

Channel Crossings

Homebuyer & agent kit Middleton, Idaho Review 01



AI townhome concept. Final architecture and materials require approval.

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Draft materials for homebuyers and real estate agents. Current counts, model names, areas, prices and availability remain unconfirmed.

Channel Crossings

Planned townhomes in Middleton, Idaho



AI concept visual. Subject to final design approval.

HOMES

[Confirm count]

HOME SIZES

[Confirm SF]

MODEL OPTIONS

2 & 3 stories

The community

Planned attached homes near the Boise River corridor. Proposed amenities include a clubhouse and fitness room, pool and spa, pickleball courts, walking trails and outdoor gathering areas. Final scope requires confirmation.

Location

22457 Middleton Road
Middleton, Idaho 83644
[Confirmed visitor entry]

Explore the community

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Channel Crossings

Middleton, Idaho [Approved pricing effective date]

HOME SIZE RANGE

[Confirm SF range]

CURRENT BASE PRICE RANGE

[Approved range]

Home count, model names, areas, current prices and availability require confirmation.

Building references and sales inputs

SOURCE CODE	LIVING SF	BASE PRICE	HOMES*	AVAILABLE
3.2	[Confirm]	[Confirm]	[Confirm]	[Confirm]
6.2	[Confirm]	[Confirm]	[Confirm]	[Confirm]
5.3	[Confirm]	[Confirm]	[Confirm]	[Confirm]
6.3	[Confirm]	[Confirm]	[Confirm]	[Confirm]
7.3	[Confirm]	[Confirm]	[Confirm]	[Confirm]

*117 homes in the proforma; 119 in architectural code notes. Codes identify buildings, not final sales models.

Purchase information

Lot premiums: [Current schedule]
Options: [Approved selections / prices]
HOA: [Dues, frequency and scope]
Taxes / assessments: [Confirm]

Sales process

Deposit: [Amount and refundability]
Incentives: [Terms and expiry]
Delivery: [Current schedule]
Showings: [Contact / process]

Explore the community

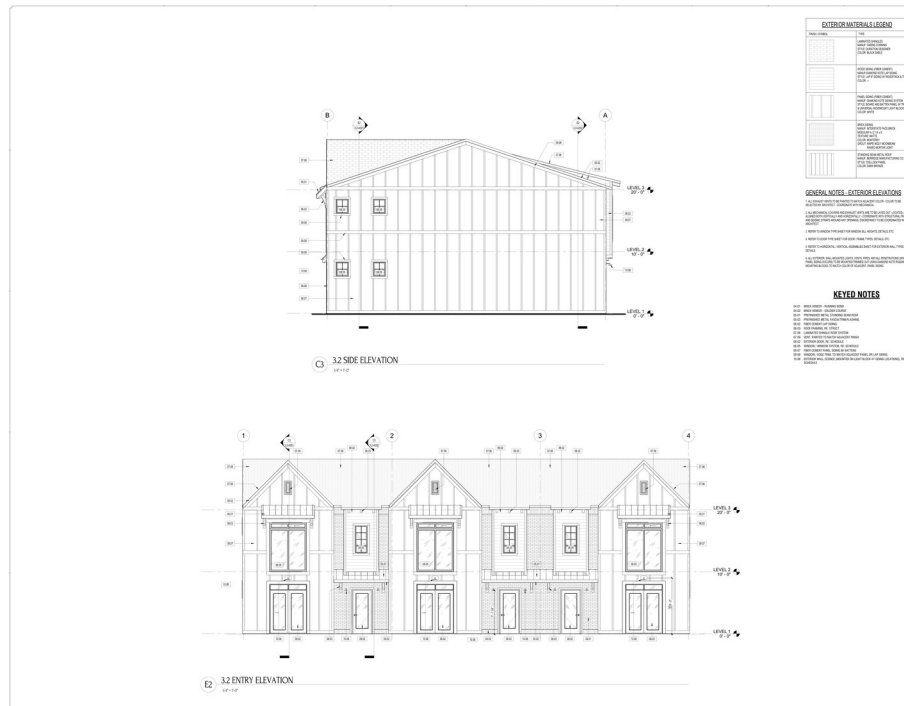
Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Configuration 3.2

Channel Crossings, Middleton, Idaho



Architectural elevation reference. Building layout, not a single offered home.

LIVING AREA / HOME

[Confirm SF]

BEDROOMS / BATHS

[Confirm]

BUILDING HEIGHT

Two stories

Configuration reference

Source code 3.2 identifies a 3-home, 2-story building arrangement. Individual home names, living areas, garages and included features require confirmation.

Plans & selections

Level 1: 3.2-A101
Level 2: 3.2-A102
[Approved finishes]

Explore home options

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Configuration 6.2

Channel Crossings, Middleton, Idaho



Architectural elevation reference. Building layout, not a single offered home.

LIVING AREA / HOME

[Confirm SF]

BEDROOMS / BATHS

[Confirm]

BUILDING HEIGHT

Two stories

Configuration reference

Source code 6.2 identifies a 6-home, 2-story building arrangement. Individual home names, living areas, garages and included features require confirmation.

Plans & selections

Level 1: 6.2-A101
Level 2: 6.2-A102
[Approved finishes]

Explore home options

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Configuration 5.3

Channel Crossings, Middleton, Idaho



Architectural elevation reference. Building layout, not a single offered home.

LIVING AREA / HOME

[Confirm SF]

BEDROOMS / BATHS

[Confirm]

BUILDING HEIGHT

Three stories

Configuration reference

Source code 5.3 identifies a 5-home, 3-story building arrangement. Individual home names, living areas, garages and included features require confirmation.

Plans & selections

Level 1: 5.3-A101
Level 2: 5.3-A102
Level 3: 5.3-A103
[Approved finishes]

Explore home options

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Configuration 6.3

Channel Crossings, Middleton, Idaho



Architectural elevation reference. Building layout, not a single offered home.

LIVING AREA / HOME

[Confirm SF]

BEDROOMS / BATHS

[Confirm]

BUILDING HEIGHT

Three stories

Configuration reference

Source code 6.3 identifies a 6-home, 3-story building arrangement. Individual home names, living areas, garages and included features require confirmation.

Plans & selections

Level 1: 6.3-A101
Level 2: 6.3-A102
Level 3: 6.3-A103
[Approved finishes]

Explore home options

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING

Configuration 7.3

Channel Crossings, Middleton, Idaho



Architectural elevation reference. Building layout, not a single offered home.

LIVING AREA / HOME

[Confirm SF]

BEDROOMS / BATHS

[Confirm]

BUILDING HEIGHT

Three stories

Configuration reference

Source code 7.3 identifies a 7-home, 3-story building arrangement. Individual home names, living areas, garages and included features require confirmation.

Plans & selections

Level 1: 7.3-A101
Level 2: 7.3-A102
Level 3: 7.3-A103
[Approved finishes]

Explore home options

Channel Crossings [Sales contact / phone / email]

[Approved Tekton community URL]

FINAL URL
PENDING



Channel Crossings 3.2-A101 Source drawing reference

Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.



Channel Crossings 3.2-A102 Source drawing reference

Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

6.2 / level 1

Channel Crossings 6.2-A101 Source drawing reference



Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
 Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

6.2 / level 2

Channel Crossings 6.2-A102 Source drawing reference

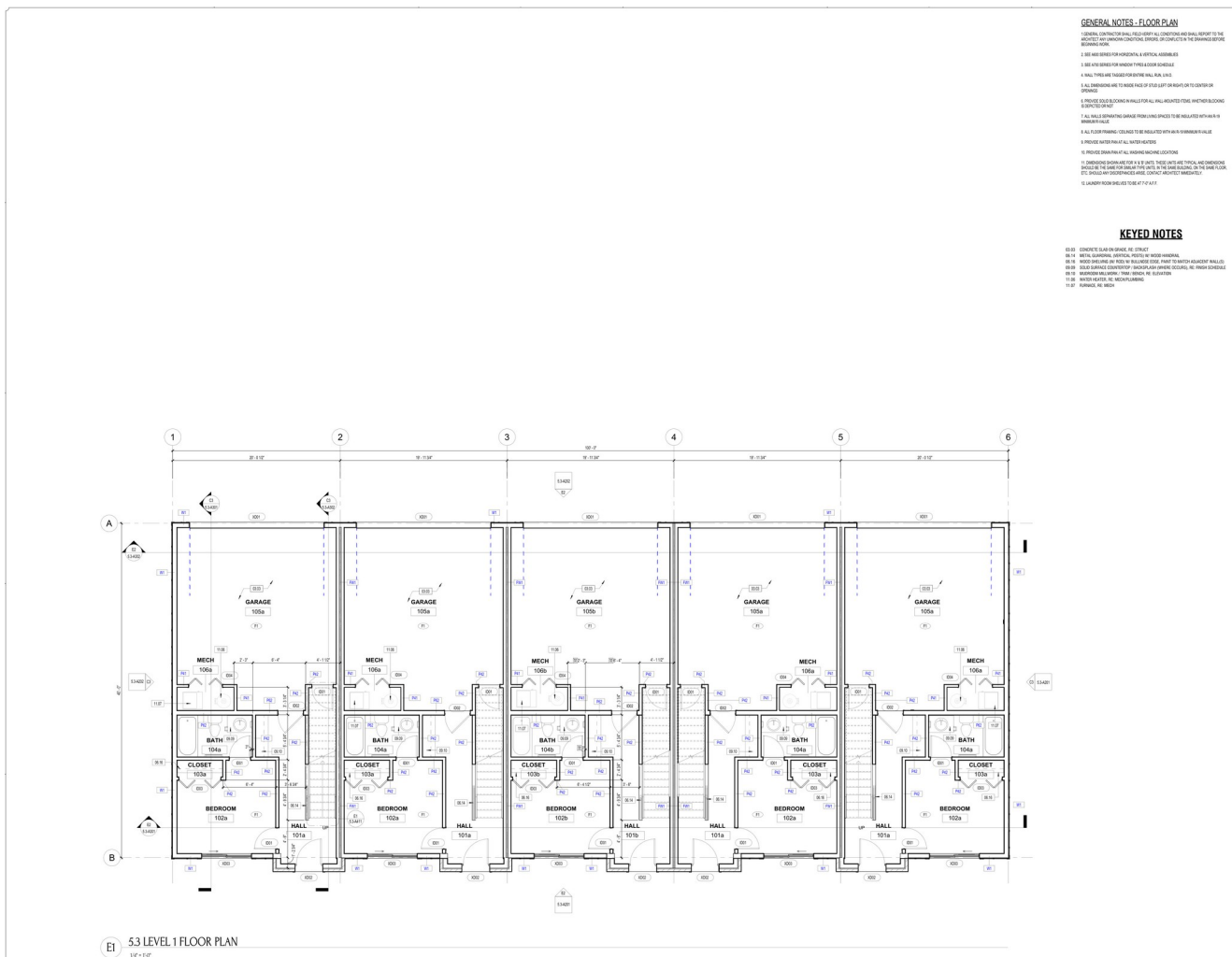


Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

5.3 / level 1

Channel Crossings 5.3-A101 Source drawing reference

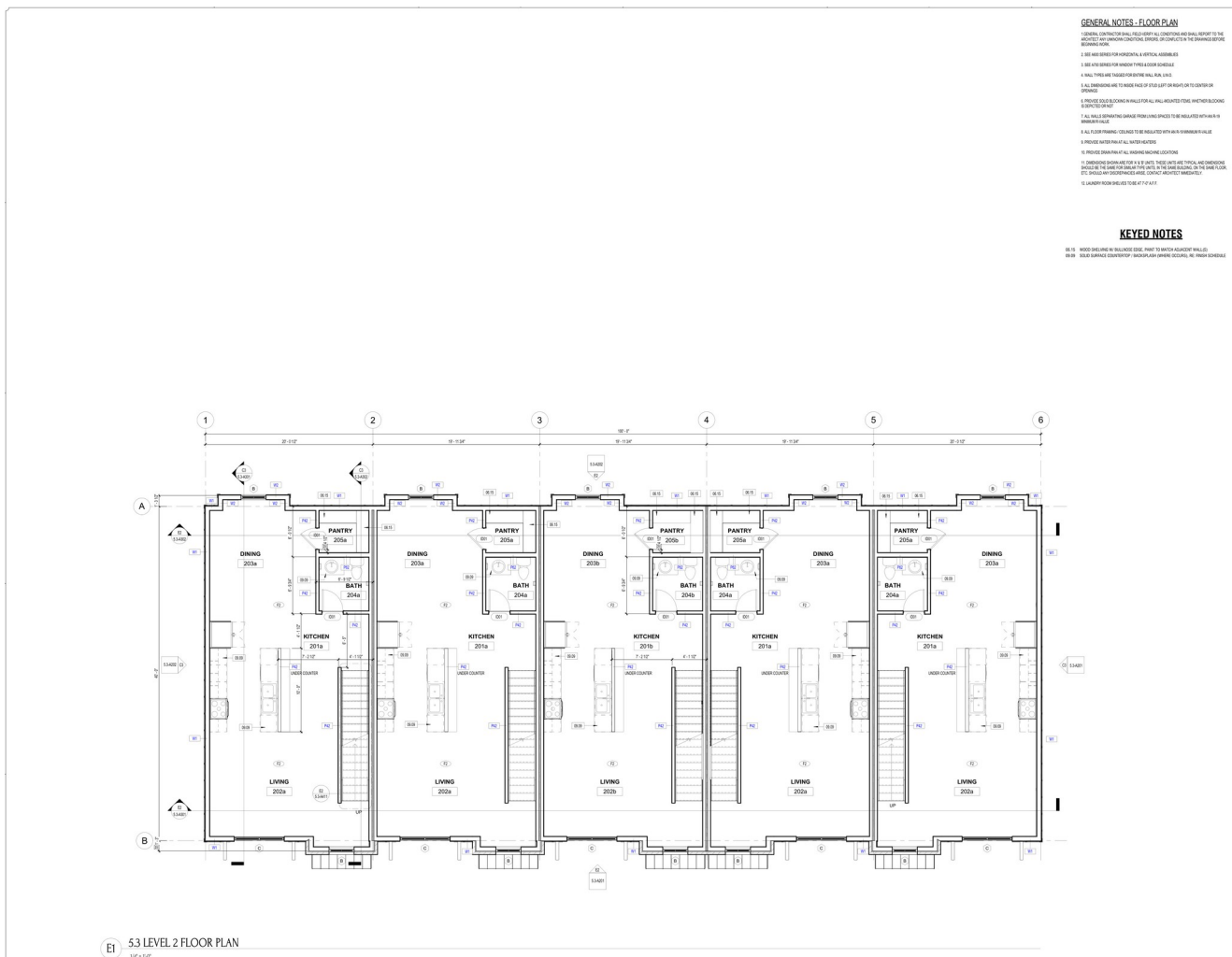


Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

5.3 / level 2

Channel Crossings 5.3-A102 Source drawing reference



Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]



Channel Crossings 5.3-A103 Source drawing reference

Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.



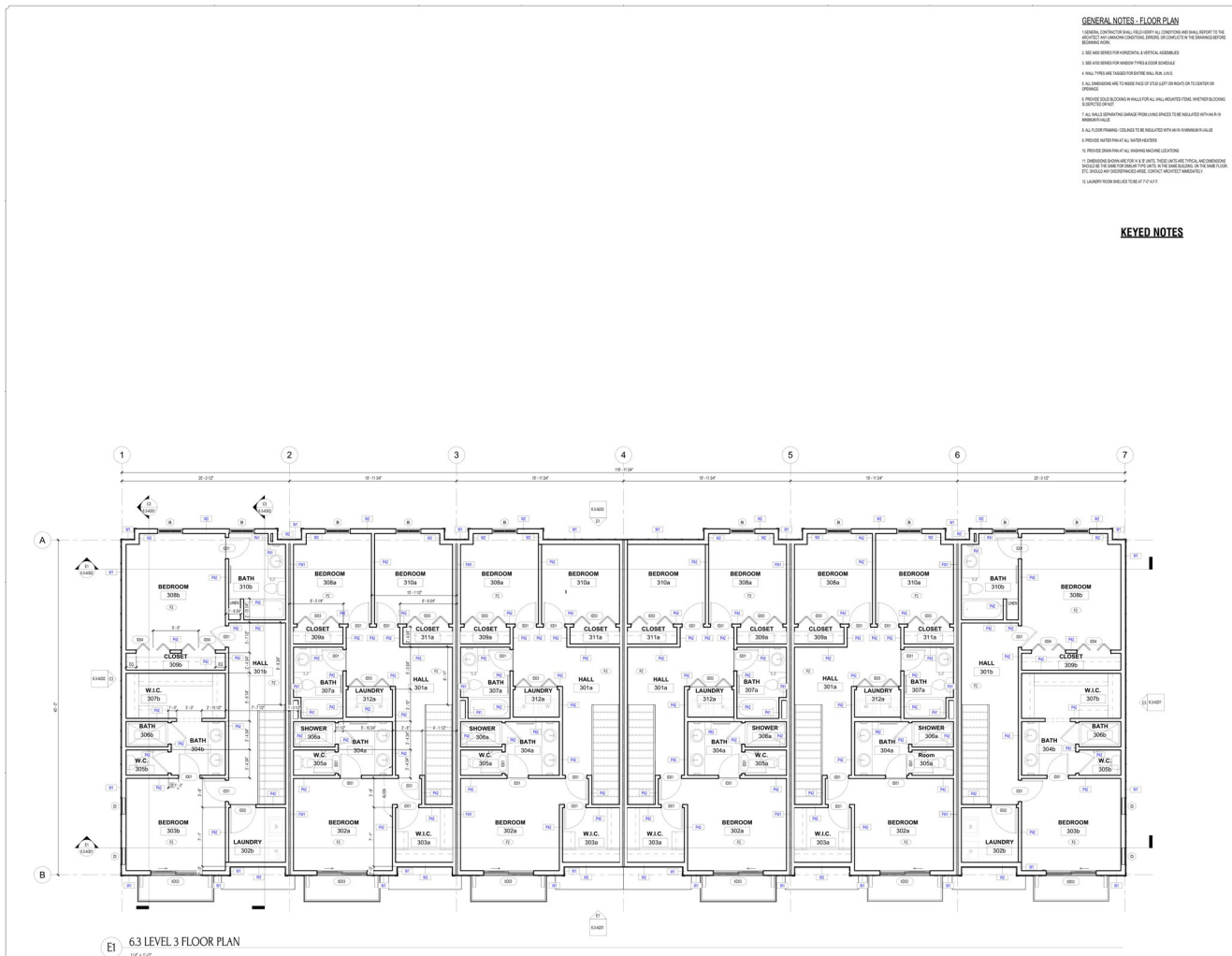
Channel Crossings 6.3-A102 Source drawing reference

Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

6.3 / level 3

Channel Crossings 6.3-A103 Source drawing reference

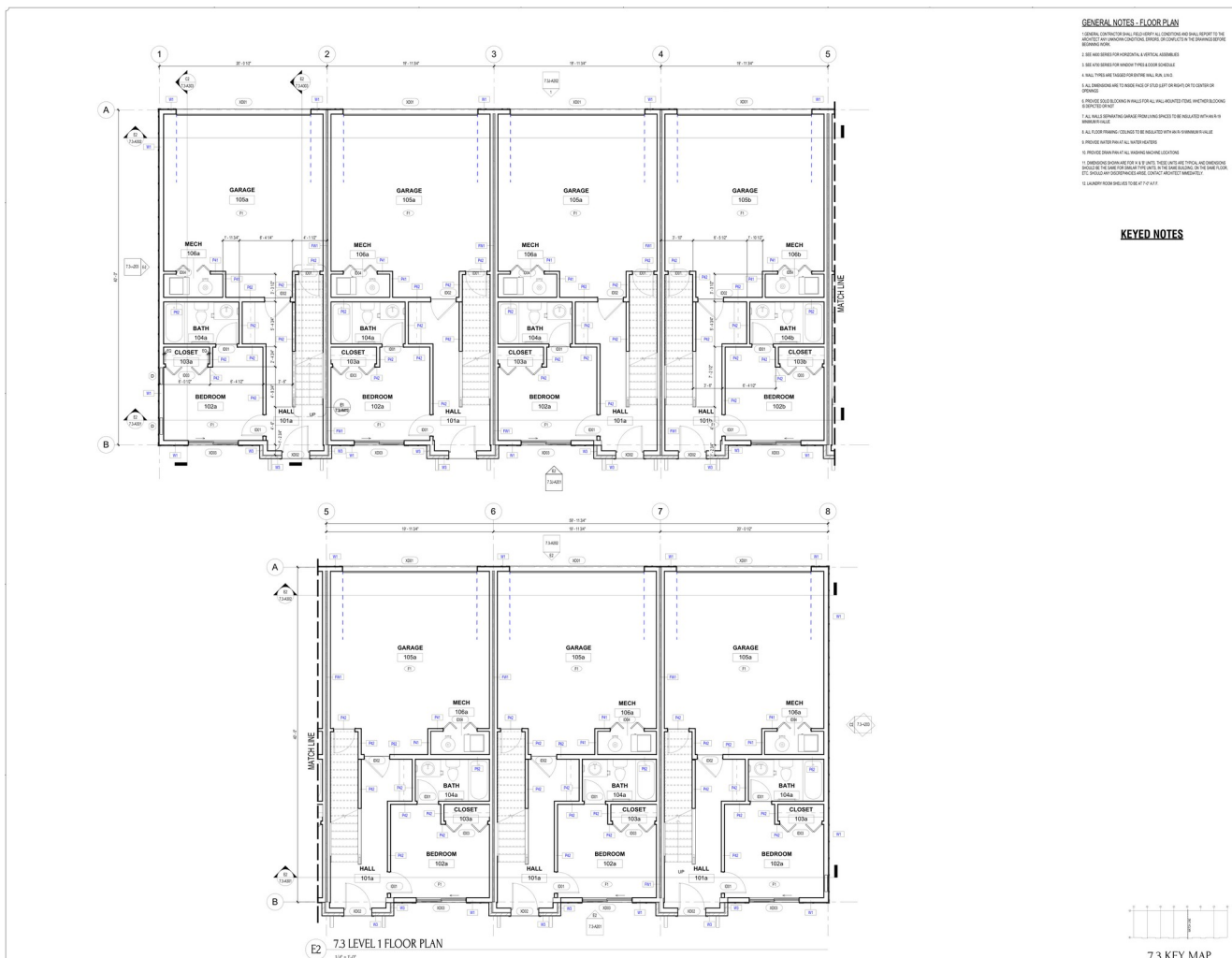


Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

7.3 / level 1

Channel Crossings 7.3-A101 Source drawing reference



Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

7.3 / level 2

Channel Crossings 7.3-A102 Source drawing reference



Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

7.3 / level 3

Channel Crossings 7.3-A103 Source drawing reference

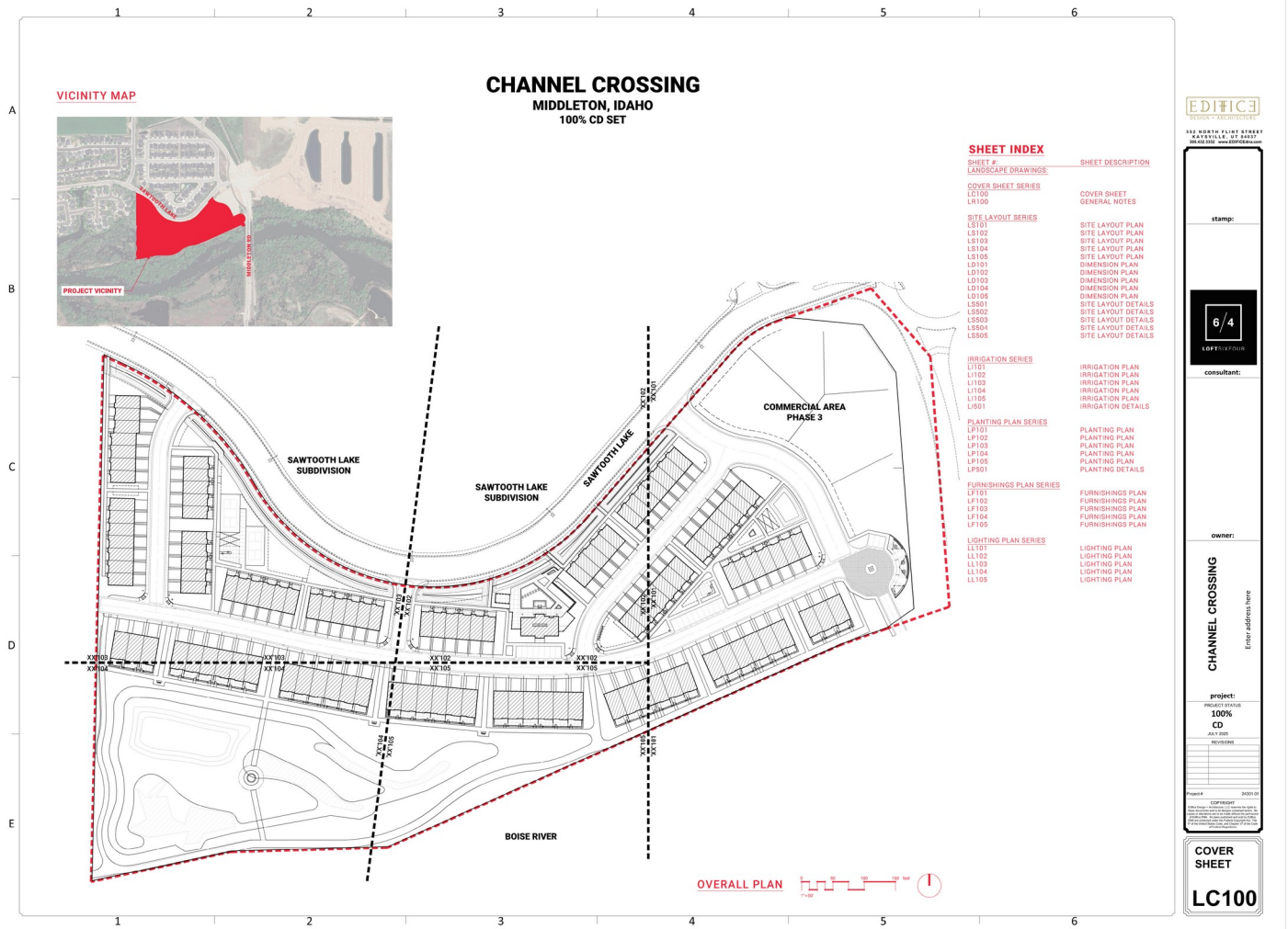


Building arrangement, not an individual sales plan. Living SF, bedrooms and baths: [Confirm].
Final model assignment and governing drawing revision require approval.

Channel Crossings [Sales contact / phone / email]

Community layout

Channel Crossings Landscape source reference



Source: July 17 2025 landscape plans, LC100, PDF p.1.
Current lot assignments and available / reserved / sold status are not shown.

[Confirm governing plat and residential lot count]
[Add current lot / model / availability schedule]

Channel Crossings [Sales contact / phone / email]

Finishes & selections

Source material categories Final packages pending

EXTERIOR

Brick, fiber cement and shingle references

INTERIOR

[Approved cabinets, counters and flooring]

OPTIONS

[Approved upgrades and package names]

SELECTION	SOURCE / REQUIRED INPUT
Cabinetry	[Approved style, manufacturer and finish]
Countertops	[Current product and color schedule]
Flooring	[Current room-by-room products]
Interior walls	[Paint and texture schedule]
Exterior finishes	Brick / fiber cement / shingles appear in plans. Confirm colors.
Fixtures and hardware	[Current products and finishes]
Inclusions / substitutions	[Approved scope and change process]

Designer: [Name] Construction: [Name / date]
 All concept colors do not establish final selections.

Agent reference guide

Registration, showing and purchase information

INFORMATION	DETAILS
Sales contact	[Name, phone and email]
Showing arrangements	[Appointments, visitor entry and access]
Buyer registration	[Registration process and protection period]
Broker compensation	[Approved written terms and eligibility]
Offers / reservations	[Forms, recipient and deadlines]
Deposit / escrow	[Amount, timing, refundability and holder]
HOA / common areas	[Dues, scope and assessments]
Delivery / availability	[Current lot schedule and dates]
Follow-up ownership	[Sales and marketing update owner]

Buyer purchase steps

- 1 Confirm current home, lot, price and included features.
- 2 Register the buyer and arrange a showing.
- 3 Review approved offers, deposits and contingencies.
- 4 Confirm closing and delivery arrangements.

Channel Crossings [Sales contact / phone / email]

Digital resources

Draft resources and final-link placeholders

RESOURCE	LINK / STATUS
Review microsite	channel-crossings-review.billip32.chatgpt.site
Approved project website	[Final Tekton community URL]
Current sales / availability	[Approved sales sheet and live source]
Source floor plans	13 level drawings included
Model tours	Not supplied. Production brief included.
Neighborhood flyover	Not supplied. Still-image concept presentation only.
Concept image gallery	Townhome and clubhouse concepts; approval pending
Home flyers	Five building configurations; individual models pending
Agent-kit download	[Approved OneDrive / public download link]

REVIEW
URL
PENDING

Inquiry routing: [Sales recipient / CRM]
Update owner: [Name]
Review 01, 16 Oct 2026

Review draft. The inquiry preview sends and stores nothing.