



# BERWICK

on

CEDAR RIDGE

## *Fine Living. REDEFINED.*

*Berwick on Cedar Ridge, one of Tulsa's premier master-planned communities, invites you to tour the new Berwick Fairways and Berwick Villas neighborhoods.*



Eastward view of Cedar Ridge Golf Course from Berwick Fairways.

Berwick on Cedar Ridge is located between 101st and 111th streets along the east side of south Mingo Road adjacent to the award-winning Cedar Ridge Country Club golf course. As one of the only new home developments abutting a private course in the Tulsa area, Berwick on Cedar Ridge finds itself in a truly unique position. Developed

by RLand Development Group, LLC, under the leadership of president Blake Hastings and vice president Jay Mitchell, the Berwick project consists of multiple neighborhoods grouped by architecture and price point. All areas are intimate and inviting with an overall design and appeal to enhance and maintain your new home investment.

While the Tulsa housing boom has cooled during the national recession, Tulsa on the whole has decided not to participate. This is reflected well in the continued popularity of the Berwick opportunity where owners continue to see rising values. Blake Hastings tells us, "Quality always rises with the cream. While other locations pulled back, we went forward to provide the best place possible to invest for both our customers and our company. Investing in Berwick may cost a bit more than other areas, but we've worked hard to reduce or eliminate the risk of loss."

The Berwick I and Berwick Greens neighborhoods that were featured in the 2007 Parade of Homes have substantially sold out. There are very few lots remaining in these select areas. The big news this year is the opening of Berwick Villas and Berwick Fairways.

Berwick Villas features patio homes exclusively from Harris Artisan Homes. The homes will range in size from 2,800 to 3,400 square feet. The newly branded Harris Artisan Homes is led by Steve Harris. Steve has been building quality custom homes in the Tulsa area for almost 25 years as PMC Homes and leads the builder group at Berwick.

The 18 garden villa homes will be feature-rich and built to suit the tastes of an affluent buyer seeking minimal exterior



maintenance yet surrounded by the benefits of Berwick. Living in Berwick Villas, you'll enjoy a serene and secure home perfect for empty-nesters and those with second homes elsewhere. Fifteen of the homes will be built along a private water feature, which will add the feeling of lakeside living to each patio home. Two of these homes are nearing completion now. So, the timing is perfect to make your lot selection.

The Harris Artisan model home is featured in this article and on the cover. It is located immediately on your right as you pass the gated entry of Berwick Villas.

The new neighborhood of Berwick Fairways is quite exciting. The area has been redesigned resulting in two areas totaling 160 lots. The first area, labeled Phase I on the plat map below, consisting of 80 lots, now supports a substantial water feature added between blocks 5 and 6. This waterway will include a man-made brook with constantly flowing water pumped from the main water body downstream. The greenbelt areas will be heavily landscaped creating a community park for the homeowners to enjoy. The southeast portion will include lush eastward views of the golf course.

Berwick Fairways Phase I includes 8 spacious golf course lots, some with water views as well. Phase II will add another 20 golf course lots. The water feature in

Phase I has 18 lots that touch and many more that will have open water views as the covenants allow for appropriate fencing material restrictions.

Jim Crosby with Planning Design Group is responsible for the new configuration. Cook & Associates Engineering

worked out the specific design details and Justin Jones with Jonesplan, Inc. handled all the fine grading and detailed land work to execute the plan.

Berwick Fairways will be separated from Berwick I by a well-landscaped greenbelt area with walking trail running

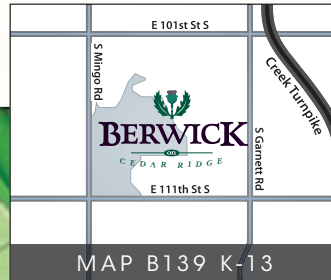




Interior view of Berwick Fairways gated entry under construction.



Berwick Fairways water feature



International Airport is a quick 20 minutes away and the NSU Broken Arrow campus is only seven miles east. The blossoming Regal Plaza retail shopping district, which includes the popular SpiritBank Event Center, is located one mile west at 104th and Memorial Drive.

The preferred builder group for Berwick Fairways includes: CastleRock Builders, Cobblestone Homes, Harris Artisan Homes and Mike Harrison Custom Homes. While lots can be purchased individually, attractive pricing programs are available for builders buying multiple lots.

For more information on lots or available homes, call 918-366-8888 or visit [BERWICKCR.COM](http://BERWICKCR.COM). Berwick is also featured on [NEWHOMEMAG.COM](http://NEWHOMEMAG.COM) where you can download this story or send to a friend or associate looking for a great place to live.

north and south between the two. The gated entry and exit will be monitored 24 hours a day, 7 days a week. A rendering of the gated entry is shown above.

Homes in Berwick Fairways will start around \$500,000 for interior homesites ranging upwards of \$2 Million for locations adjacent to the water or golf course. Construction is well underway on the first home in Berwick Fairways. Additional

projects are in the final planning phases. Homeowners in Berwick also enjoy specially priced social memberships to Cedar Ridge Country Club.

Berwick is uniquely situated in both the Union and Bixby school districts. The overall location is close to the new Southcrest and St. Francis medical facilities, shopping and highways connecting you to all of Tulsa. The Tulsa

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