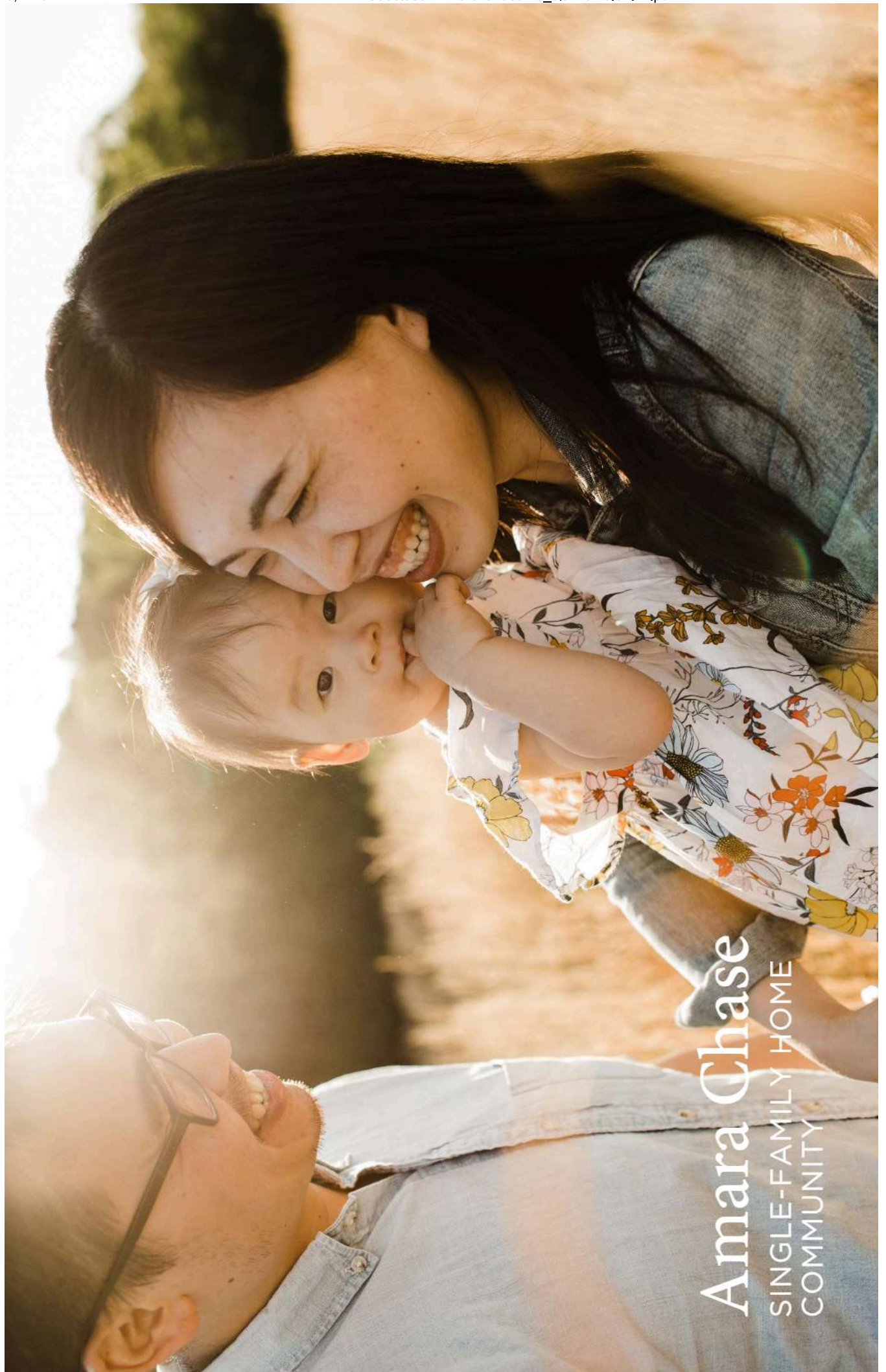
Introducing: Amara Chase by Shea Homes®

Experience the Amara Chase community, located in the charming and historic town of Huntersville, North Carolina.

Ideal for outdoor adventure, you'll find ample opportunities for entertainment with local golf courses, lakes and nature preserves nearby.

The town offers walking trails, a variety of different parks, shops and restaurants, breweries, aquatic centers and sports facilities, an interactive children's museum, and many other amenities.

Only a short drive to uptown Charlotte, life in the Lake Norman area is fun and relaxing, and Amara Chase is the perfect location for your next life chapter.



Amara Chase
SINGLE-FAMILY HOME
COMMUNITY



**Home pictured may not be actual home for sale or actual model home.

Everett
AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Everett

Americana, Modern Farmhouse or Contemporary



Modern Farmhouse

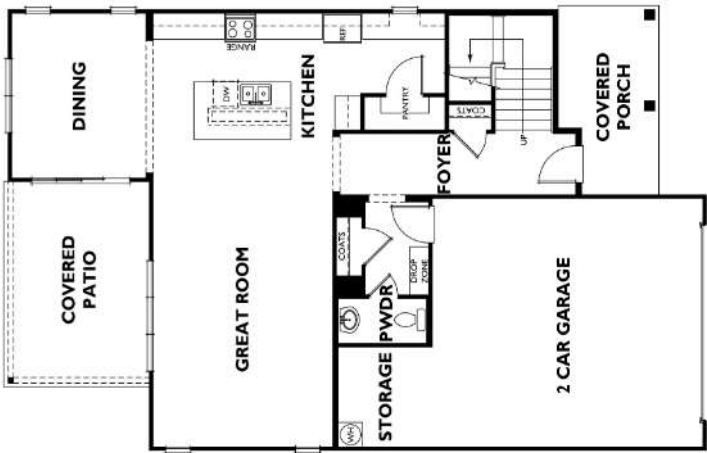


Contemporary

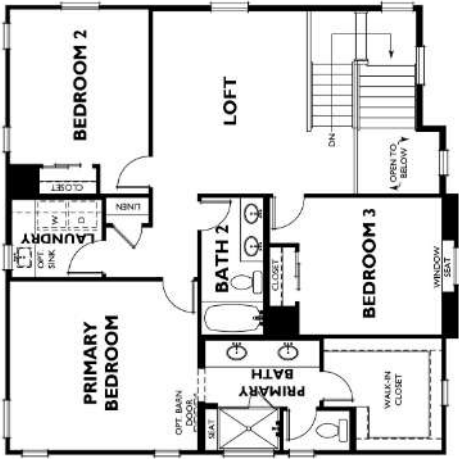


Americana

First Floor



Second Floor



SELECT YOUR OPTIONS

Fireplace at Great Room

9' Rolling Wall at Dining

12' Rolling Wall at Great Room

Bedroom 4



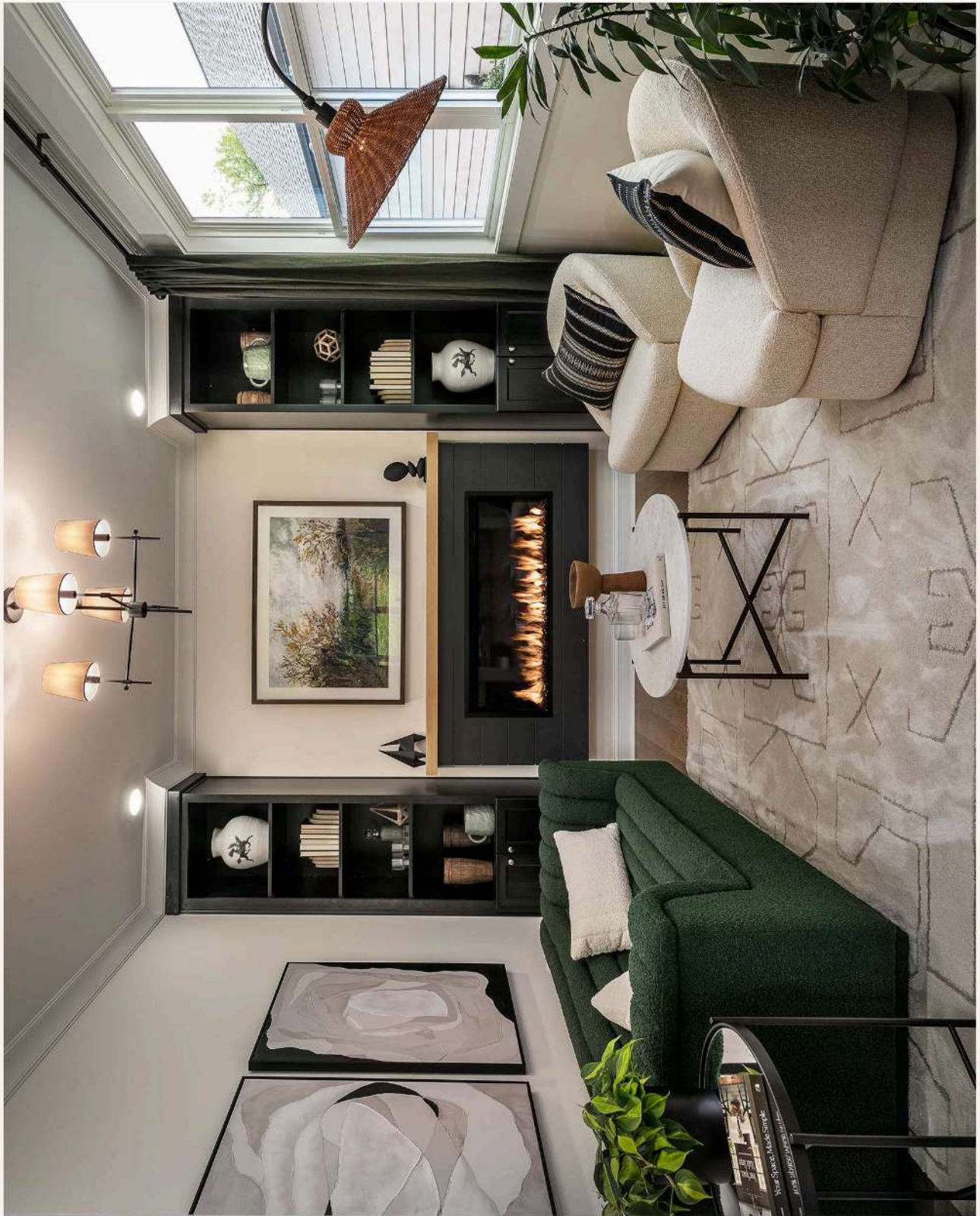
Scan QR to virtually explore home design options.

~2,226 SQ. FT.

3 - 4 BEDROOMS

2.5 BATHROOMS

2 CAR GARAGE



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Sullivan

AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Sullivan

Americana, Modern Farmhouse or Contemporary



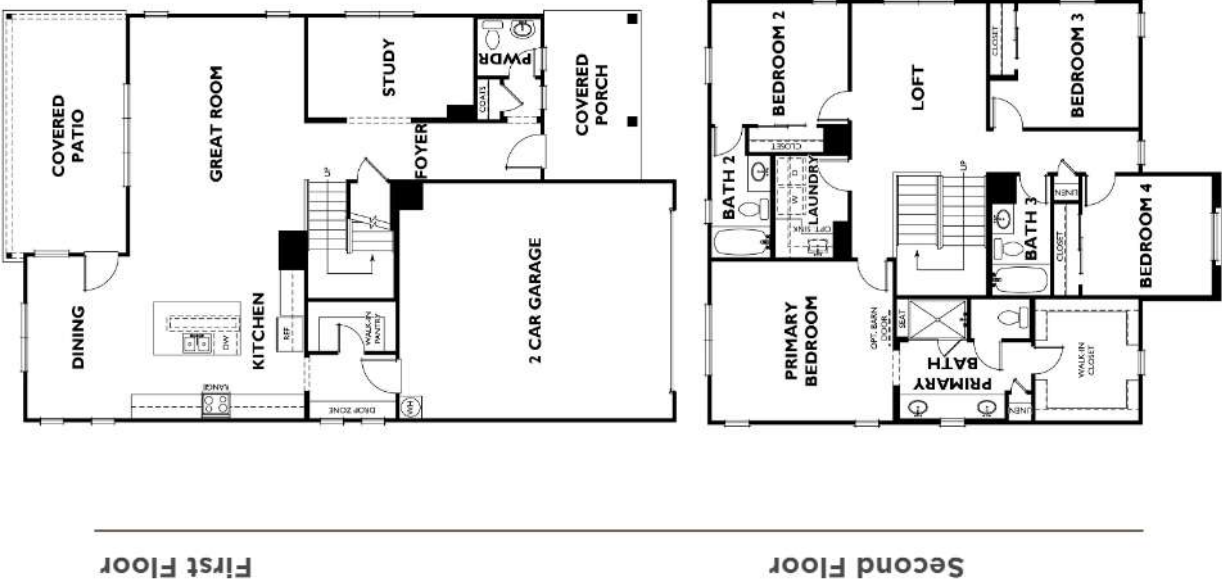
Americana



Modern Farmhouse



Contemporary



SELECT YOUR OPTIONS
Fireplace at Great Room
12' Rolling Wall at Great Room
Barn Door at Study

Scan QR to virtually explore home design options.

~2,591 SQ. FT.
4 BEDROOMS
3.5 BATHROOMS
2 CAR GARAGE



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Presley
AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Presley

Americana, Modern Farmhouse or Contemporary



Modern Farmhouse



Americana



Contemporary



First Floor



Second Floor

~2,735 SQ. FT.

3 - 5 BEDROOMS

4 BATHROOMS

2 CAR GARAGE

SELECT YOUR OPTIONS

Fireplace at Great Room

12' Rolling Wall at Dining

Double Doors at Flex

9' Rolling Wall at Great Room

Bedroom 4

Bedroom 5

Scan QR to virtually explore home design options.





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Savannah

AMERICANA

MODERN FARMHOUSE

CONTEMPORARY

Savannah

Americana, Modern Farmhouse or Contemporary



Contemporary

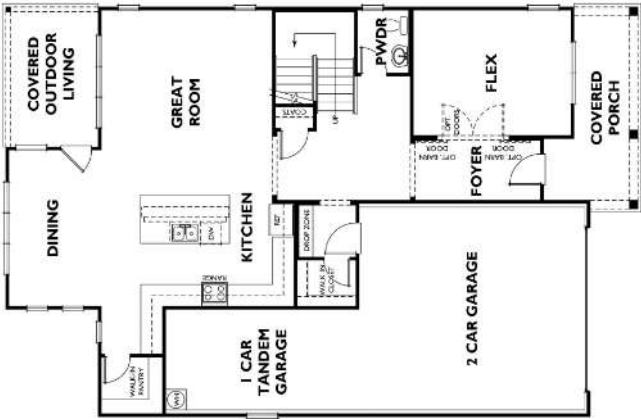


Americana



Modern Farmhouse

First Floor



Second Floor



~2,818 SQ. FT.

3 - 5 BEDROOMS

2.5 - 4 BATHROOMS

2 - 3 CAR GARAGE

SELECT YOUR OPTIONS

Home Gym

Fireplace at Covered Outdoor Living

12' Rolling Wall at Great Room

Bedroom 4 / Bath 3

Bedroom 5 / Bath 4

Double Doors at Flex

Tub at Primary Bath

Scan QR to virtually explore home design options.



**Home pictured may not be actual home for sale or actual model home.

Kennedy
AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Kennedy

Americana, Modern Farmhouse or Contemporary



Americana



Modern Farmhouse



Contemporary

SELECT YOUR OPTIONS

Fireplace at Great Room

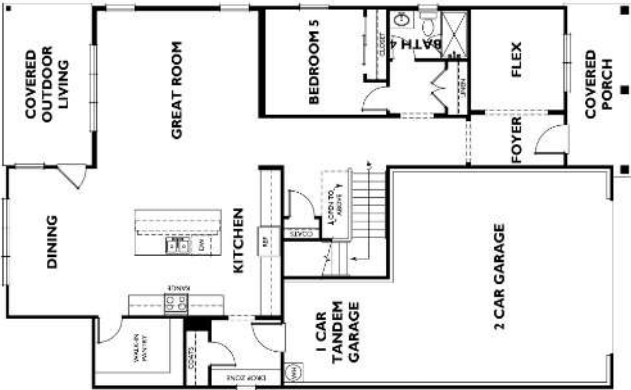
12' Rolling Wall at Great Room

Double Doors at Flex

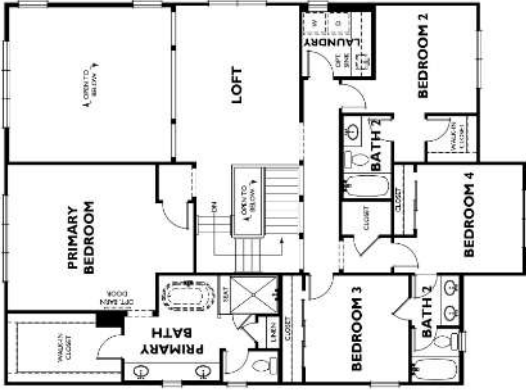
Tub at Primary Bath

Scan QR to virtually explore home design options.





First Floor



Second Floor

~3,213 SQ. FT.

5 BEDROOMS

4 BATHROOMS

2 - 3 CAR GARAGE

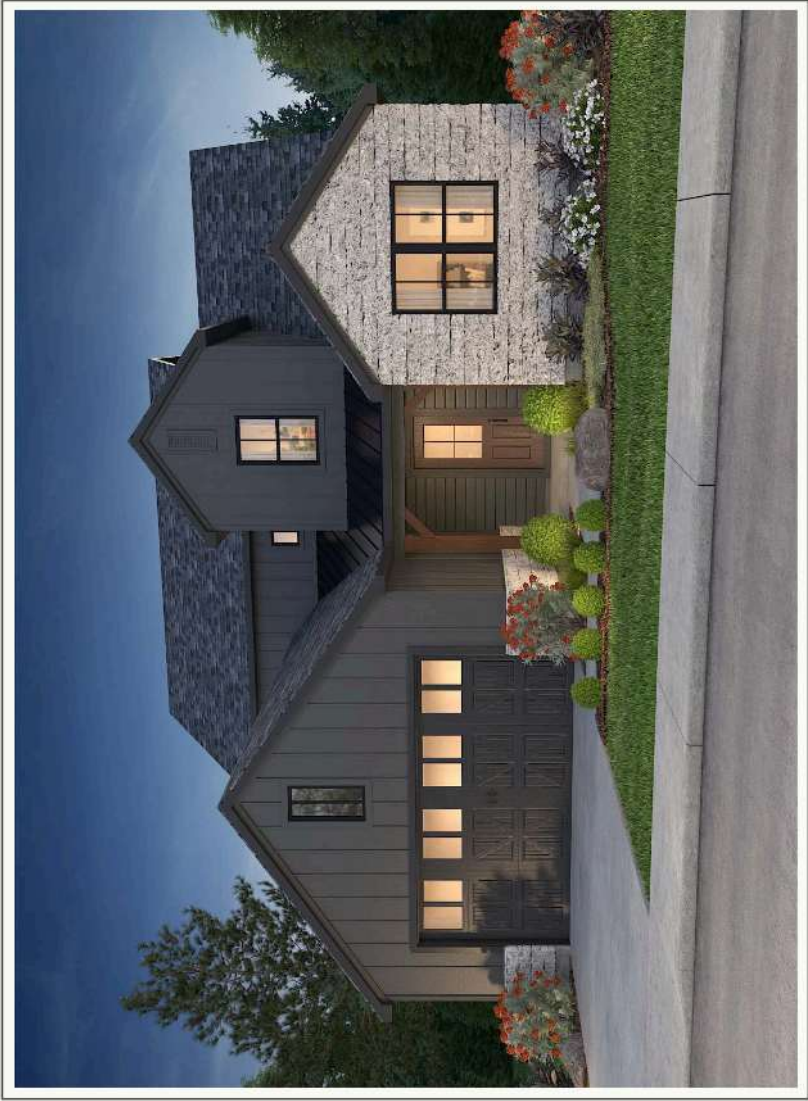


**Home pictured may not be actual home for sale or actual model home.

Willow

AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Willow
Americana, Modern Farmhouse or Contemporary



Modern Farmhouse



Americana



Contemporary

First Floor



Second Floor



SELECT YOUR OPTIONS

- Home Gym
- 4' Garage Extension
- Fireplace at Covered Outdoor
- Living 9' Rolling Wall at Dining
- Double Door at Entry
- Bedroom 4
- Bedroom 5
- Door at Flex
- 12' Rolling Wall at Great Room
- Fireplace at Great Room
- Spa Shower at Primary Bath
- Tub at Primary Bath
- Bay Window at Primary Bedroom
- Covered Deck at Bonus Room
- Media Room



Scan QR to virtually explore home design options.

~2,895 SQ. FT.
3 - 5 BEDROOMS
3.5 - 4 BATHROOMS
2 CAR GARAGE



**Home pictured may not be actual home for sale or actual model home.

Logan
AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Logan
Americana, Modern Farmhouse or Contemporary



Contemporary



Modern Farmhouse



Americana



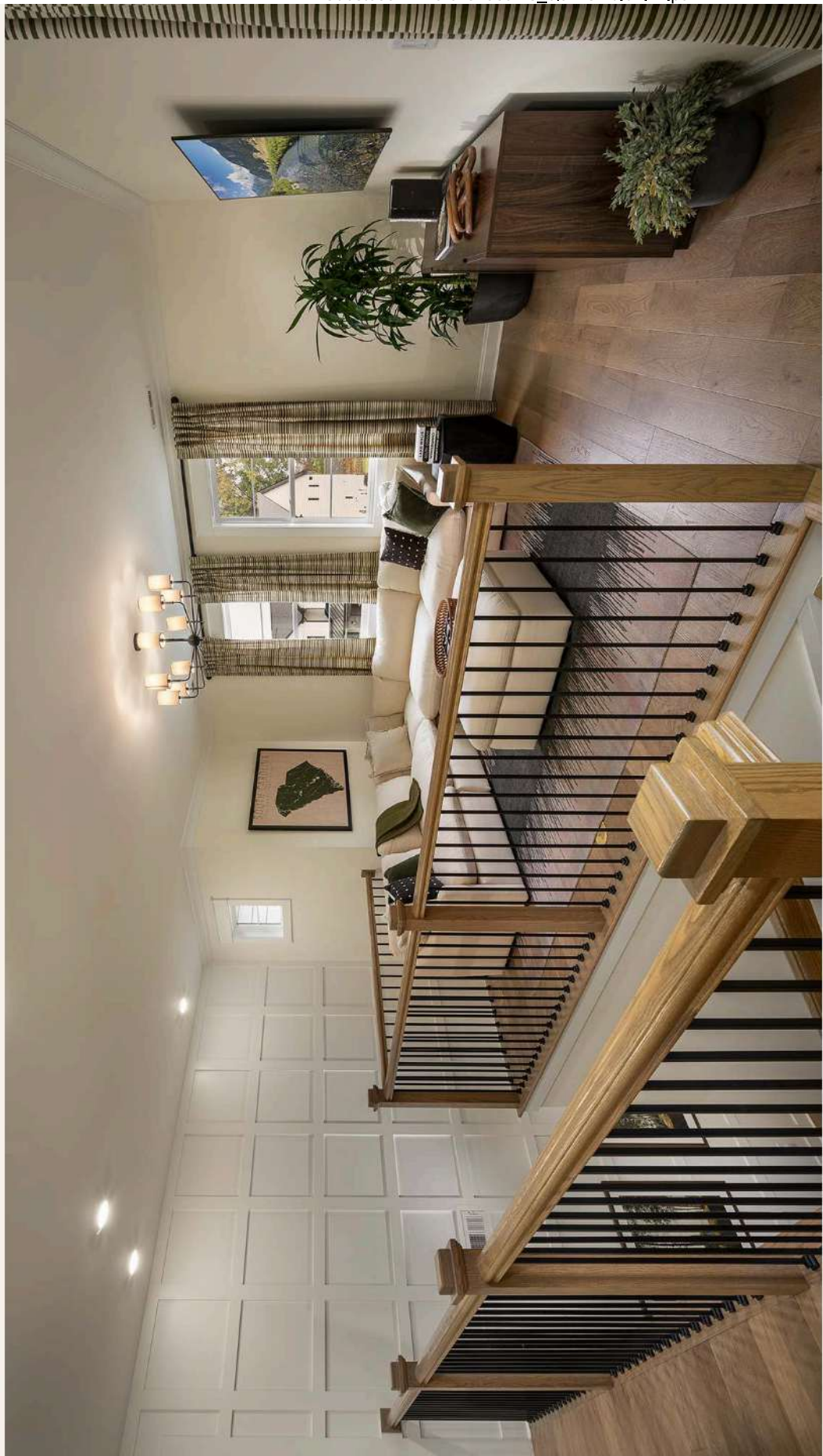
SELECT YOUR OPTIONS

- Office
- Doors at Office
- 4' Garage Extension
- Fireplace at Covered Outdoor
- Living 12' Rolling Wall at Dining
- Home Gym
- Door at Flex/French Doors at Flex
- Fireplace at Great Room
- Bedroom 5
- Bonus Room
- Doors at Bonus Room
- Wet Bar at Bonus Room
- Covered Deck
- Spa Shower at Primary Bath
- Tub at Primary Bath



Scan QR to virtually explore home design options.

-3,337 SQ. FT.
4 - 5 BEDROOMS
3.5 - 4.5 BATHROOMS
2 CAR GARAGE



**Home pictured may not be actual home for sale or actual model home.

Barkley

AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Barkley

Americana, Modern Farmhouse or Contemporary



Americana



Modern Farmhouse



Contemporary

SELECT YOUR OPTIONS

4' Garage Extension

Fireplace at Covered Outdoor Living

9' Rolling Wall at Dining

Bedroom 5 / Bath 4

Doors at Flex

12' Rolling Wall at Great Room

Fireplace at Great Room

Spa Shower at Primary Bath

Tub at Primary Bath

Home Gym

Bay Window at Primary Bedroom

Covered Deck

Wet Bar at Bonus Room



Scan QR to virtually explore home design options.

Barkley Home Design



~3,539 SQ. FT.

4 - 5 BEDROOMS

3.5 - 4.5 BATHROOMS

2 - 3 CAR GARAGE



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Hemingway

AMERICAN MODERN

FARMHOUSE

CONTEMPORARY

Hemingway
Americana, Modern Farmhouse or Contemporary



Modern Farmhouse

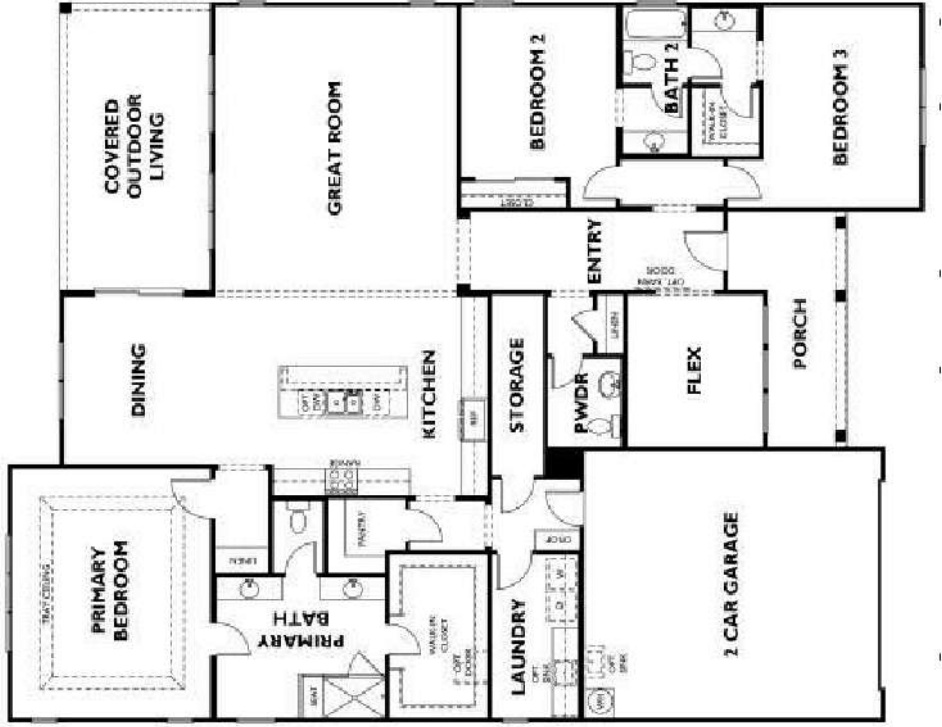


Americana



Contemporary

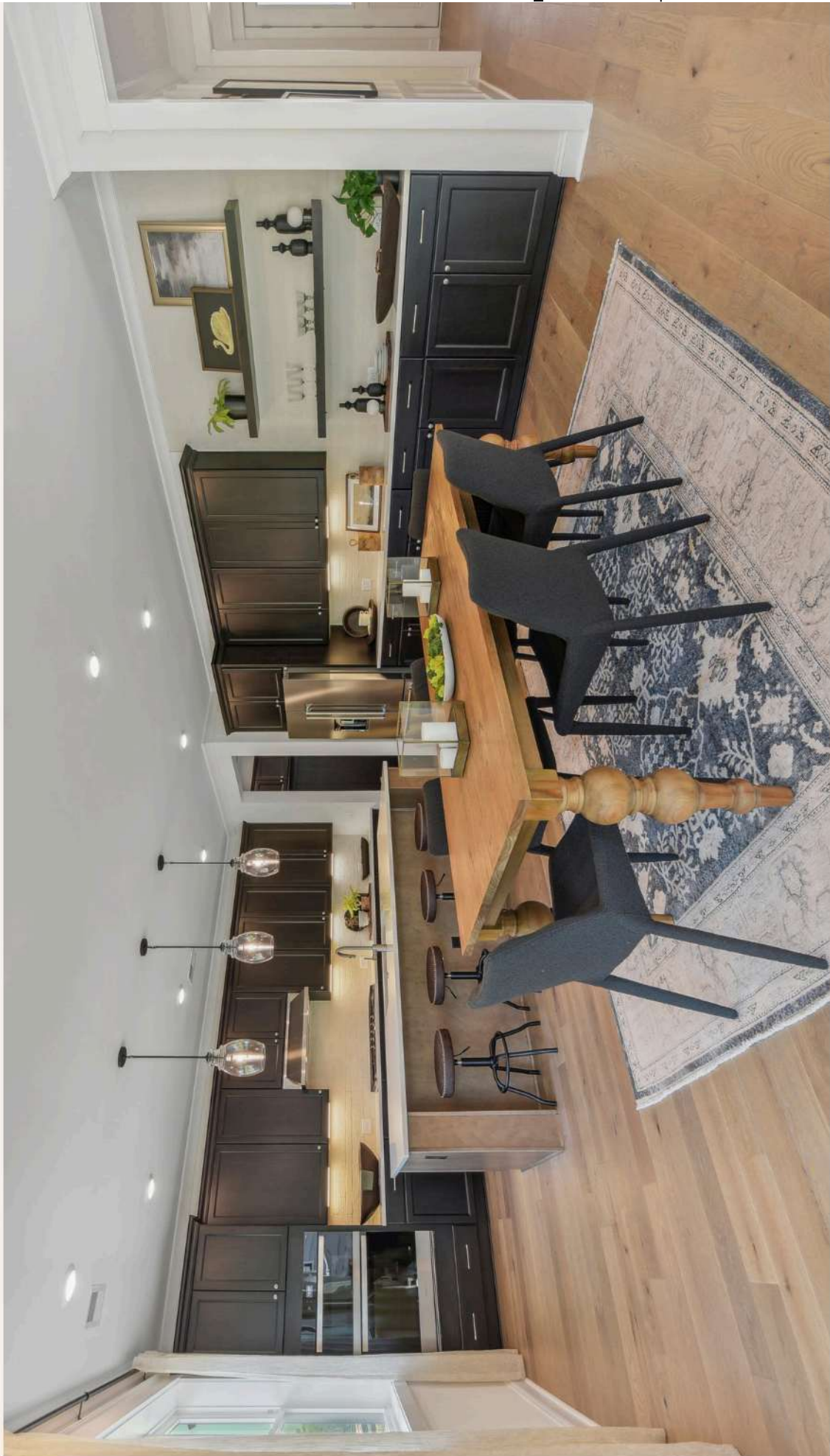
~2,680 SQ. FT.
3 BEDROOMS
2.5 BATHROOMS
2 CAR GARAGE



SELECT YOUR OPTIONS

4' Garage Extension
Golf Cart/Storage
Fireplace at Covered Outdoor Living
French Doors at Flex
9' Rolling Wall at Dining
15' Rolling Wall at Great Room
Bay Window at Primary Bedroom
Tub at Primary Bath
Door at Walk-in Closet

Scan QR to virtually explore home design options.



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Hemingway Loft

AMERICANA

MODERN FARMHOUSE

CONTEMPORARY

Hemingway Loft
Americana, Modern Farmhouse or Contemporary



Contemporary



Americana



Modern Farmhouse

First Floor



Second Floor



SELECT YOUR OPTIONS

- 4' Garage Extension
- Golf Cart/Storage
- Fireplace at Covered Outdoor Living
- French Doors at Flex
- 9' Rolling Wall at Dining
- 15' Rolling Wall at Great Room
- Bay Window at Primary Bedroom
- Tub at Primary Bath
- Door at Walk-in Closet
- Door at Primary Bedroom
- Bedroom 4 / Bath 3



Scan QR to virtually explore home design options.

~3,214 SQ. FT.
3 - 4 BEDROOMS
2.5 - 3.5 BATHROOMS
2 CAR GARAGE



**Home pictured may not be actual home for sale or actual model home.

Douglas
AMERICANA
MODERN FARMHOUSE
CONTEMPORARY

Douglas

Americana, Modern Farmhouse or Contemporary



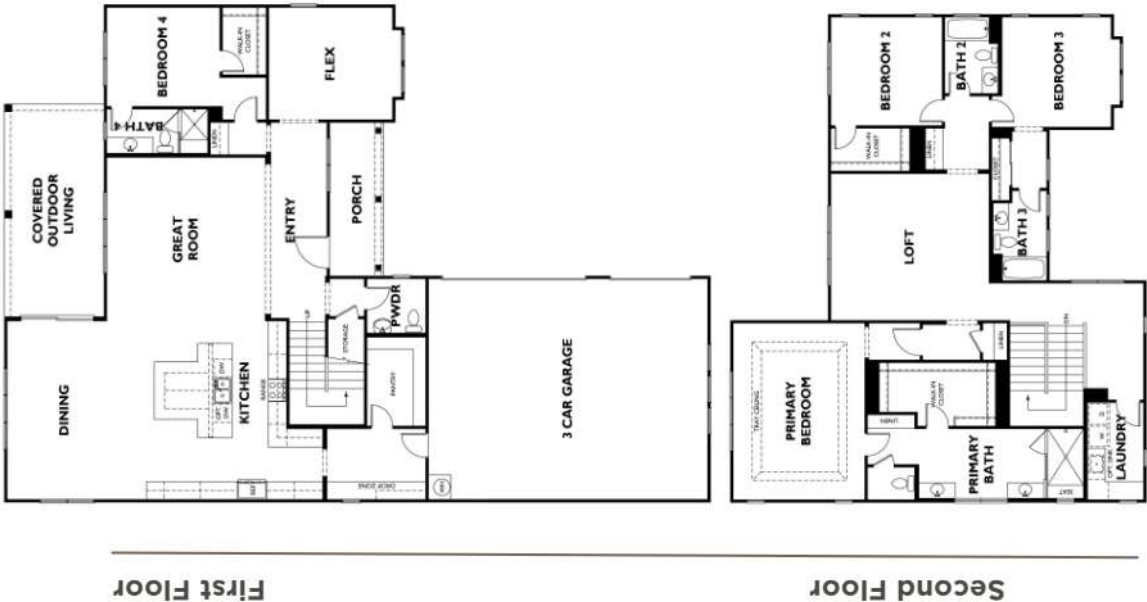
Contemporary



Modern Farmhouse



Americana



SELECT YOUR OPTIONS

- Fireplace at Covered Outdoor Living
- 9' Rolling Wall at Dining
- Double Doors at Entry
- French Doors at Flex
- 12' Rolling Wall at Great Room
- Fireplace at Great Room
- Tub at Primary Bath
- Door at Bath 2
- Covered Deck
- Bonus Room



Scan QR to virtually explore home design options.

~3,824 SQ. FT.
4 BEDROOMS
4.5 BATHROOMS
3 CAR GARAGE

Included Features

Quality Construction

- Engineered Wood Frame Construction
- Engineered Roof Trusses
- Quickflash System (applicable locations)
- Certified Tyvek® House Wrap System
- Concrete Foundation and Patios (site dependent and per plan)
- Cement Lap Siding
- 30-Year Architectural Shingles
- Schluter®-KERDI System in Tiled Showers
- PEX Water Line Plumbing
- Finished Garage with Painted Walls, Ceilings and Trim
- Hard Wired Smoke and Carbon Monoxide Detectors
- Tempered Glass in Sliding Glass Doors and Hinged Shower Doors
- Structured Low Voltage Wiring Panel
- 5" Gutters and 3x4" Downspouts
- Dedicated Hose Bib Shut Off Valve at Garage
- Borate Treatment Installed at Framing for Wood Preservation

Energy Efficiency

- Insulated Foundation System at Conditioned Locations
- R-15 Batt Insulation (Conditioned Exterior Walls), R-38 Blown Insulation (Conditioned Attic Space)
- 14 SEER 2 Dual Zone Air Conditioning System
- Radiant Barrier Roof Sheathing

Energy Efficiency (cont'd)

- Dual Glazed w/ Low E Glass MI® Windows
- All Windows and Doors Sealed with Foam
- Jump Ducts to Balance Air Pressure
- Natural Gas, 93% AFUE Furnace
- Recessed Lighting with LED Bulbs
- Tankless Rinnai® Water Heater
- 50 AMP EV Outlet in Garage (Level 2)

Distinctive Exteriors

- Designer Selected Exterior Color Palettes and Elevations
- 8' Elegant Front Entry Door
- Broom Finish Concrete on Driveway, Entry Walk, Covered Porch and Patios
- Fescue Sodded Front, Side and Rear Yards
- Decorative Front Yard Landscaping Package
- (2) Garden Hose Connections
- (2) Waterproof GFI Duplex Outlets
- Vinyl Soffits and Porch Ceilings
- Sprayer and Drip Irrigation System with Wi-Fi Controller
- Designer Exterior Light Fixtures

Decorative Interiors

- Dramatic Two-Story Foyer and/or Great Room (per plan)
- Spacious 9'+ Ceilings on First/Second Story
- Tray Ceiling at Primary Bedroom (per plan)

Decorative Interiors (cont'd)

- Drop Zones at Garage Entry (per plan)
- Designer Exterior Door Hardware
- Lever Interior Door Hardware
- 2-Panel 8' Interior Doors
- Epoxy-Coated Ventilated Closet and Pantry Shelves
- Carpet in Bedrooms with 5.5 lb Carpet Pad
- Vinyl Plank Flooring in Foyer, Kitchen, Dining Room, Powder (per plan) and Great Room
- Tile Flooring, Lower Cabinets with Granite Countertop and Wire Shelving in Laundry Room (per plan)
- White Rocker Electrical Switches
- 5 1/4" Designer Baseboards
- Smooth Finish Drywall, Flat Finish Paint on Ceiling and Walls, Semi-Gloss Paint on Trim

Contemporary Kitchens

- Whirlpool® Stainless Steel Appliance Package: Gas Cooktop, Hood Vent, Dishwasher, Wall Microwave/Oven Combo
- 1/2 HP Garbage Disposal
- Single Handle Faucet with Integral Sprayer
- 42" Recessed Panel Maple Veneer Cabinets with Crown Molding, including Roll Out Trash and Soft Close/Dovetail Drawers
- Granite Countertops with Eased Edge and 4" Backsplash

Contemporary Kitchens (cont'd)

- Stainless Steel Single Bowl Undermount Sink
- Recessed LED Lighting
- Water Supply at Refrigerator Bay

Indulgent Bathrooms

- Tile Shower with Clear Glass Door in Primary Bath
- Granite Dual Vanity with Undermount Sinks in Primary
- Comfort Height Commode in all Bathrooms
- Acrylic Tub with Tile Surround in Secondary Baths
- Granite Vanity with Undermount Sink in Secondary Baths
- Full-Width 42" High Vanity Mirrors
- Recessed Panel Maple Veneer Cabinets
- Plumbing Fixtures with Matching Bath Accessories in Chrome Finish
- Ceramic Tile Flooring in Bathrooms

SheaConnect™

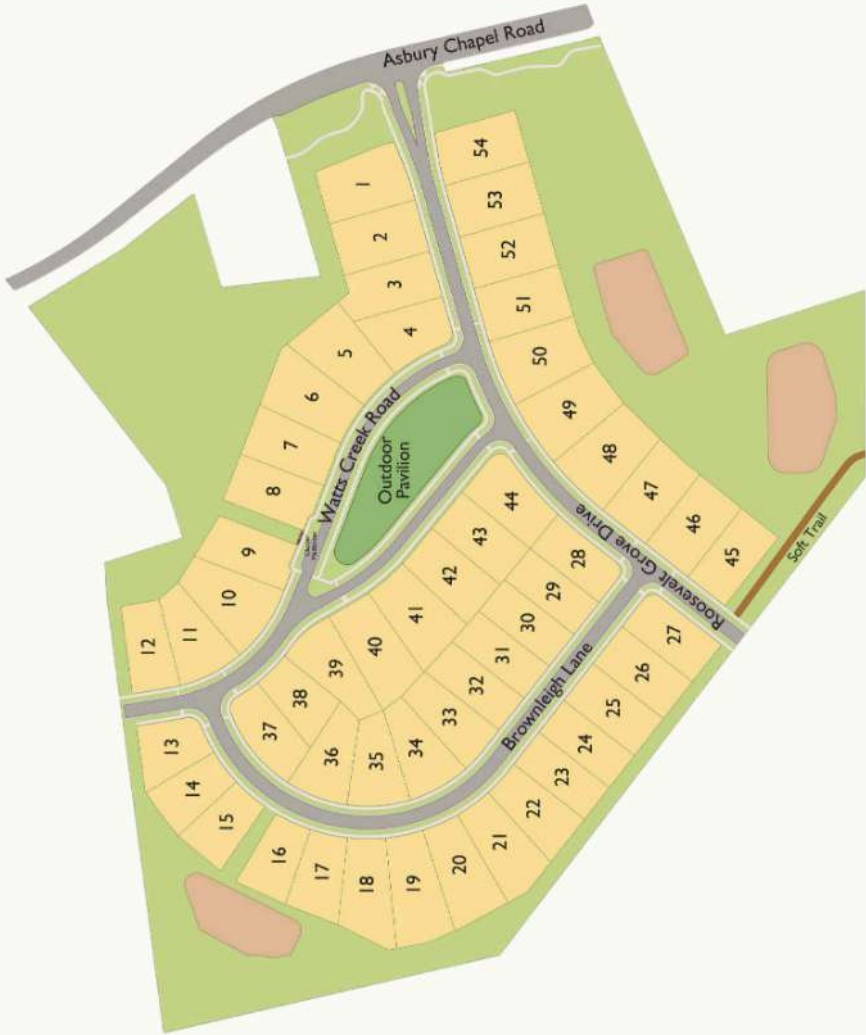
- Wi-Fi Router
- Voice-Controlled Smart Speaker with Video Display
- Hard-Wired Video Doorbell
- Garage Door Opener with Wi-Fi Connectivity and Safety Sensors (includes two remotes per door)
- Wi-Fi Thermostats
- SmartCode™ Entry Door Lock
- Smart Light Switch at Kitchen Recessed LEDs
- Smart Light Switch at Exterior Coach Lights
- CAT6 Wiring with (2) Included TV Locations



Shea
HOMES

Included Features

Community Map



Frequently Asked Questions

Q: How many homes are being built in this community?

A: There are 54 homes being built in Amara Chase.

Q: What kind of amenities will be offered?

A: Amara Chase offers walking trails and trail connections that link up to adjoining properties. We're currently developing amenity programming for the central outdoor pavilion space. This area may include covered picnic tables and benches but is subject to change as we work out the details.

Q: What are the property tax rates in Amara Chase?

A: Mecklenburg County and the Town of Huntersville collect, on average, 0.71% of a property's assessed fair market value as property tax. If you have questions about your assessment or your property value, contact the Tax Assessor's Office at 704-336-7600.

Q: Will there be a Homeowners Association?

A: Yes, there is a Homeowners Association. The monthly assessment at buildout is estimated to be \$100.00 with a one-time capital contribution of \$1,200 due at closing. This is subject to change.

Q: What is the school system for this community?

A: Currently, the Charlotte-Mecklenburg public schools zoned for Amara Chase are Blythe Elementary, JM Alexander Middle and North Mecklenburg High School. There are also several private and charter schools in the area. Please keep in mind that zoning can change at any time and we encourage you to do your research.

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