



**BILTMORE CO.**

*Built Better, Beautifully*

2-1

**BUYDOWN BY**  
**BILTMORE CO.**

**Now is your chance** to unlock affordability with interest rates as low as 4.75%\*. For a limited time on select homes these lower rates are made possible through a 2-1 buydown exclusively through Biltmore Co., LLC's preferred lender Movement Mortgage.

### BUY NOW, SAVE LATER

Don't let interest rates hold you back from achieving your homeownership goals. Ask us about affordable monthly payments. Now offering a 2-1 Buydown on select homes when you purchase with Biltmore Co., LLC at Bellemeade.

### BELLEMEADE



### *The Henderson* at \$564,900

**338 N Sauer River Lane, Eagle, Idaho**

Welcome to The Henderson by award winning Biltmore Company LLC. This stunning new home features a grand great room featuring vast windows and a gourmet chef's kitchen with quartz countertops and stainless steel appliances. Upstairs, the primary features a serene, spa-like ensuite and two secondary bedrooms along with a private bathroom provide comfort and space. Bellemeade is the perfect blend of elegance, convenience and recreation. This boutique subdivision in the highly-sought after city of Eagle offers an ideal location with close proximity to outdoor recreation, dining, shopping and has a variety of amenities.

### TOTAL monthly payment estimates with conventional 10% down loan.

YEAR 1	4.75%	\$3,065 / MONTH
YEAR 2	5.75%	\$3,486 / MONTH
YEAR 3-30	6.75%	\$3,817 / MONTH

*Based on 6.525% APR*

\*To qualify for the incentive, buyer must put 10% down and use Biltmore Co. LLC's preferred lender, Movement Mortgage (NMLS 39179). Not all buyers qualify. Monthly payment includes estimated taxes (\$183/mo.), insurance (\$70/mo.), HOA (\$160/mo.), PMI (\$106/mo.), and is based off a 760+ FICO score. These are estimates only, not guaranteed payment amounts. Mortgage insurance is required on all conventional loans with a down payment of less than 10% & all FHA loans. Lender paid Mortgage Insurance results in a loan with a higher interest rate than one with other mortgage insurance options. Estimated payments & APR are based on a 760+ FICO credit score. Loans are subject to credit approval. Rates above are quoted as of 6/5/25, and may increase or lower based on the fluctuation of daily market rates. This promotion is valid for a limited time on new contracts only.