

Frequently Asked Questions
About Living and Playing at The Grove at Garrett Farm

Do I design my own home or do you have pre-constructed homes to choose from?

The Grove at Garrett Farm offers a delightfully diverse collection of home styles and sizes, built by Shreveport's best builders. Regardless of floor plan, all Grove homes are rich in character and desirable features. From beautiful wood flooring and energy-efficient appliances to prewiring for internet connection, our homes are built for the modern family. The perfect marriage of modern features, cozy interior design and smart-home capabilities.

There are several ways to purchase a home in The Grove at Garrett Farm. Our website is full of information to help you choose the right home for you and your family. To see the quality and workmanship in person, visit our decorated Model Home located at 2017 Garrett Farms Row.

Move-In Ready Homes:

At the Model Home, there will be a knowledgeable sales person that will be able to show you the Builder Move-In Ready homes in the neighborhood. These homes are listed on the Available Homes page of the website. For Move-In Ready Homes, construction is either complete or underway (with a scheduled completion date).

Pick a Plan, Lot and Builder:

Each Grove builder has a library of floorplans available. The floor plans are available to view on the website, as well as with the Sales Person at The Grove Model Home. Once you have the right floor plan, you will get to choose what lot is the perfect spot for your dream home. Not all homes fit on all lots due to various reasons, so we will be there to help you get a great fit.

Create a Custom Design:

Select an available homesite, builder and work with one of our approved architects to design your dream home. Your builder will guide you through the process.

What is the lot price range at The Grove at Garrett Farm?

Lots in Phase 1 are available for purchase and/or reservation. Lots in Phase 1 range in size for 8177SF (.19acre) to 19,757SF (.45acre) and are priced between \$59,450 and \$94,950. There are both smaller and larger lots in future phases.

What is the general range for home costs (lot included) in The Grove at Garrett Farm?

Homes pricing will range from around \$335,000 to \$650,000+.

Is there a requirement at The Grove to build within a specified period?

Yes, there is a two-year build-out requirement from the time of lot closing. Exceptions may be granted by the developer.

Will medical services be easily accessed by Grove residents?

Yes, a fire station offering emergency medical services is located approximately one mile away in the village of Provenance, so life-saving equipment and expertise can be easily accessed if needed within the neighborhood. In addition, Shreveport-Bossier's top medical centers can be reached in just minutes as The Grove at Garrett Farm is ideally located with easy access to the area's major traffic arteries.

Does The Grove at Garrett Farm have a Home Owners Association (HOA)?

Yes. Annual HOA dues are \$800 – this includes maintenance of common areas and trails, community events and front gate operations and maintenance.

Does The Grove have architectural guidelines?

Yes, The Grove has a Design Review Process to ensure the highest quality construction and cohesive aesthetic throughout the neighborhood. Home plans must be reviewed and approved by The Grove Design Review Board. Forms are available on The Grove website.

Is The Grove at Garrett Farm similar to Provenance?

While they share many common features, each neighborhood has a unique personality and aesthetic appeal. Like Provenance, Grove residents enjoy common green spaces and parks, a fishing pond, walking paths, sidewalks, numerous amenities and community events. However, The Grove differs in that it is a conventional and gated development. Both neighborhoods were developed by Provenance Development and share the developer's vision of a walkable, connected and vibrant community.

What existing schools are in close proximity to The Grove at Garrett Farm?

The Grove community is currently served by a number of excellent public, parochial and private schools at all education levels. Those include The Montessori School for Shreveport at Provenance, South Highlands (currently rated a top elementary school in Louisiana) and Caddo Middle Magnet (also a Louisiana top-rated middle magnet

school and a Five Star National School of Academic Excellence). Additional magnet schools are available at all levels in the area.

Does The Grove at Garrett Farm have an Approved Architects and Builder List?

Yes, The Grove at Garrett Farms Approved Architects and Builders List facilitates the design of homes consistent with the development goals established for the neighborhood. The List is comprised of professionals who share a common belief that quality of design and craftsmanship are integral components of creating superior environments for people to live and play. Each architect and builder is known for focusing their efforts on establishing the highest standards of quality for design, construction, and customer service.

Will The Grove at Garrett Farm be gated?

Yes. The entry gate and guardhouse to The Grove are located at Garrett Farms Row off of Wallace Lake Road.

How can I reserve a homesite in The Grove at Garrett Farm?

Visit our on-site Model Home at 2017 Garrett Farms Row or call Provenance Realty Group at (318) 683-0399.

Is The Grove at Garrett Farm located in the City of Shreveport?

Yes, The Grove offers all city services such as water, sewer, fire and police protection. In fact, The Grove just ½ mile away from the Southeast Shreveport Fire Station maximizing accessibility to this service for residents in the community and surrounding area.

Hopefully we answered all your questions, but if not, more information and contact info can be found below!