Each office is independently owned and operated.

LEGACY REALTY

Oxford, Mississippi
Oxford Farms, the master planned mixed-use community off South Lamar, welcomes Oxford’s newest townhome development, featuring 106 meticulously laid-out units. The amenities accompanying your ownership at The Mill include a resort-style pool with an attractive garden terrace, a lake, and lush landscaping throughout. As convenience becomes more and more important, The Mill offers easy and quick access to all of Oxford’s major attractions. Approximately 1.7 miles to the square and 1.9 miles from campus, respectively, The Mill offers what you need, when you need it. With shopping, and restaurants nearby, The Mill offers a superb location with just the right dose of solitude.

These roomy townhomes range in size from approximately 1,700 to 2,000 square feet. Every floor plan features a Master Suite downstairs. The remaining two bedrooms, each with their own full bathroom, are located on the second level. Each townhome boasts granite countertops, stainless steel appliances, and beautiful hardwood floors. Use the upstairs loft as an extra lounge area or head outside and breathe the fresh Oxford air on your back patio partitioned with brick for added privacy. Take a walk around the scrupulously landscaped grounds and enjoy the sights of the sparkling pool, the water from the fountain dancing on the lake, or sit and enjoy your favorite beverage or dive into that next novel while enjoying the natural sights and sounds of the garden terrace.

Looking For More?

The pool and amenity area will include an outdoor kitchen and covered patio that can be reserved for special events, and an adjacent garden terrace with fountains and arbor swings will provide a park-like space for all residents to enjoy.

As the mixed-use development of Oxford Farms progresses, the amenities become more abundant. Enjoy access to the proposed mile long walking path and Village Center where restaurants and other retail services are expected to arrive.

We encourage you to meet with our realtor, Mark Cleary of RE/MAX Legacy Realty, and learn more about our exciting new townhome development, The Mill.

Information deemed reliable but not guaranteed and subject to change without notice.
MASTER PLAN RENDERING

Artist's Conceptual Rendering – See Legal Disclaimer on page 13.
POOL & AMENITY AREA

Artist's Conceptual Rendering – See Legal Disclaimer on page 13.
TOWNHOUSE RENDERING - FRONT FACADE
TOWNHOUSE FLOORPLAN - THE REBEL

First Level Floorplan
- Master Bedroom: 12'-6" x 13'
- Master Bath
- Family/Dining Room: 20' x 15'-6"
- Porch

Second Level Floorplan
- Bedroom #2: 14'-8" x 12'
- Bedroom #3: 10'-9" x 16'
- Linen Closet
- Bath #2
- Laundry Room

Area Calculations
- First Floor Heated: 469 sq ft
- Second Floor Heated: 750 sq ft
- Total Heated: 1,219 sq ft
- Covered Porches: 81 sq ft
- Gross Square Footage: 1,800 sq ft

Note: Square footages are noted from outside face of veneer.

First Floor Ceiling Ht: 9'-0"
Second Floor Ceiling Ht: 9'-0"

Artist’s Conceptual Rendering – See Legal Disclaimer on page 13.
TOWNHOUSE FLOORPLAN - THE COLONEL

FIRST LEVEL FLOORPLAN

SECOND LEVEL FLOORPLAN

AREA CALCULATIONS

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor Heated</td>
<td>1,429 sq ft</td>
</tr>
<tr>
<td>Second Floor Heated</td>
<td>774 sq ft</td>
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<tr>
<td>Total Heated</td>
<td>2,197 sq ft</td>
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<tr>
<td>Covered Porches</td>
<td>31 sq ft</td>
</tr>
<tr>
<td>Gross Square Footage</td>
<td>1,829 sq ft</td>
</tr>
</tbody>
</table>

NOTE: Square footages are noted from outside face of veneer.

First Floor Ceiling Hgt. 9'-0''
Second Floor Ceiling Hgt. 9'-0''

Artist's Conceptual Rendering – See Legal Disclaimer on page 13.
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Artist's Conceptual Rendering – See Legal Disclaimer on page 13.
LEGAL DISCLAIMER

All renderings, sketches, graphic materials, descriptions, plans, floor plans, specifications, dimensions, finishes, depictions, statements, features, amenities, existing or future views, and pictures in this packet are artistic conceptions only and are not final, and no guarantees or representations whatsoever are made regarding the same. All such artistic conceptions are based upon preliminary development plans, are not intended to be representative of the final construction product at The Mill or Oxford Farms, and are subject to withdrawal, revisions, and other changes, without notice to any potential purchaser or otherwise. Any such artistic conceptions should not be relied upon as representations, express or implied, of the final details of the proposed construction, development, or improvements. All plans, specifications, designs, and construction are subject to the Owner first obtaining the appropriate federal, state, and local permits and approvals. The Owner reserves the right, without notice to or approval by the potential purchaser, to make changes or substitutions of equal or better quality for any features, finishes, materials, or equipment to be included with or used for any unit. Photos may depict options and upgrades that are not representative of standard features and may not be available for all unit types, and any depictions of furniture, appliances, fixtures, counters, soffits, lighting, floor coverings and other matters of detail, including but not limited to items of finish and decoration, are conceptual only and are not necessarily included in your unit unless expressly indicated in your purchase agreement. Any stated square footages, dimensions and other measurements are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between dwellings and will vary from the dimensions of the dwelling that would be determined by using other methods of measurement. Measurements of rooms are generally taken at the farthest points of each given room, without regard for any cutouts, soffits or other variations. Accordingly, the area of the actual room may be smaller than the product obtained by multiplying the stated length and width.

No representations or warranties whatsoever are made regarding existing or future views of The Mill and/or of nearby areas that might be depicted by artist's conceptual renderings or otherwise described in this packet, including green spaces, amenities, and other existing or proposed buildings. The project is in a rapidly developing area and any view from any unit, or from any other portions of the property, may in the future be limited or eliminated by future development or by forces of nature. No representations or warranties are made as to whether or when any other projects or properties will be developed, or if developed, as to their nature, size, appearance or quality. The development of The Mill and Oxford Farms is expected to occur over an extended period of time and, as a result, the development plan may be modified from time to time to respond to varying market conditions and changes in circumstances. This packet is not intended to be an offer to sell, or solicitation to buy, a dwelling or unit within The Mill. This packet should not be relied on by any potential purchaser as a promise of the exact buildings, features, or amenities that will be constructed in The Mill. The potential purchaser should rely only on what is contained within its specific purchase agreement. This packet is an overview of The Mill and in no way should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.