

FAQ

What are The Villas at Vintage Falls?

The Villas at Vintage Falls provide low maintenance living at its finest. These single family attached zero lot line Villas are located in Southwest Columbia. The Villas are built of low maintenance exterior materials such as brick and stone. The yards are sodded and irrigated on all four sides. We have floor plans for both slab and walk-out Villas that range from 1400 to 4500 square feet. All our floor plans feature main floor master bedroom and bathroom, laundry room and kitchen.

What does single family attached, zero lot line Villa mean?

“Zero Lot Line” means you own the exterior of your house, as well as, the land underneath your house. However, the remaining land around the Villa is deeded to the Home Owners Association (HOA), of which you’re a member. This allows for the HOA to maintain the grounds of your villa.

Where is Vintage Falls located?

Vintage Falls is located in Southwest Columbia less than a mile from Hy-Vee, Wal-Mart Super Center, shopping, dining, hospitals, I-70, and more!

Why would I want to live at Vintage Falls?

Many people move to Vintage Falls because they no longer want to maintain a large property. Living at Vintage Falls provides you with a beautiful home with minimal upkeep. Vintage Falls is a wonderful community to call home and still have the freedom to vacation and travel.

Will I be able to customize my home?

Each home in Vintage Falls is unique! We are committed to high quality construction and finishes on both the outside and inside of your home. All the options in each Vintage Falls package are hand selected to make your home perfect for you!

Do I have to have a realtor to buy at Vintage Falls?

No, you do not have to have a realtor to buy a villa in Vintage Falls. Contact Erin Daugherty Burri, Exclusive Sellers Agent licensed and affiliated with ReMax Boone Realty, and she will be glad to help you through the process.

I have a realtor who is helping me look for a home, and I am interested in looking at Vintage Falls.

We understand the importance of real estate agents in helping buyers to find the right neighborhood and home! Please have your realtor contact Erin to set up your initial visit or appointment.

I am a realtor, and I have a client interested in Vintage Falls.

Great! We are excited to work with you. When you accompany your client to Vintage Falls know we are passionate about building exceptional homes and providing excellent communication and service throughout the process. Our team will help your client with

selecting the perfect floor plan, lot and interior finishes. Please contact Erin to make an appointment for you and your client. To be eligible for our real estate professional referral program you must accompany your client to their initial visit or meeting at Vintage Falls.

How much are Home Owners Association (HOA) dues, and who sets the dues amount?

HOA dues are approximately \$100 per month. The dues are set forth and voted on by the Home Owners Association Board of Directors.

What do the HOA dues cover?

The HOA dues cover yard maintenance such as lawn mowing, fertilizing and landscaping. In addition, irrigation water meters are paid and maintained by the HOA, which means you won't have to pay an irrigation water bill or maintain your irrigation system during long, hot Missouri summers! Yes, snow removal is included as well!

When are HOA dues collected?

You have two choices on how to pay your HOA dues. You can pay annually in January, or bi-annually in January and June. HOA collection is set by the HOA Board and is subject to change.

Is Vintage Falls a retirement community?

While many people who live in Vintage Falls are over 50, this is not a deed restricted retirement community. There is a mix of retired and non-retired people living at Vintage Falls.

Are Villas for sale, lease or rent?

All new Villas are for sale through Fairway Meadows.

Is there a model home?

Vintage Falls does not have a model home. However, Erin is happy to schedule tours of new construction and existing homes.

Can I visit Vintage Falls?

Yes, you may visit the Vintage Falls community and see how beautiful it is in person. However, if you are interested in touring a Villa, please contact Erin for scheduling. Vintage Falls is a growing community, and there could be construction hazards; therefore, please do not enter any of the construction sites.

I want to move to Vintage Falls, can I bring my pet?

Pets are welcome at Vintage Falls. However, the HOA restricts the use of above ground fences and outside pet homes.