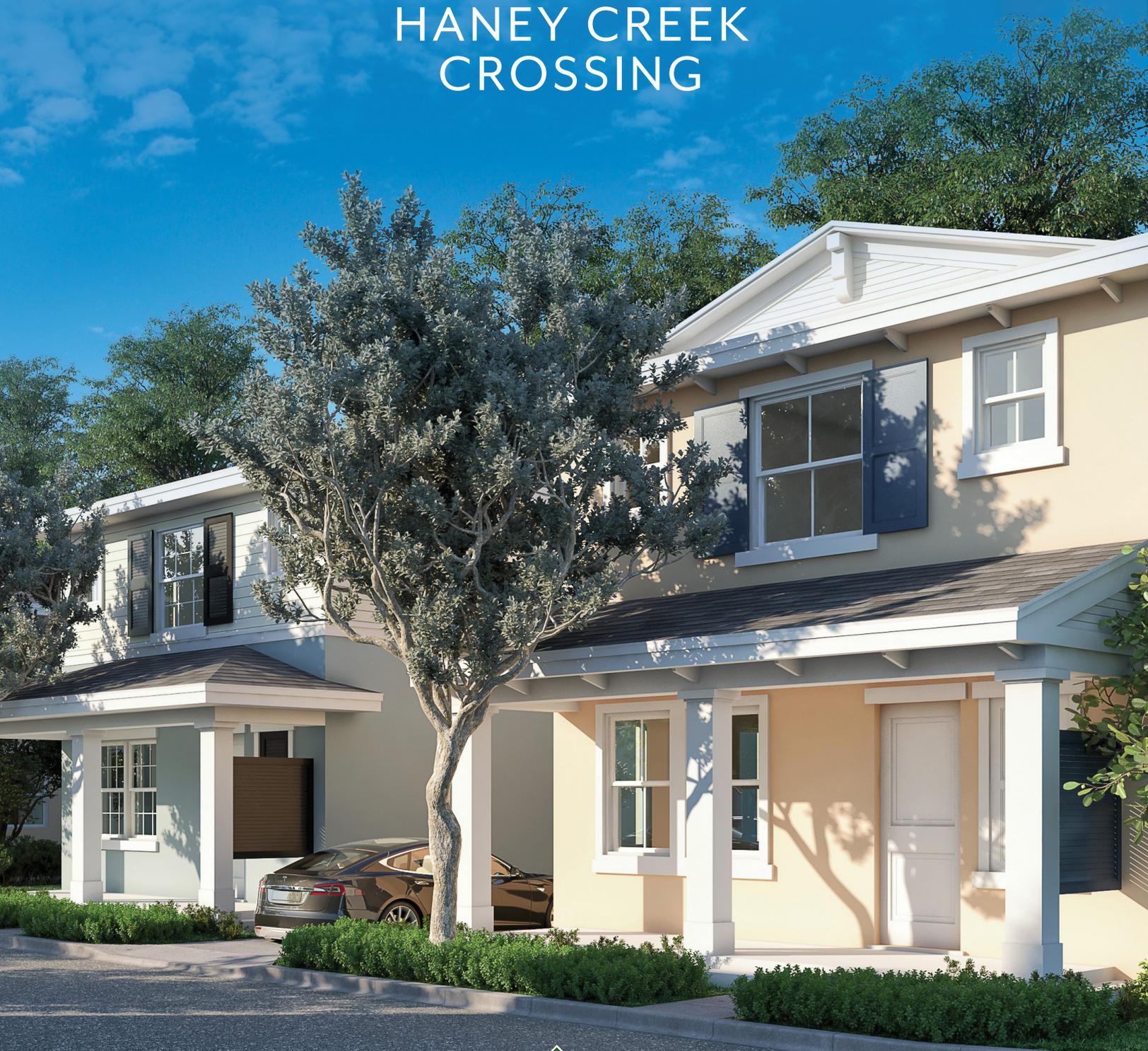




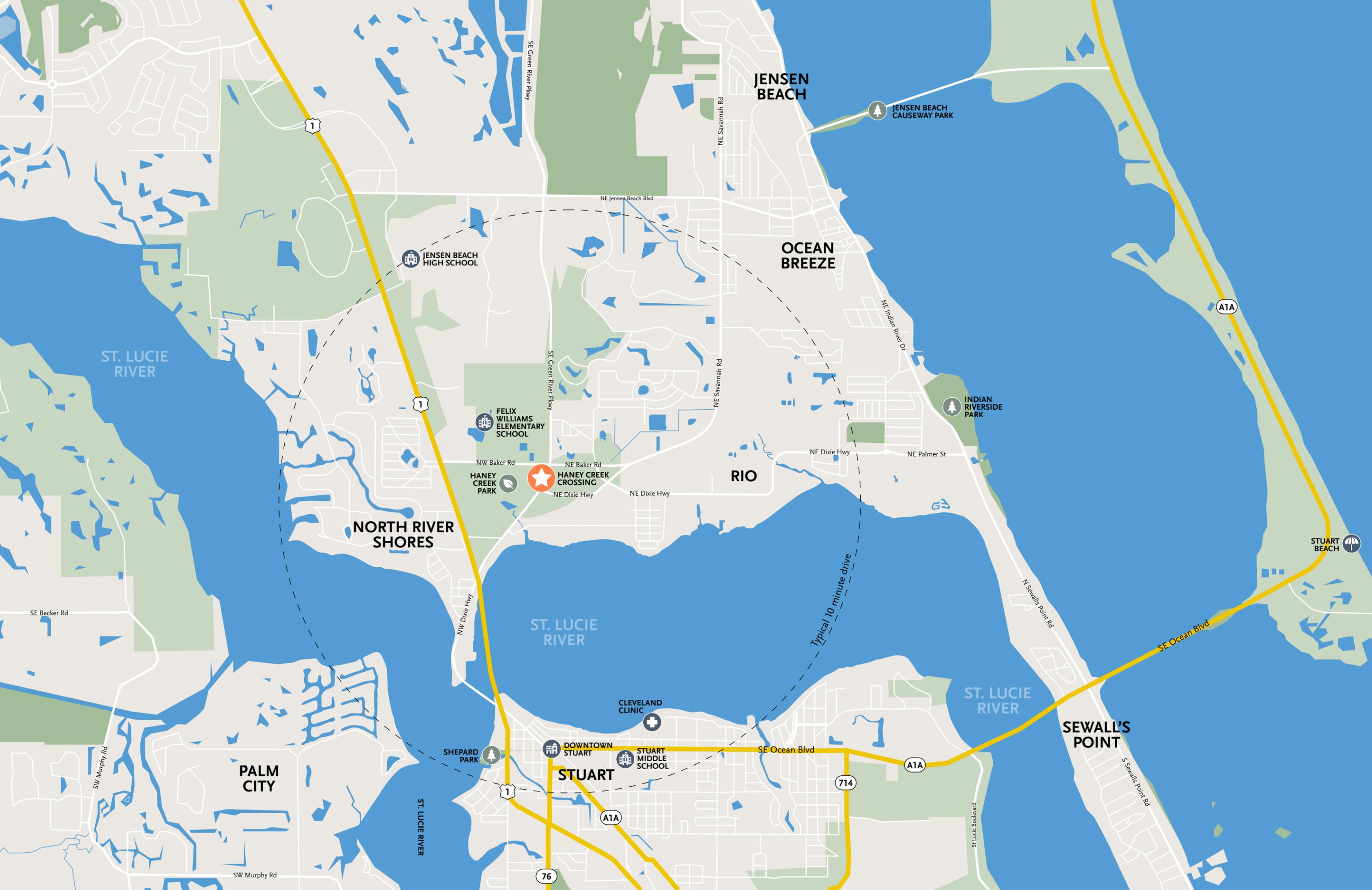
HANEY CREEK CROSSING



New Urban  Communities

www.newurbancommunities.com

772-444-2985



JENSEN BEACH

JENSEN BEACH CAUSEWAY PARK

OCEAN BREEZE

INDIAN RIVERSIDE PARK

RIO

JENSEN BEACH HIGH SCHOOL

FELIX WILLIAMS ELEMENTARY SCHOOL

HANEY CREEK PARK

HANEY CREEK CROSSING

NORTH RIVER SHORES

ST. LUCIE RIVER

ST. LUCIE RIVER

ST. LUCIE RIVER

PALM CITY

STUART BEACH

CLEVELAND CLINIC

DOWNTOWN STUART

STUART MIDDLE SCHOOL

SEWALL'S POINT

1

1

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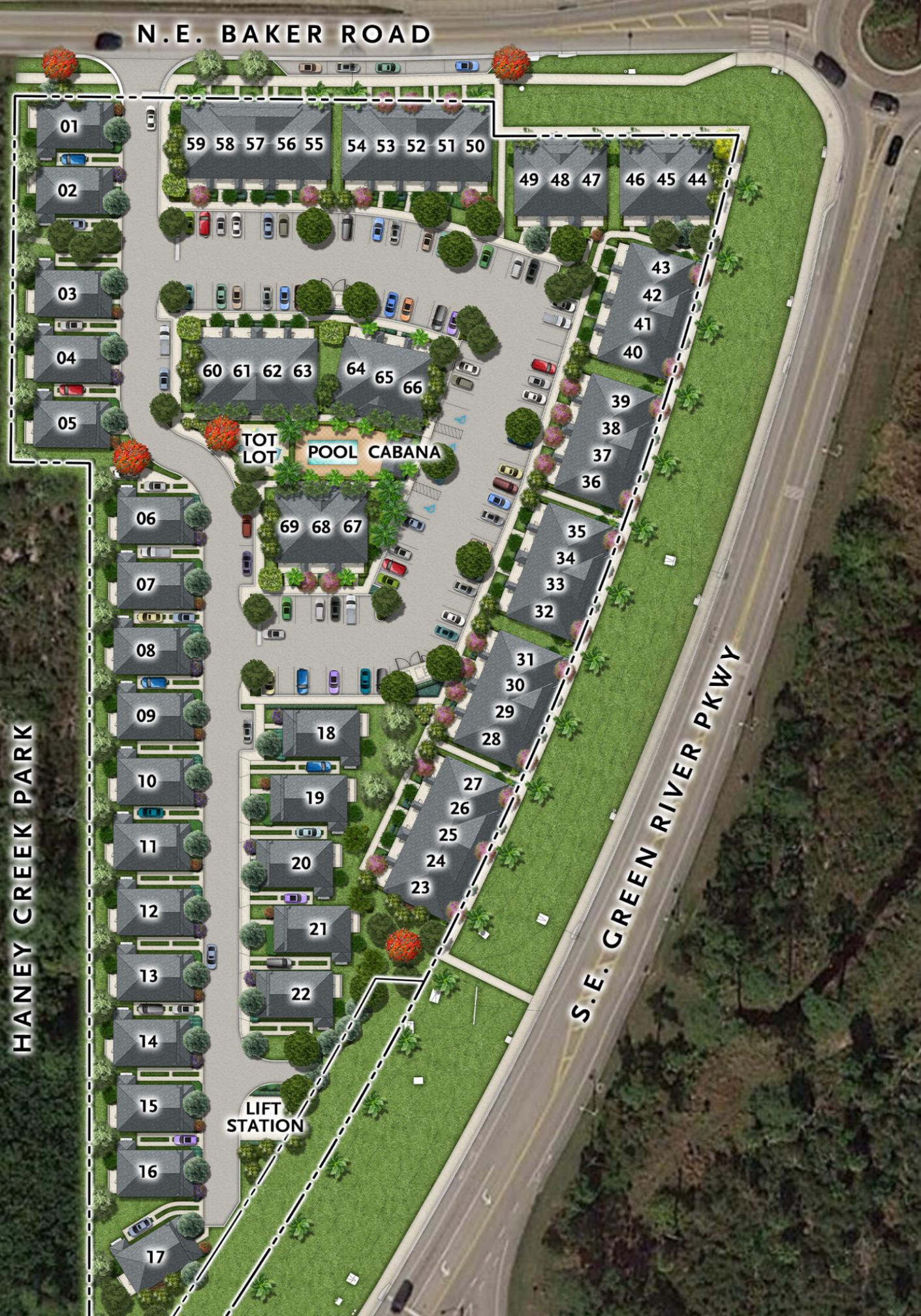
714

1

A1A

76

Typical 10 minute drive



Haney Creek Crossing

Haney Creek Crossing is developed and leased by New Urban Communities, the developer of Azul Apartments in downtown Stuart, and many other residential communities throughout Broward and Palm Beach Counties. With 22 single family homes and 47 townhomes, Haney Creek Crossing offers a great alternative to standard apartment living, with private yards and space to spread out. Haney Creek Crossing is a great place to start a family, with an on-site pool and cabana and tot lot, some of Martin County's best schools, convenient shopping and direct access to the Haney Creek Trail Nature Preserve.

The Site Plan is for illustrative and conceptual purposes only and is subject to change without notice. Building locations, roadways, amenities, dimensions and landscaping may change as construction progresses. Therefore, the Site Plan is subject to change without notice. The Site Plan is not necessarily to scale and is not a representation of final construction. Landscape depicted is not to scale and may vary as to type, maturity, location and number.

Features

Community features:

- Pet friendly
- Heated pool, cabana and tot lot
- Adjacent to the Haney Creek Park natural area
- Sidewalks throughout the community

Interior features:

- Spacious units with open floor plans, high ceilings and large windows
- Gourmet kitchen with island, full pantry, elegant fixtures, stainless steel appliances and solid surface countertops

Exterior features:

- Private back yards with patios and storage areas
- Covered front porches
- Lush landscaping with irrigation systems
- Professional landscape maintenance

Location:

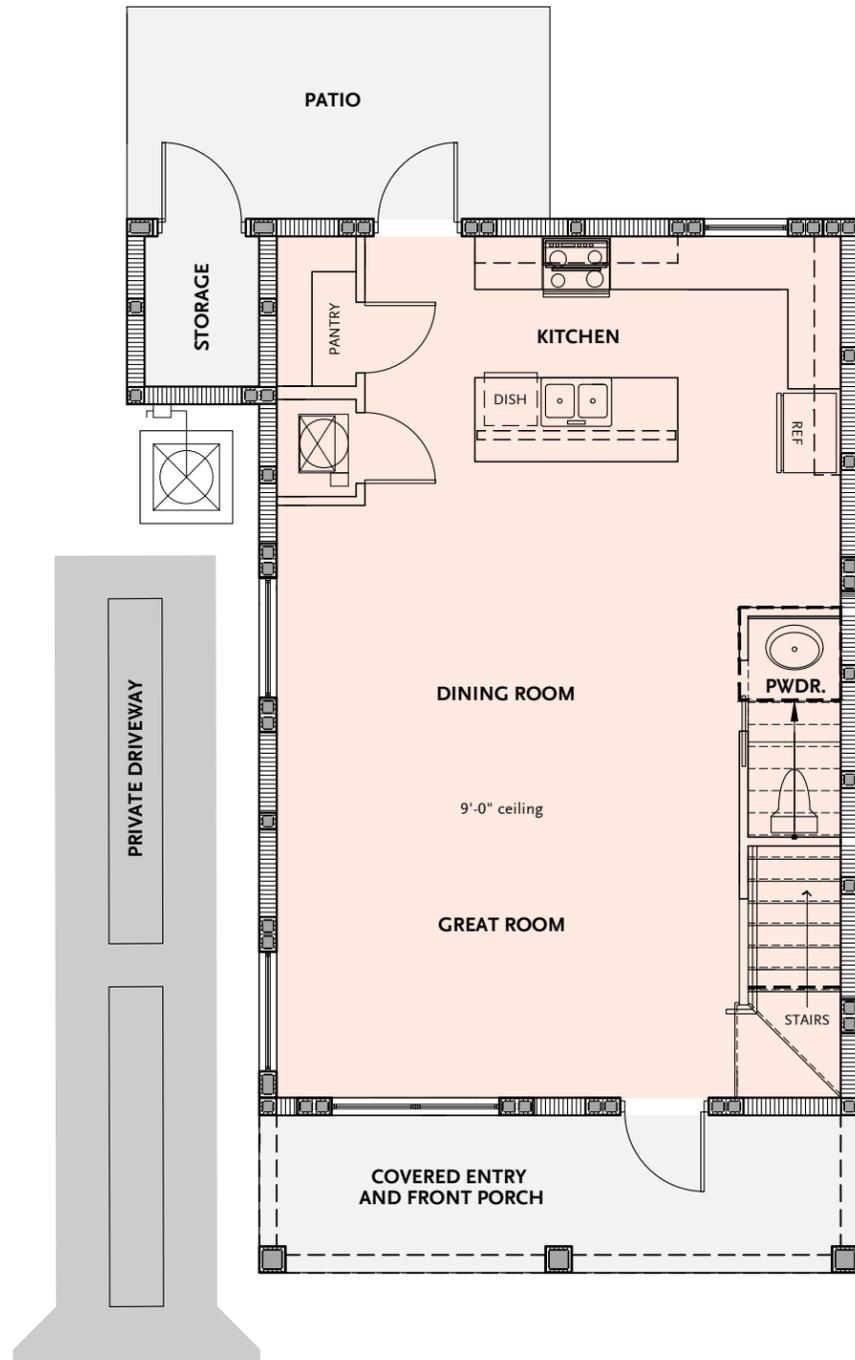
- Short 2 mile drive or bike ride to vibrant Downtown Stuart—stroll the Riverwalk, attend community events, enjoy great shopping and dining
- 1/3 mile to Felix Williams Elementary
- 2/3 mile to Publix
- 2 miles to Treasure Coast Square Mall
- Close to Cleveland Clinic, Martin County Courthouse, and the Stuart City Hall
- Catch the tram around downtown Stuart
- Commute to I-95 in just 15 minutes and Florida's Turnpike in just 10 minutes
- Short drive to Palm Beach and St. Lucie Counties



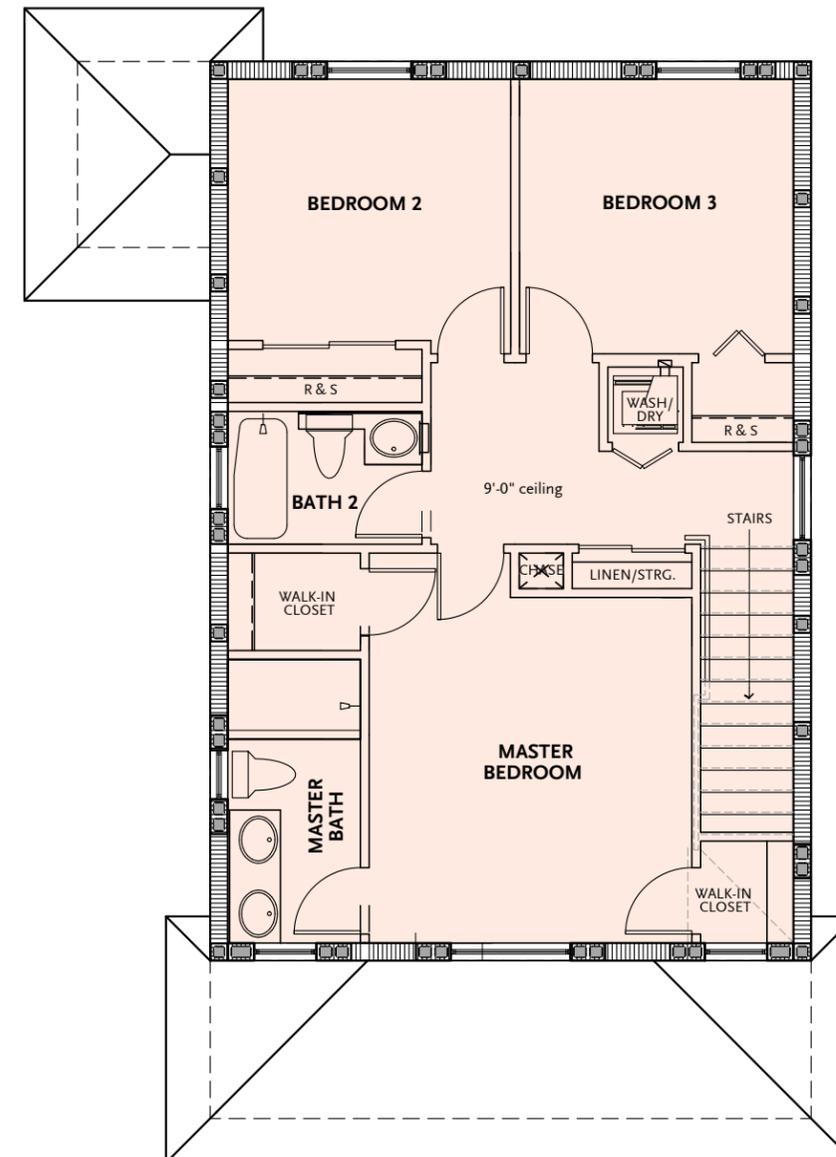
Single Family Cottages



FIRST FLOOR



SECOND FLOOR



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AREA CALCULATIONS

Air Conditioned Areas

First floor	767 SF
Second floor	707 SF
Total	1474 SF

Non Conditioned Areas

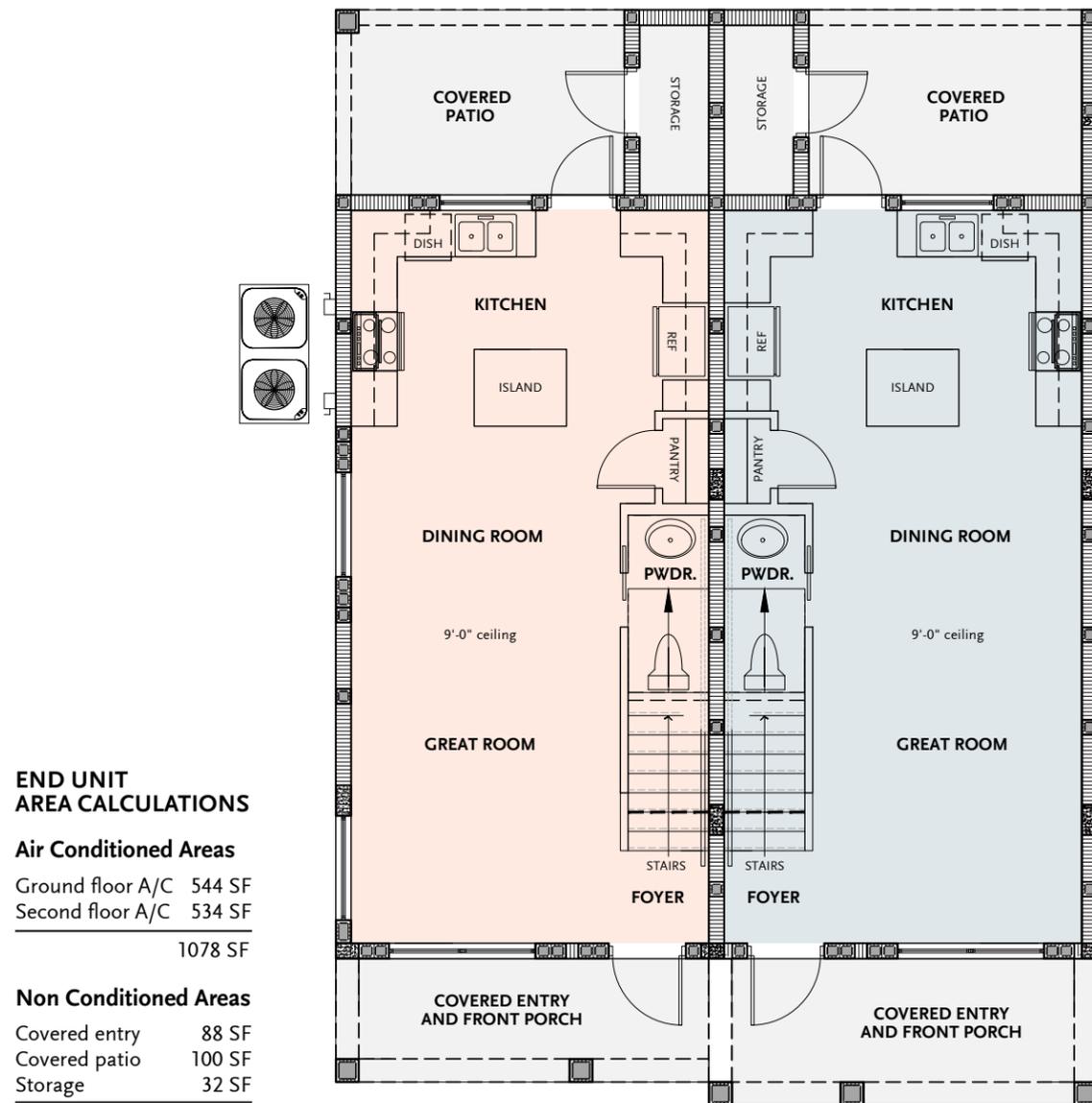
Storage	35 SF
Covered porch	136 SF
Patio	144 SF
Total	315 SF

Total	
Gross area	1789 SF

Townhomes



FIRST FLOOR



END UNIT AREA CALCULATIONS

Air Conditioned Areas

Ground floor A/C	544 SF
Second floor A/C	534 SF
Total	1078 SF

Non Conditioned Areas

Covered entry	88 SF
Covered patio	100 SF
Storage	32 SF
Total	220 SF

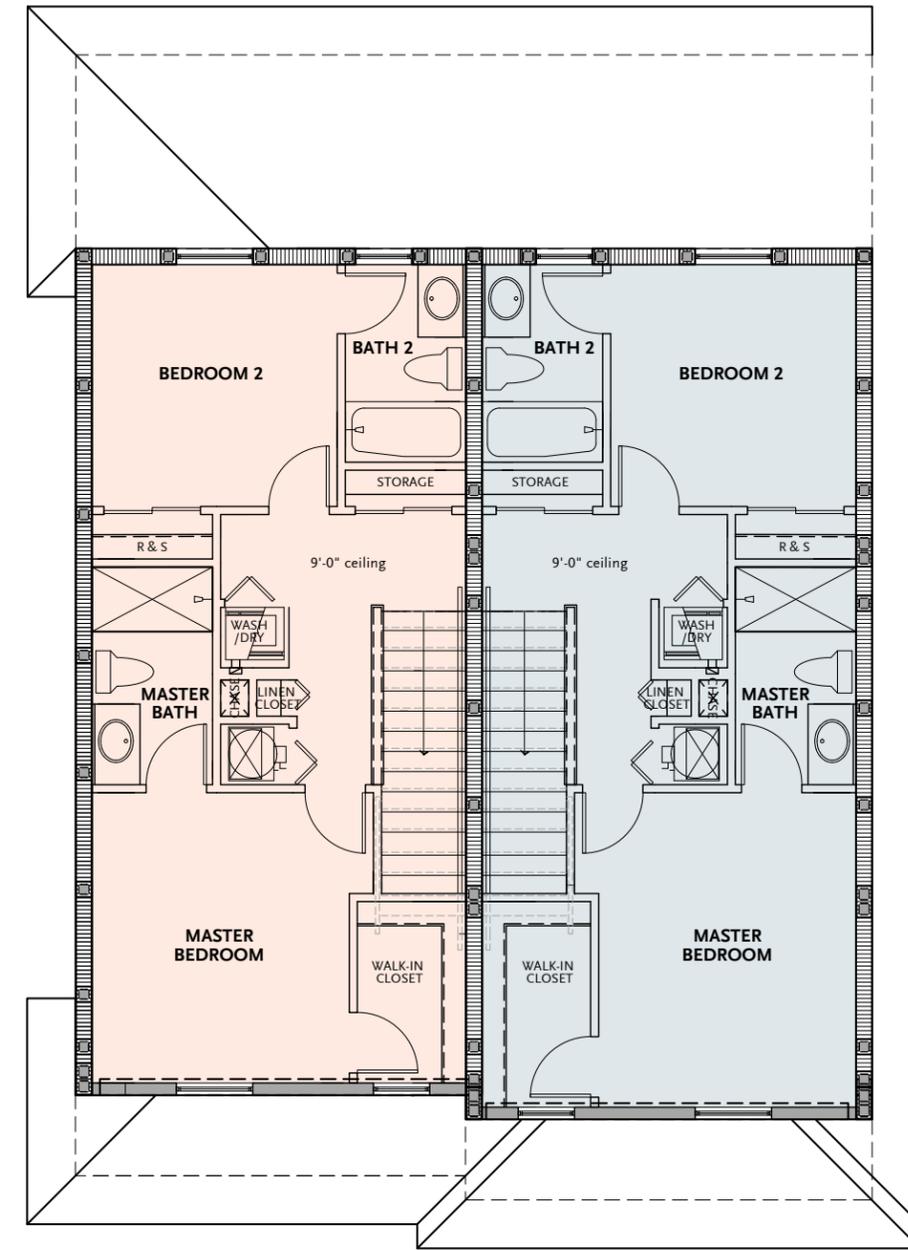
Total

Gross area	1298 SF
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END UNIT

INTERIOR UNIT

SECOND FLOOR



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INTERIOR UNIT AREA CALCULATIONS

Air Conditioned Areas

Ground floor A/C	533 SF
Second floor A/C	538 SF
Total	1072 SF

Non Conditioned Areas

Covered entry	104 SF
Covered patio	97 SF
Storage	32 SF
Total	234 SF

Total

Gross area	1305 SF
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END UNIT

INTERIOR UNIT

Spread out. Close to downtown, closer to nature.

Haney Creek Crossing is an exciting new residential development in the City of Stuart, Martin County's employment cultural, entertainment, shopping, dining and recreational hub. Close to all downtown Stuart has to offer – the Riverwalk, Live music, great restaurants, the marina and the Green Market, Haney Creek Crossing is even closer to nature, directly adjacent to Haney Creek Park Nature Preserve, with miles of trails winding through a beautiful nature preserve.

Haney Creek Crossing provides a unique opportunity to rent a single family home or townhome in a charming, thoughtfully planned community. Haney Creek Crossing is also convenient for commuting, located about a 15 minute drive to I-95 and a 10 minute Drive to Florida's Turnpike. The Martin County Courthouse and Martin Memorial Hospital are both less than ten minutes away, a quick and easy commute via US 1 or Dixie Highway. Haney Creek Crossing offers a convenient small town lifestyle—it's your chance to spread out and start out without breaking the bank.

About New Urban

New Urban Communities was founded in 1998 with an emphasis on community and architectural design. New Urban specializes in urban infill and redevelopment. New Urban has designed, entitled, and developed a diverse portfolio of quality properties across South Florida with the goal of creating timeless, sustainable communities.

New Urban  Communities

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