

KENSINGTON ESTATES

ADA
Contractors,
LLC



Community Intro

Looking for a new home in an outstanding community? Kensington Estates offers families in the Slidell area a taste of the good life! Homes starting at \$199,500 with many customizable features and upgrades.

Centered around a beautiful lake, Kensington Estates offers walking trails, sidewalks, and a soon-to-be developed jogging trail to John Slidell Park while still maintaining close proximity to Gause Blvd., I-10, I-12 and I-59, shopping, schools, hospitals and restaurants!

Relax in your beautiful custom home while your children attend the top schools in the state. Enjoy nature while being close to everything you need!

Price: From the \$199,500's
Square Footage: 1,907 and up
Beds: 3-4
Baths: 2



CONTACT INFORMATION

Kensington Estates Sales:
(985) 641-1110

General Sales:
(985) 641-5700

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COMMUNITY OVERVIEW

Looking for a new home in an outstanding community? Kensington Estates offers families in the Slidell area a taste of the good life! Luxury homes with many customizable features and upgrades.

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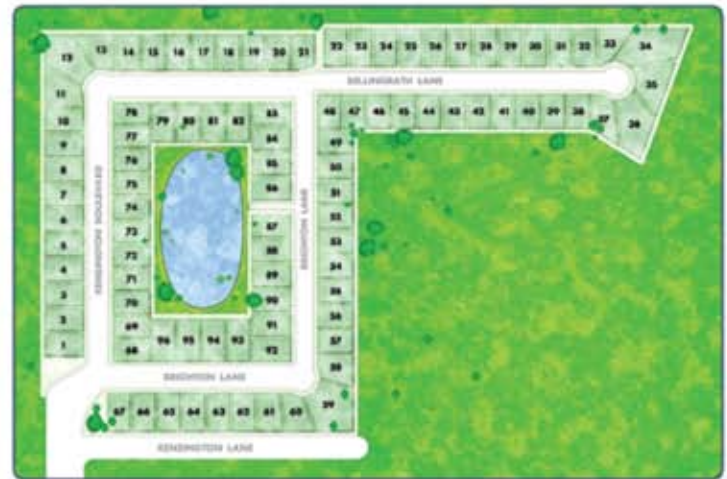
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Kensington Estates Highlights Include:

- Granite Countertops
- 2 Car Garage with Opener
- Wired for Cable / Security
- Large Storage Space
- Gas and Electric / Energy Efficient
- Access Time to I-10 is approximately 2 Minutes
- Access Time to Hospital is approximately 3 Minutes

School Districts:

- Elementary: Bonne Ecole (985) 643-5068
- Jr. High: Slidell (985) 641-5914
- High School: Slidell High (985) 643-2992



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Standard Home Features

- Built to 130mph hurricane resistant standards as per City of Slidell specifications and standards.
- Design center on site for ease of custom selections
- Elegant brick/stucco designs with 10'-12' ceilings
- Generous selection of custom decorative carpet, ceramic tile, wood flooring and kitchen countertops
- Hand-laid ceramic tile in kitchen, breakfast, baths and utility room
- Granite countertops
- Custom interior package, elegant door fixtures and lighting fixtures
- Crown molding in the master bedroom and family room
- Ceiling fans in the family room and master bedroom
- Large family room with fireplace
- Spacious kitchen with a breakfast bar convenient to the dining and family rooms
- Spacious master bedroom features 2 oversized walk-in closets
- Whirlpool tub and separate shower in the master bath
- Security system with motion detector
- Energy-efficient insulation, doors and windows
- 13 Seer A/C
- Low maintenance exteriors
- Covered rear patio on many plans
- Double car garage with remote door opener
- Fully sodded front & rear yard



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Artist Rendering. Features, specification, and prices are subject to change without notice. Square footage is approximate.

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THE ADA 5 STEP QUALITY ASSURANCE PROGRAM

Step 1: Pre-Construction Meeting

To ensure exact perfection and accuracy, you are scheduled for a meeting with a professional to answer any questions or concerns regarding the building process. Before construction ever begins you will know all the steps in completing your home, as well as a timeline.

Step 2: Pre-Drywall Frame Walk

Before insulation is installed, an ADA professional will guide you through the inner workings of your home allowing you to see the workmanship and intricate details of your future home. During this process you can address any questions or concerns that may arise while inspecting your home.

Step 3: Quality Assurance Inspection

Before Pre-Closing Orientation, ADA performs their own quality assurance tests to make sure that everything is above standards and meets the highest of living conditions. During this process, all final touch-ups and repairs are made to ensure safety and complete satisfaction.

Step 4: Pre-Closing Orientation

After completion of the home building process, an ADA representative will guide you through each room of your home informing you of all the quality features and benefits. During this time you will also learn the procedures and operations of the ADA construction process.

Step 5: 30-Day Follow Up

After 30 days, ADA offers a follow up check to ensure that your home is 100% satisfactory. You can address any questions or concerns you may have with the ADA representative about your home and its features.



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BUYING VS RENTING

Can you be a Home Owner? Realizing the American Dream

For most people, buying a home is one of the most important decisions of their lives. The decision is not usually an easy one. But, trends in home prices and mortgage rates, combined with the tax advantages of home ownership, make this an excellent time to turn the home of your dreams into a reality.

Buying vs. Renting

If you're thinking of buying a home, you've probably already asked yourself, "Can I afford to buy?" Another good question to ask is, "Can I afford to continue renting?"

Rental payments are gone, once you make them. But with each mortgage payment, you are "buying" something tangible, building up equity. The longer you own your own home, the larger your equity.

Also, a home is an investment that helps you keep up with inflation. Although not all homes appreciate at the same rate and some years are better than others, real estate has historically kept pace with and usually appreciated faster than the rate of inflation.

Keep in mind, too, that through the years, your income most likely will increase faster than any increase in your mortgage payment. Rent payments, on the other hand, tend to increase – right along with your paycheck.

Mortgage Rates

As a rule of thumb, a one point drop in mortgage rates means that half a million more families will qualify for affordable financing. Yours could be one of them!

Rates for conventional, 30-year fixed rate mortgages are now in a reasonable range. Increasingly popular alternate forms of financing may make your loan even more affordable. Your real estate broker can provide information on the types of mortgage plans available to you.

Homeowner Tax Advantages

When you're figuring out how much you can afford to commit to monthly mortgage payments, don't forget the tax advantages of home ownership.

Both property taxes and interest payments on a mortgage for an owner occupied home are currently tax-deductible. In the early years of a typical mortgage, all but a small percentage of each monthly payment is used to pay off the interest on the loan. This means that as a homeowner, your annual taxable income could be substantially reduced by deducting the payments you make on property taxes and yearly mortgage payments.

And, later on, should you decide to take advantage of the growing equity in your home by taking out a home equity loan, the interest on up to \$100,000 of home equity indebtedness is tax deductible.

Home Value Appreciation

Additional tax advantages relate to home value appreciation. When a home is sold for more than was paid originally, the gain is not taxable if another home is purchased for a price equal to or greater than the sale price of the home sold. And, if you're past age 55 when you sell your home, and do not purchase another home of equal or greater value, you can recognize a tax-free gain of up to \$120,000.

You Can Make Home Ownership a Reality

Take a good look at your personal financial situation in comparison to housing price trends and mortgage plans available in your community. You will probably discover that you are closer to home ownership than you realized. And that, in fact, this is the time you've been waiting for.

For professional assistance in purchasing your home, please contact ADA Homes directly at (985)641-1110 or (985) 641-5700

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