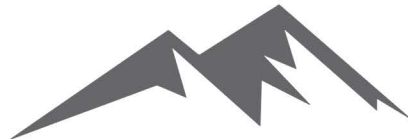
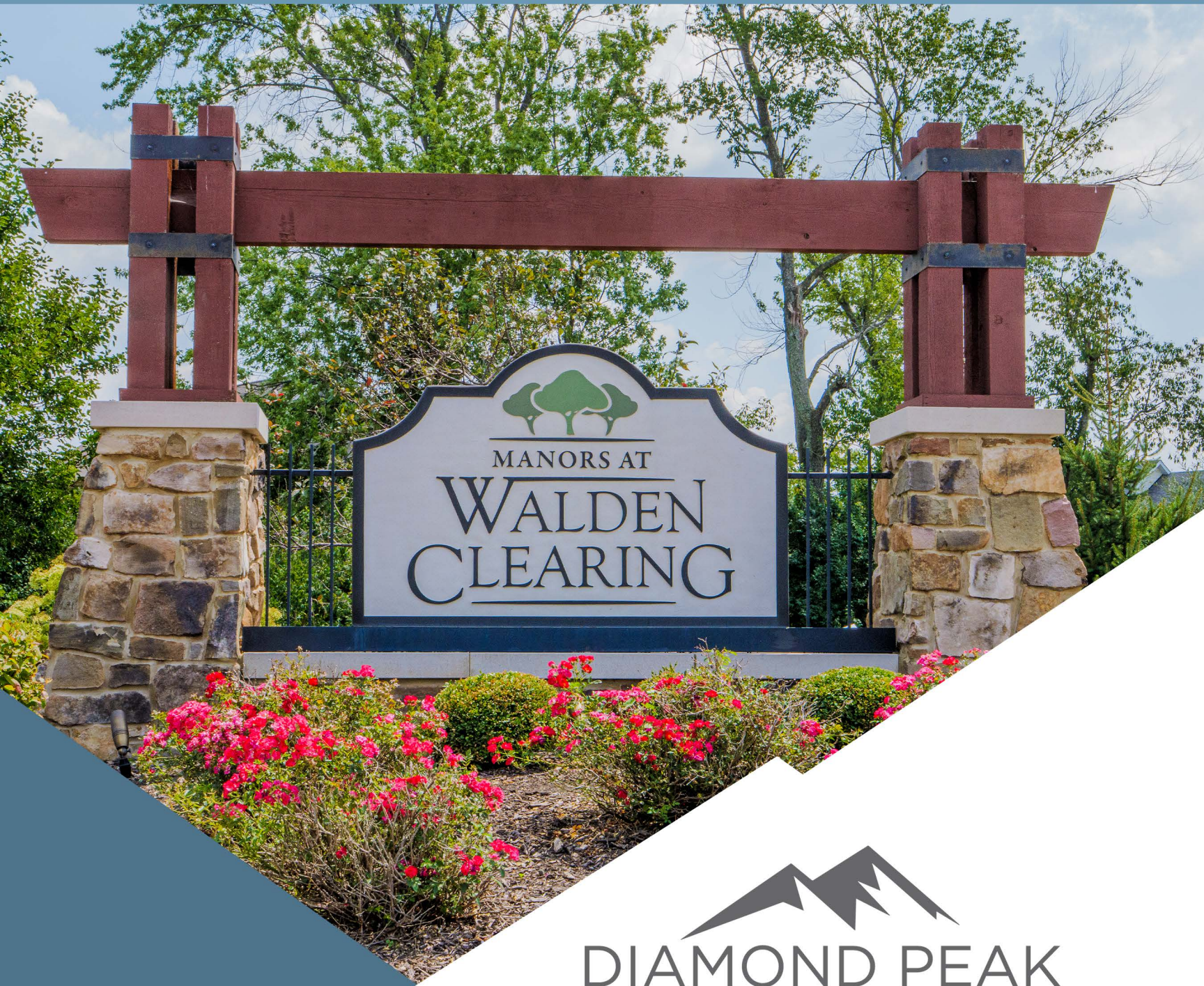




MANORS AT
**WALDEN
CLEARING**

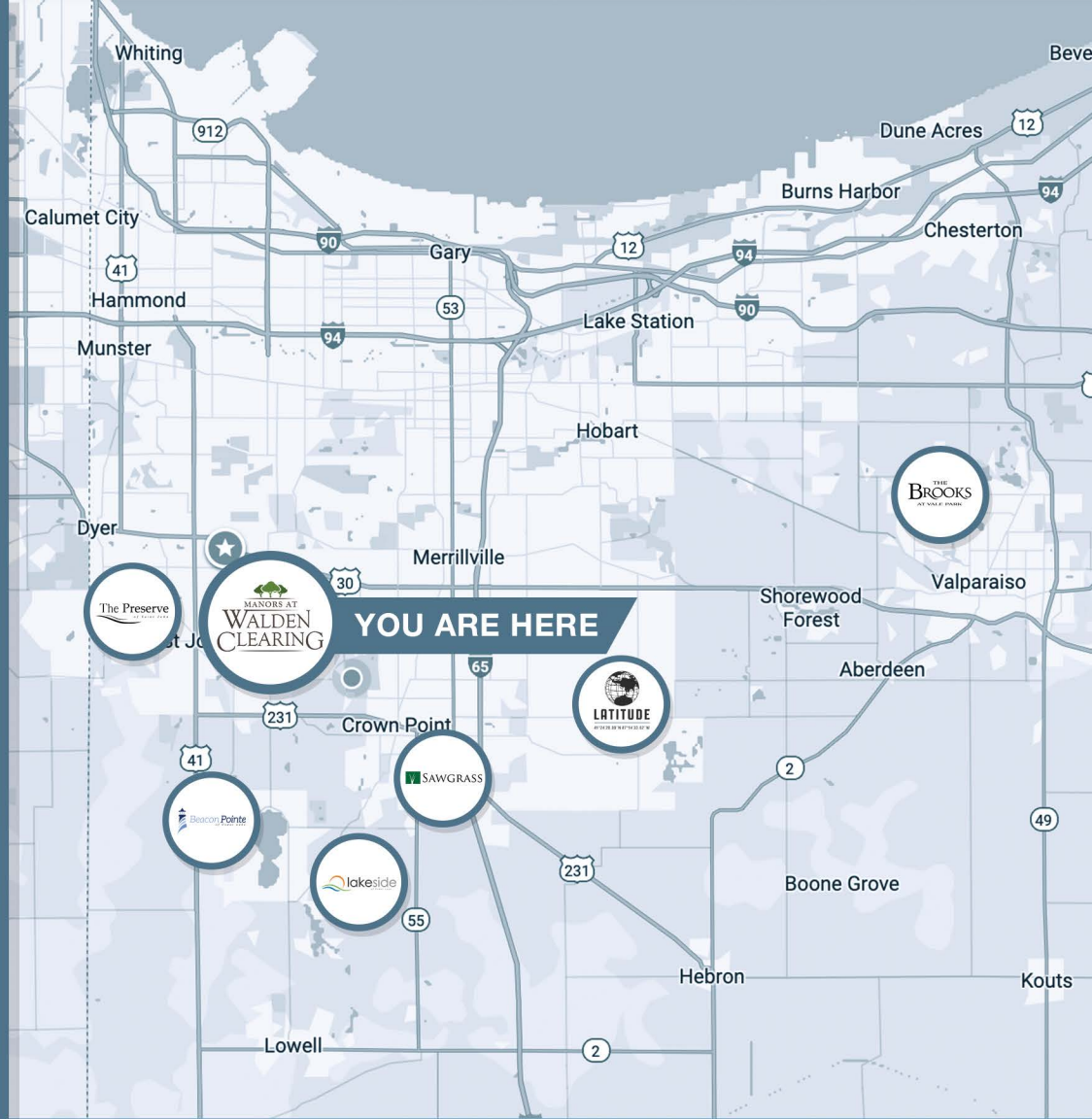
Community Brochure



DIAMOND PEAK
— H O M E S —

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3. Lot Map
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5. Path to Construction
6. Standard Features



OUR COMMUNITIES



The Preserve
St. John



Sawgrass
Crown Point



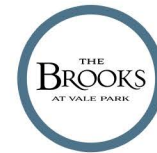
Walden Clearing
St. John



Latitude
Winfield



Beacon Pointe
Cedar Lake



The Brooks
Valparaiso



Lakeside
Cedar Lake



@diamondpeakhomes



Building with Diamond Peak in Walden Clearing

Walden Clearing in St. John, Indiana, provides an idyllic blend of tranquil, secluded living and the convenience of nearby urban amenities. Residents enjoy spacious lots perfect for well-appointed homes, all within the esteemed Lake Central School System. The community fosters an active lifestyle with walking paths and a park, while its strategic location offers effortless access to a wealth of shopping and dining options. Furthermore, major thoroughfares like I-90, I-394, Route 30, Route 41, and I-65 are just moments away, ensuring seamless connectivity to the greater region.





 **Avgo Restaurant**
(2.1 Miles)

 **Grit Fitness**
(2.7 Miles)

 **Target**
(2.8 Miles)

 **Strack & Van Til Grocery**
(2.8 Miles)

 **Lake Central High School**
(3.3 Miles)

 **Crown Point Square**
(6.1 Miles)



Convenience



Dining



Shopping 2

WALDEN CLEARING LOT MAP



LOT AVAILABILITY

Lot #	Sq. Footage
65	18,000
82	16,461
88	16,518
89	15,029



TOUR OUR MODEL HOMES WITH NO AGENT REQUIRED

OPEN 7AM - 9PM, 7 DAYS A WEEK



CEDAR LAKE

13432 Lakeside BLVD



VALPARAISO

1954 Forest Ridge Dr



CROWN POINT

338 Sawgrass Dr



FIND A
MODEL



SCAN
THE CODE



ENJOY
YOUR TOUR

4



PATH TO CONSTRUCTION

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
Deposit Received						
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
First Selections Meeting						
29	30	31				

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
Finalization Meeting						
19	20	21	22	23	24	25
26	27	28	29	30	31	


JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
Dig Date						
23	24	25	26	27	28	29
30						


- 1 May 1st - Deposit Received
- 2 May 23rd - First Selections Meeting
- 3 June 14th - Finalization Meeting
- 4 July 18th - Dig Date


PRECONSTRUCTION TASKS

The typical preconstruction process takes approximately 80 days from deposit to the dig date as long as the tasks below are completed within the timelines listed.

1  • Schedule first selections meeting no more than 21 days from deposit

3  • The dig date is approximately 5 weeks from the finalization

2  • Schedule finalization meeting no more than 21 days after the first selections meeting to review the final plan
 • Issue all required documents to the municipality for permitting

4  • Diamond Peak Homes will not begin acquiring all necessary documents for permitting until finalization meeting

5

OUR STANDARD FEATURES

EXTERIOR

- 8' Basement Height
- 9' Main Floor with Flat Ceiling
- Poured Concrete Foundation Walls
- 2x6 Exterior Framing
- Certainteed Landmark Lifetime Architectural Shingles
- Tyvek House Wrap
- Cultured Stone Wainscoting on Front Elevation
- LP-Smart Side Exterior
- Aluminum Soffit and Gutters
- LP-Smart Side Fascia
- Cedar Ceiling in Porch
- Marvin Essential Windows
- Therma-Tru Front Door
- 8' Insulated Steel Garage Door with Windows
- Garage Door Opener with WiFi and Keyless Entry
- Non-insulated and Non-drywalled Garage
- 2 Frost Proof Hose Bibs
- Concrete Driveway, Service Walk, and Patio

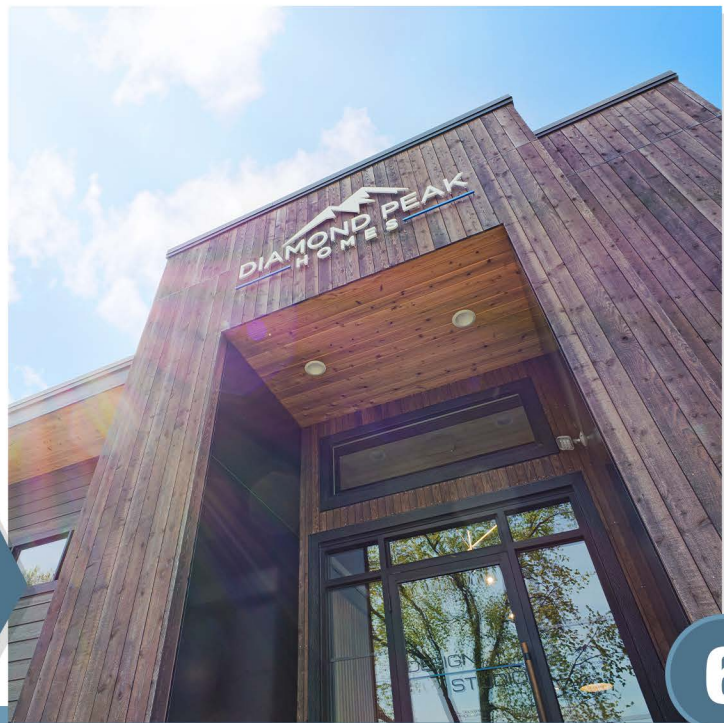
INTERIOR

- R-19 Batt Insulation on Exterior Walls
- R-38 Insulation Blown In Attic
- Smooth Drywalled Ceilings & Walls w/ Straight Edges
- Drywall Return Windows
- Walls & Ceiling Painted One Color
- Painted White Trim
- 4-1/4" Base Trim and 2-7/8" Case Trim on Doors
- Solid Core Interior Doors
- Luxury Vinyl Plank Flooring
- Porcelain Tile in Bathrooms and Laundry Room
- Shaw Cabana Life Carpet in Bedrooms, Closets, & living Room
- Carpeted Staircase with Drywall Knee Walls
- Medallion Silverline Cabinets
- Granite Countertops in Kitchen and Bathrooms
- Kichler Stamos Lighting Fixtures
- Oasis 5' Shower Stall in Master Bedroom
- Oasis 5' Tub/Shower in the Second Bathroom
- Kohler Bellera Plumbing Fixtures
- Kohler Single Bowl Stainless Steel Sink
- Double Oval Bowl in Master Bedroom
- Single Oval Bowl in the Second Bathroom

MECHANICALS, APPLIANCES, +EXTERIOR

- 92% Efficient Gas Furnace
- 14-Seer Air Conditioning Unit
- Tankless Water Heater
- Eco Bee Thermostat
- Nest Doorbell
- Whirlpool Appliance Package in Kitchen
- 12x12 Concrete Patio with Treated Steps
- Full Yard Sprinkler System
- Sod, Mulch, and Trees in Front Yard
- Seed Blanket in Back Yard

Visit Our Design Studio
1313 White Hawk Dr Crown Point IN





LEARN MORE ABOUT DIAMOND PEAK

 DIAMONDPEAKHOMES.COM  219.779.9464