

# GEORGIA ESTATES

NEW HOMES FROM THE  
\$400S



Driving Directions:

From I-85 Northbound: Take Exit 106 for State Highway 316 toward Lawrenceville/Athens. Travel +/- 30 Miles toward Athens on State Highway 316. Turn Right onto Bethlehem Rd (then travel .3 Mile). Turn Left onto Doc McLocklin Rd. Subdivision Entrance on Right in .4 mile

Exclusively listed by:

**ALPHA**  
PROPERTY GROUP

**PALMERHOUSE**  

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**PROPERTIES®**  
& ASSOCIATES

**Karie Davis:**

**C: 770-530-8393**

**O: 770-282-4393**

**Broker: 404-876-4901**

# GEORGIA ESTATES



CLICK HERE FOR DIRECTIONS!



Marketing by: ALPHA Property Group | PalmerHouse Properties | 2911 Piedmont Rd NE | Atlanta, GA 30305 | 678-230-8619 | [www.Facebook.com/GeorgiaEstates](http://www.Facebook.com/GeorgiaEstates)



Greystone - Barrow County, GA

# GEORGIA ESTATES

## STANDARD FEATURES

### COMMUNITY CHARACTERISTICS:

COVERED FRONT PORCHES PER PLAN & ELEVATIONS  
FARMHOUSE INSPIRED COLORS  
HOA WITH PROTECTIVE COVENANTS  
LARGE BACKYARDS  
OPTIONAL 3RD CAR GARAGES  
OPTIONAL COVERED REAR PATIOS  
OPTIONAL BONUS BEDROOM & BATHROOM  
42" NATURAL GAS FIREPLACE WITH RAISED MASONRY HEARTH

### INTERIOR FEATURES:

9 FT CEILINGS ON MAIN LEVEL  
IN-HOME WIRING PACKAGE:  
CAT 5 FOR TELEPHONE IN GREAT ROOM, LOFT & MASTER BEDROOM  
RG 6 FOR CABLE CONNECTIVITY IN GREAT ROOM, LOFT & ALL BEDROOMS  
PRE-WIRED SECURITY SYSTEM  
SMOOTH CEILING THROUGHOUT HOME  
SHERWIN-WILLIAMS PAINT, INTERIOR  
MOHAWK CARPET  
MOHAWK RUSTIC MANOR FLOORING IN FOYER, KITCHEN AND BREAKFAST  
CEILING FAN AND LIGHT KIT IN GREAT ROOM & OWNER'S SUITE  
BRACED FOR CEILING FANS IN ALL SECONDARY BEDROOMS  
SMOKE DETECTORS ON EACH LEVEL & ALL BEDROOMS  
CO2 DETECTORS  
SATIN NICKEL FINISH HARDWARE DECOR  
SATIN NICKEL FINISH LIGHT FIXTURES  
WIRE SHELVING IN CLOSETS & PANTRY  
PEDESTAL SINK IN POWDER ROOM PER PLAN & OPTIONS  
SATIN NICKEL PLUMBING FIXTURES IN ALL BATHROOMS

### OWNER'S SUITE FEATURES:

DELUXE TUB & SEPARATE SHOWER PER PLAN & OPTIONS  
GENTLEMAN'S HEIGHT VANITY  
DOUBLE BOWL VANITY  
LARGE WALK-IN CLOSET

### CUSTOMER CARE & WARRANTY:

COMPREHENSIVE HOMEOWNERS WARRANTY PROGRAM (QBW)  
NEW HOME DEMONSTRATION AND ORIENTATION  
11 MONTH WARRANTY REVIEW  
TRANSFERABLE WARRANTY

### KITCHEN HIGHLIGHTS:

STAINED CABINETS WITH KNOBS  
GRANITE COUNTERTOPS  
STAINLESS STEEL APPLIANCES:  
NAT GAS RANGE, DISHWASHER MICRO-HOOD  
KITCHEN PANTRY PER PLAN  
RECESSED ICE MAKER CONNECTION  
5 RECESSED CAN LIGHTS

### ENERGY EFFICIENT & WATER SAVING CONSTRUCTION :

R-30 CEILING INSULATION IN FLAT CEILING  
LOW-E DOUBLE PANE INSULATED VINYL WINDOWS WITH TILT-IN SASH  
ENERGY EFFICIENT HEATING  
PROGRAMMABLE THERMOSTAT  
SEALED OPENINGS FOR PIPES/WIRING TO PREVENT AIR INFILTRATION  
WEATHERPROOF ELECTRICAL OUTLETS, FRONT & REAR  
INSULATED EXTERIOR DOORS WITH SINGLE CYLINDER  
DEAD BOLT LOCKS

### CONSTRUCTION FEATURES:

EXTERIORS WITH CONCRETE SIDING & OPTIONAL BRICK WATER TABLE  
PAINTED WOOD WINDOWS ON FRONT ON HOMES W/ VINYL WINDOWS  
ON SIDES AND REAR  
ENGINEERED FLOOR & ROOF SYSTEMS  
200 AMP SERVICE PANEL  
STAMPED ALUMINUM GARAGE DOOR(S) WITH GARAGE DOOR OPENERS  
CONTINUOUS ALUMINUM GUTTER & DOWNSPOUTS

### LANDSCAPING PACKAGE:

LANDSCAPED FRONT YARDS  
BERMUDA SOD, PINE NEEDLE BEDS, & ISLANDS  
TREES AND SHRUBS PER YARD SURROUNDING HOME  
EXTERIOR LIGHTS, FRONT & REAR  
2 FLOOD LIGHTS, FRONT & REAR  
2 EXTERIOR WATER FAUCETS (HOSE BIBS)  
COVERED FRONT PORCHES PER PLAN & OPTIONS

\*All information is believed to be accurate but is not guaranteed and subject to change without notice.

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# GEORGIA ESTATES

## BASE PRICING

FLOOR PLAN	ELEVATION	BEDS	BATHS	PRICE*
<b>THE ADDISON RANCH</b> 2,174 SQFT +326 BONUS ROOM	A	3 to 4	2 to 3	\$411,900
	B	3 to 4	2 to 3	\$414,900
	C	3 to 4	2 to 3	\$416,900
<b>THE ROSEWOOD 2 RANCH</b> 2,174 SQFT +336 BONUS ROOM	A	3 to 5	3 to 4	\$419,900
	B	3 to 5	3 to 4	\$424,400
	C	3 to 5	3 to 4	\$424,900
<b>THE BLACKBURN RANCH</b> 2,164 SQFT +385 BONUS ROOM	A	3 to 4	2.5 to 3	\$424,900
	B	3 to 4	2.5 to 3	\$429,400
	C	3 to 4	2.5 to 3	\$429,900
<b>THE FARMINGTON 2 - STORY</b> 2,529 SQFT	A	4 to 5	3	\$414,900
	B	4 to 5	3	\$419,400
	C	4 to 5	3	\$419,900
<b>THE LAKEHURST 2 - STORY</b> 2,587 SQFT	A	4	3	\$424,900
	B	4	3	\$429,400
	C	4	3	\$429,900

\*Base pricing subject to a pre-sale, slab, basement, & lot premium(s). Square footage is estimated.

\*All information is believed to be accurate but is not guaranteed and subject to change without notice.

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# THE ADDISON



Front Elevation A



Front Elevation B



Front Elevation C

# THE ADDISON



**Front Elevation A w/ Side Entry Garage**



**Front Elevation B w/ Side Entry Garage**



**Front Elevation C w/ Side Entry Garage**

# THE ADDISON



**Front Elevation A w/ Side Entry & 3rd Car Garage**



**Front Elevation B w/ Side Entry & 3rd Car Garage**



**Front Elevation C w/ Side Entry & 3rd Car Garage**

# THE ADDISON



**Front Elevation A w/ Front Entry & 3rd Car Garage**



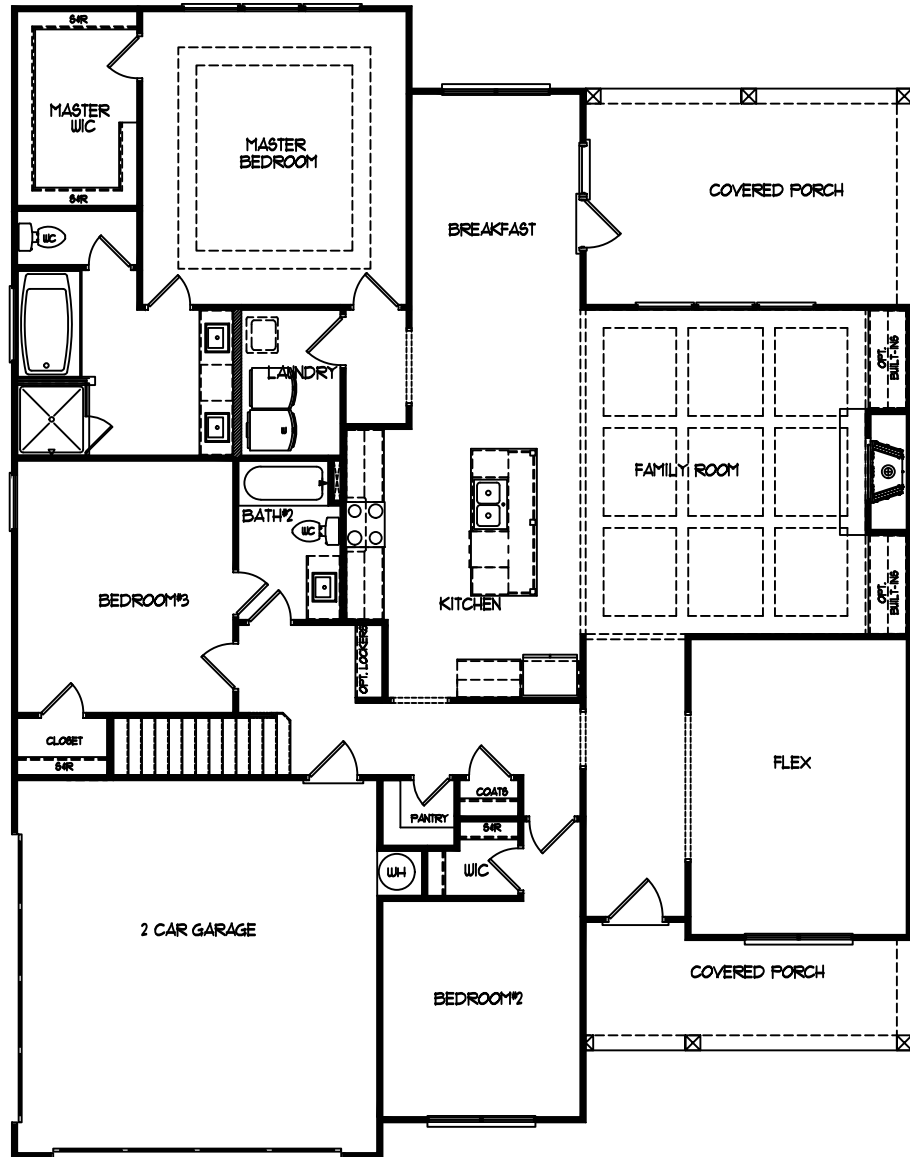
**Front Elevation B w/ Front Entry & 3rd Car Garage**



**Front Elevation C w/ Front Entry & 3rd Car Garage**

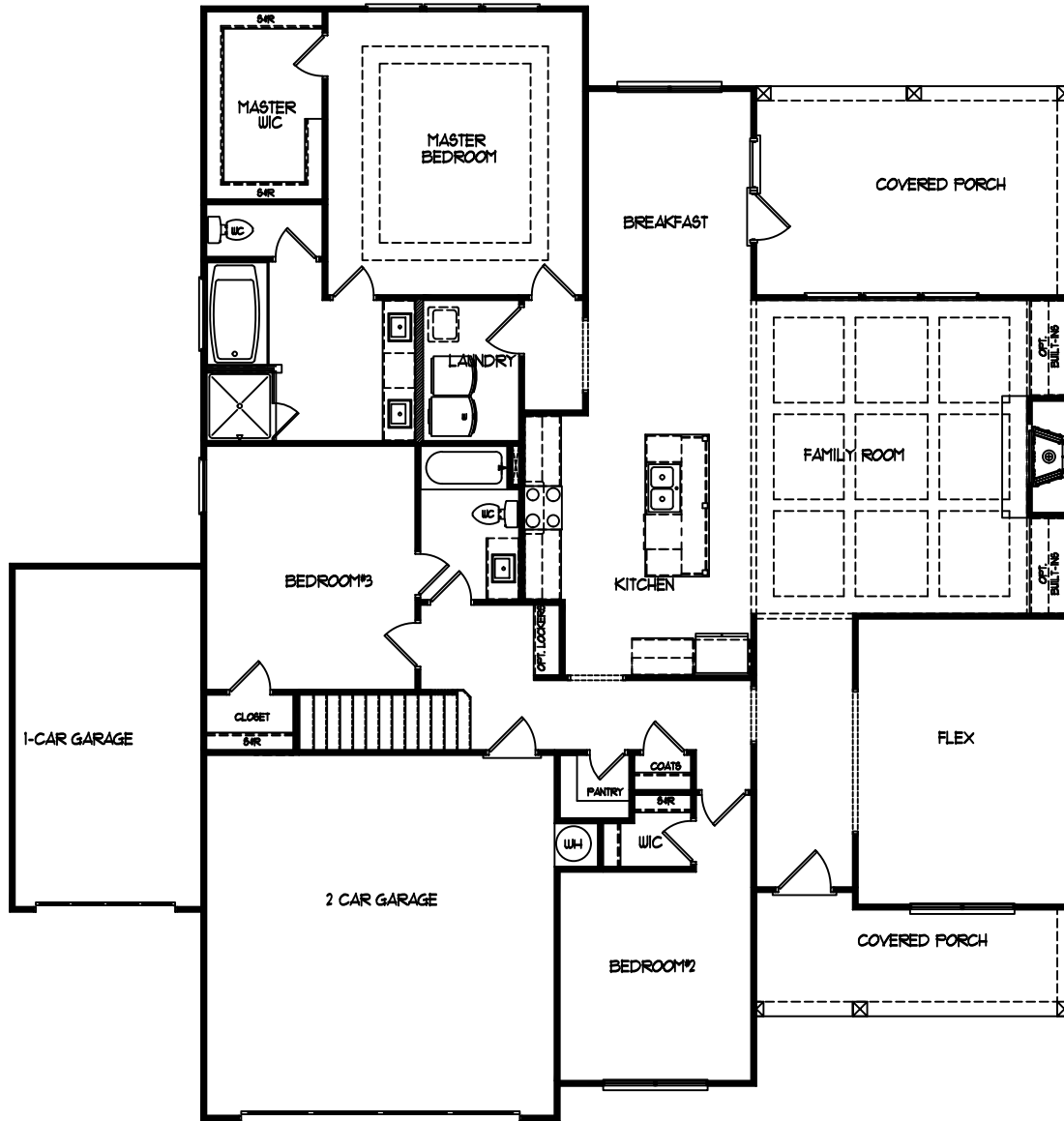


# THE ADDISON



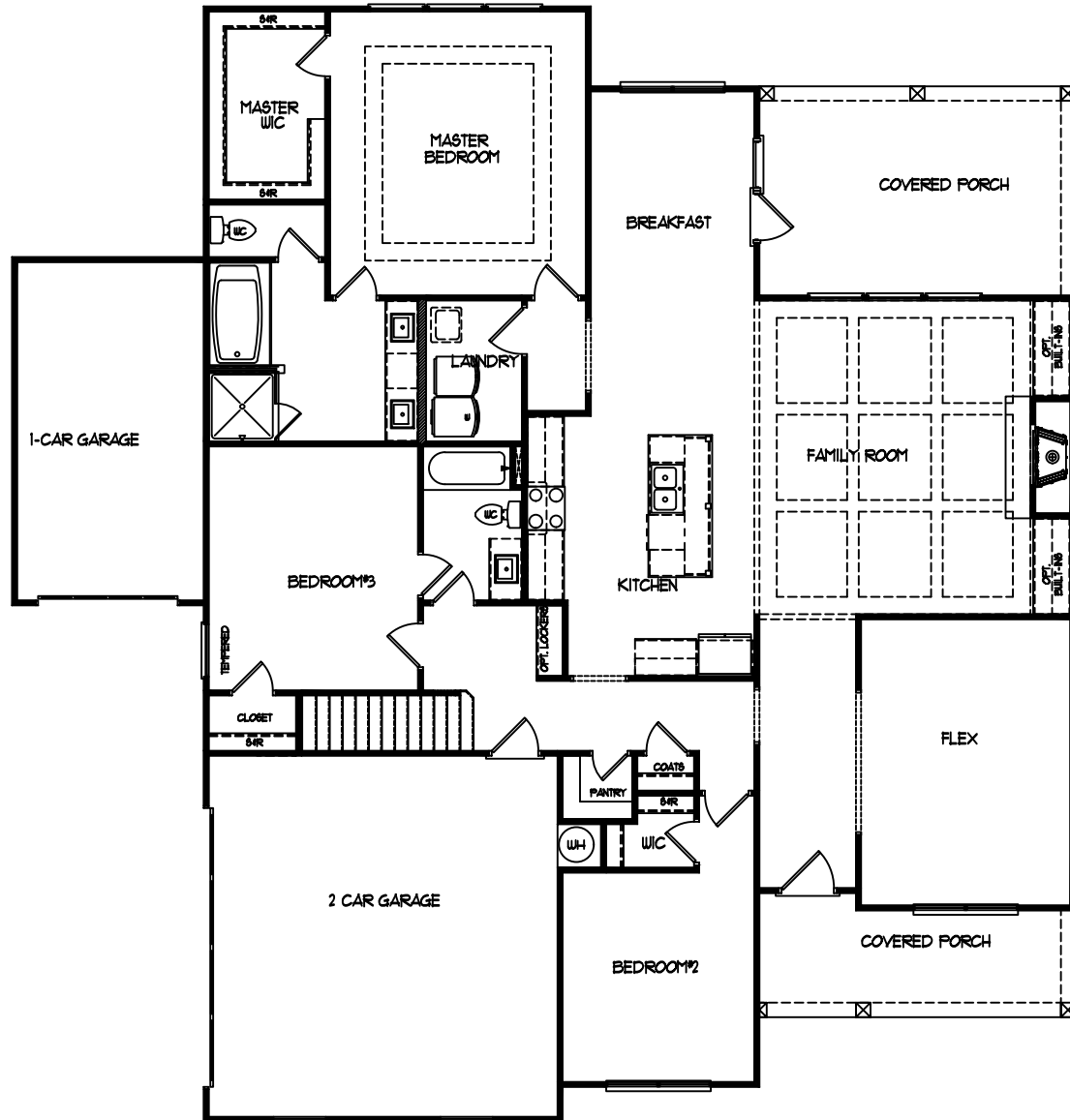
## Main Level

# THE ADDISON



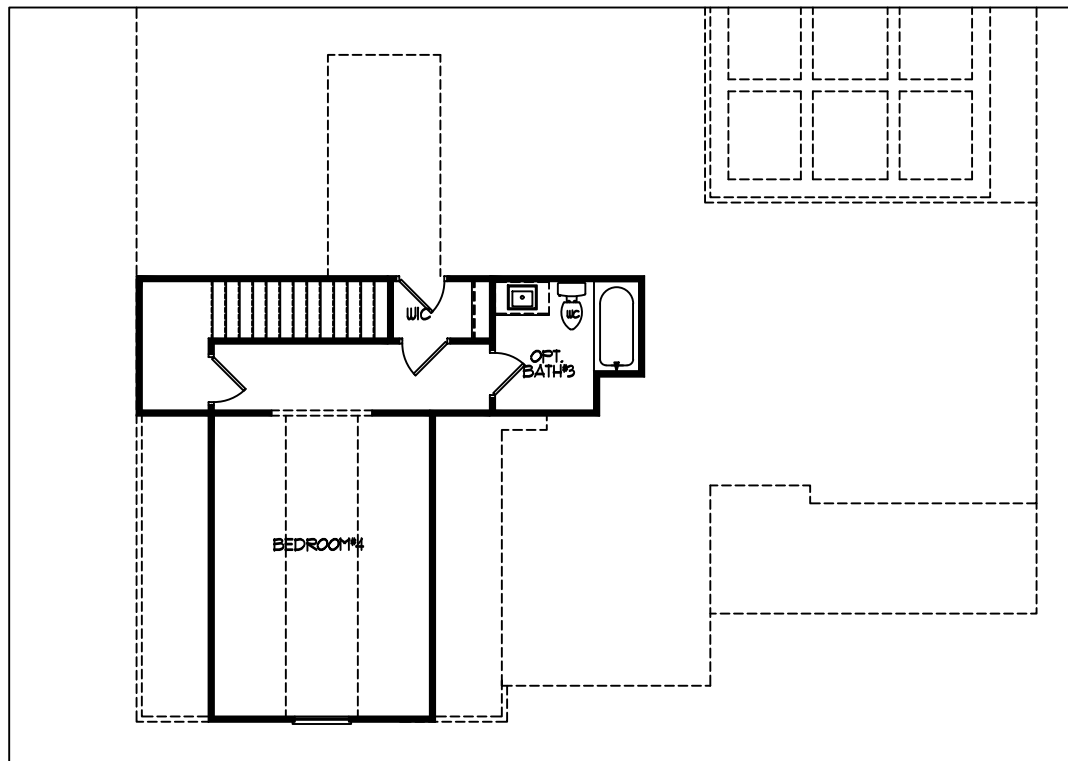
Main Level w/ 3rd Car Garage - Front Entry Opt.

# THE ADDISON



Main Level w/ 3rd Car Garage - Side Entry Opt.

# THE ADDISON



## Upper Level

# THE BLACKBURN



**Front Elevation A**



**Front Elevation B**



**Front Elevation C**

# THE BLACKBURN



**Front Elevation A w/ Side Entry Garage**



**Front Elevation B w/ Side Entry Garage**



**Front Elevation C w/ Side Entry Garage**

# THE BLACKBURN



**Front Elevation A w/ Side Entry & 3rd Car Garage**



**Front Elevation B w/ Side Entry & 3rd Car Garage**



**Front Elevation C w/ Side Entry & 3rd Car Garage**

# THE BLACKBURN



**Front Elevation A w/ Front Entry & 3rd Car Garage**



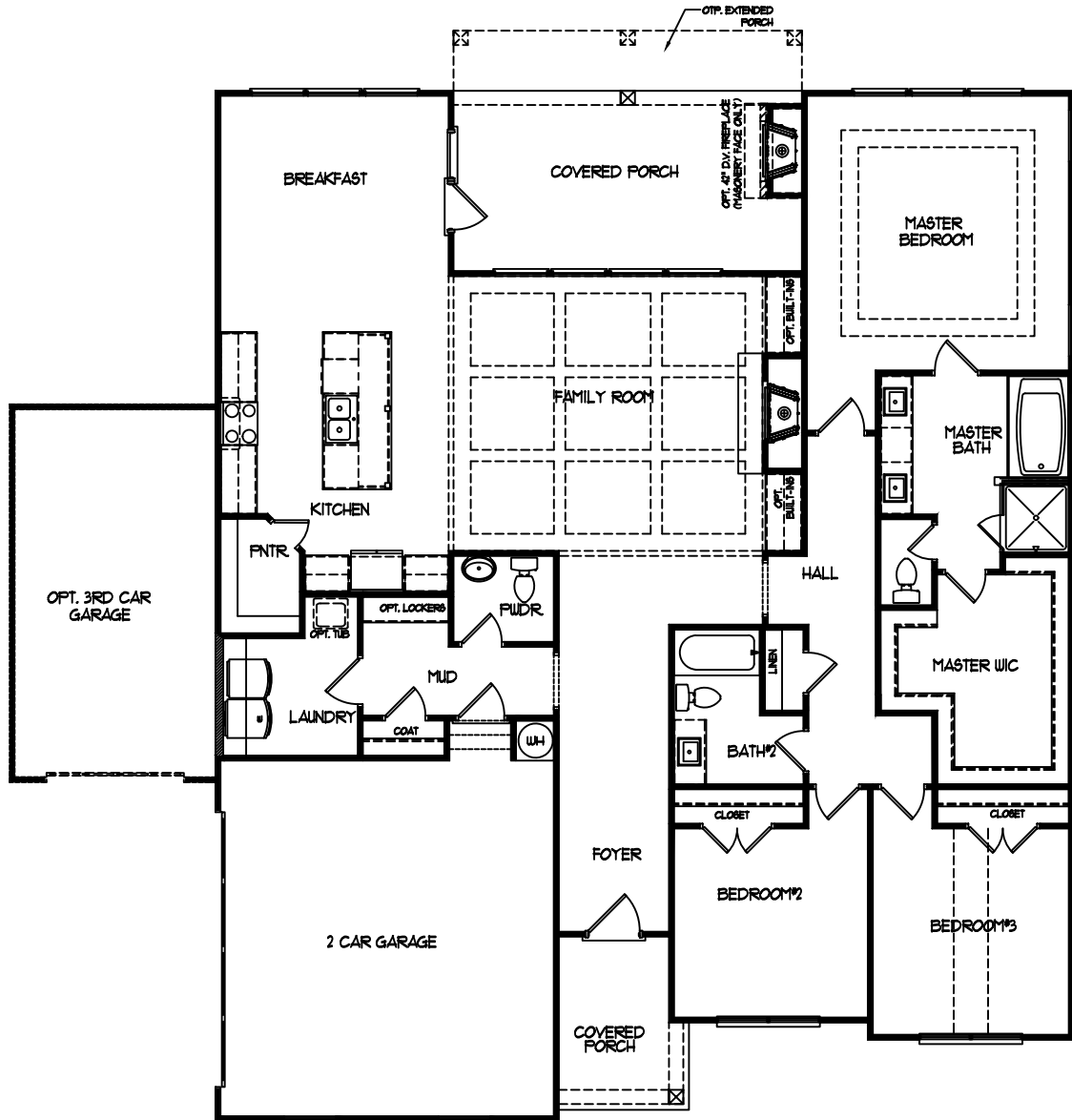
**Front Elevation B w/ Front Entry & 3rd Car Garage**



**Front Elevation C w/ Front Entry & 3rd Car Garage**

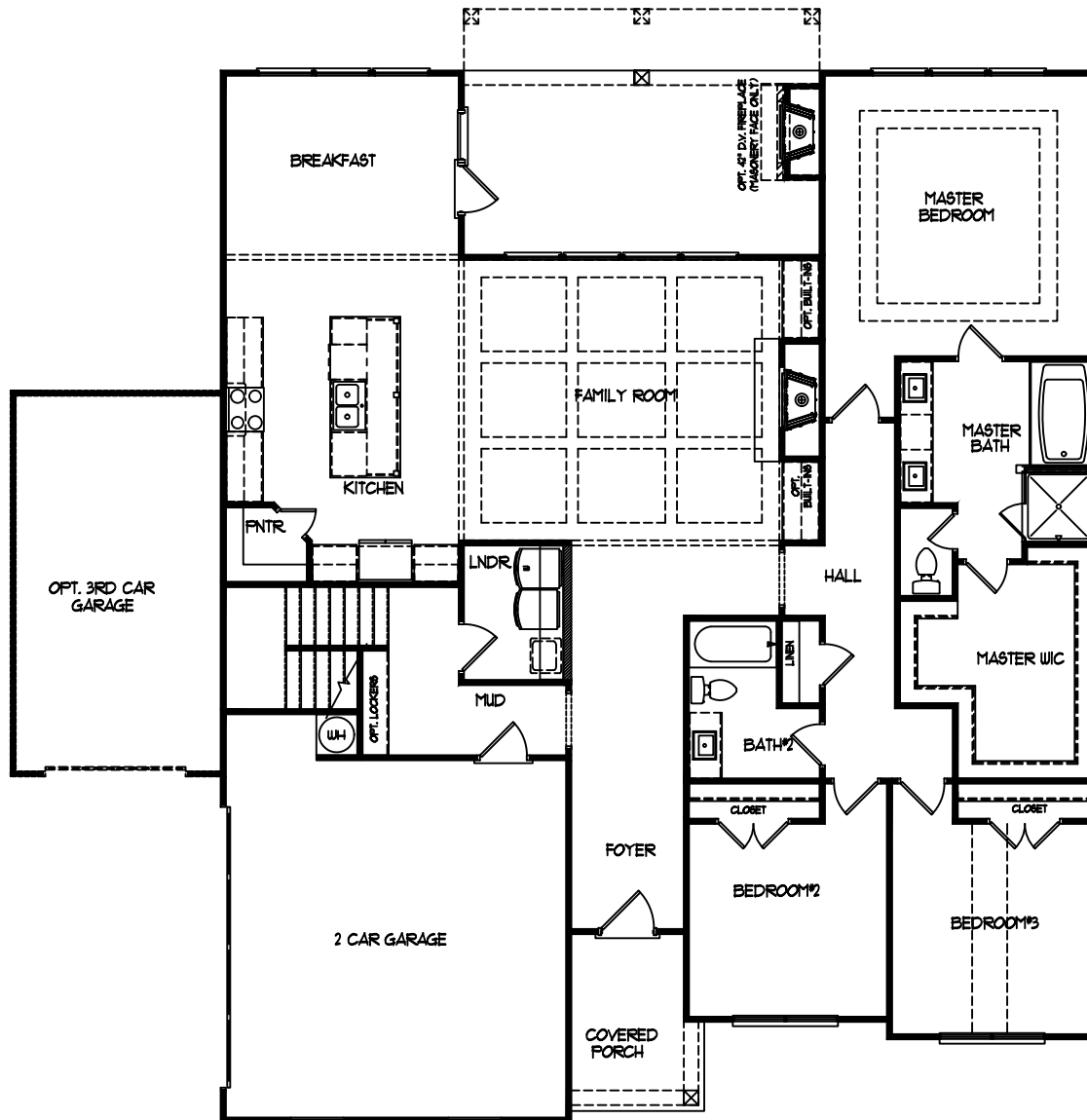


# THE BLACKBURN



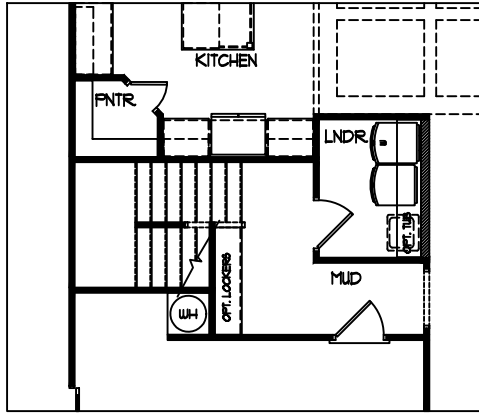
Main Level

# THE BLACKBURN

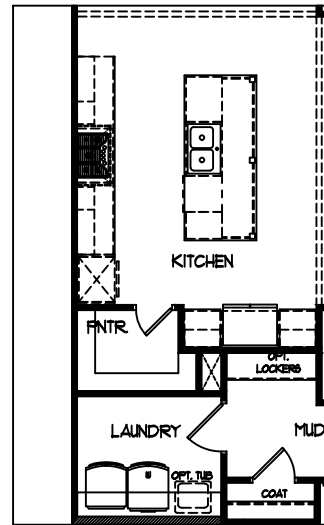


Main Level w/ stairs to Opt. Bonus Room

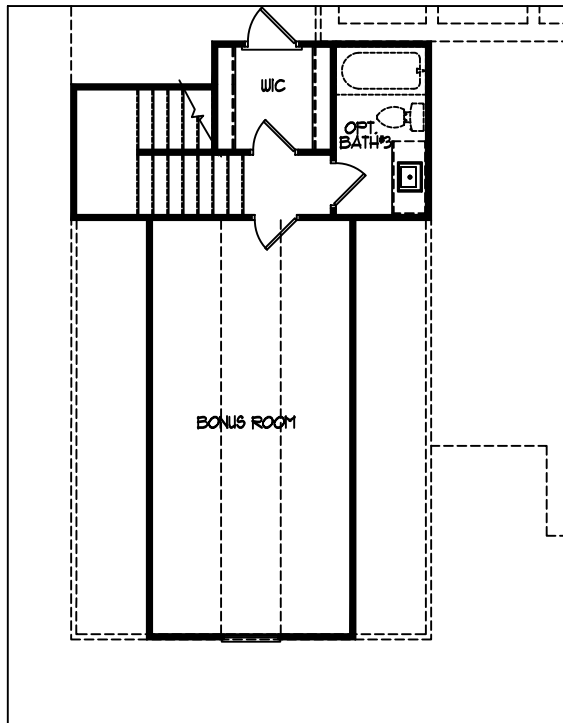
# THE BLACKBURN



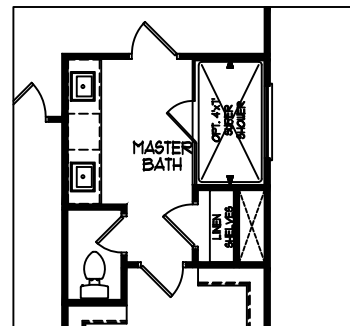
**Opt. Stairs to Bonus Room**



**Opt. Luxury Kitchen**



**Opt. Bonus Room**



**Opt. Super Shower**

# THE ROSEWOOD 2 @ Georgia Estates



**Front Elevation A**



**Front Elevation B**



**Front Elevation C**

# THE ROSEWOOD 2 @ Georgia Estates



**Front Elevation A w/ Side Entry Opt.**



**Front Elevation B w/ Side Entry Opt.**



**Front Elevation C w/ Side Entry Opt.**

# THE ROSEWOOD 2 @ Georgia Estates



**Front Elevation A w/ Front Entry & 3rd Car Garage**



**Front Elevation B w/ Front Entry & 3rd Car Garage**



**Front Elevation C w/ Front Entry & 3rd Car Garage**

# THE ROSEWOOD 2 @ Georgia Estates



**Front Elevation A w/ Side Entry & 3rd Car Garage**

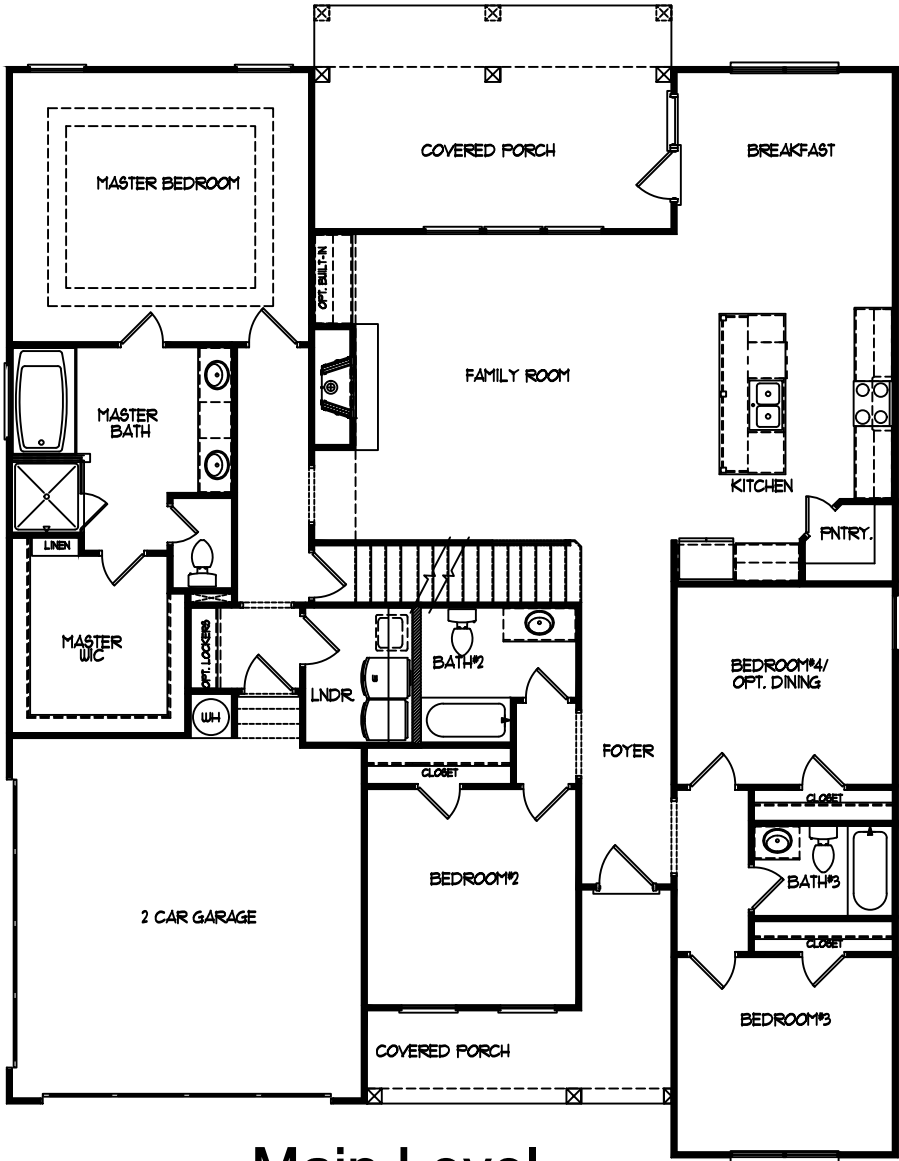


**Front Elevation B w/ Side Entry & 3rd Car Garage**

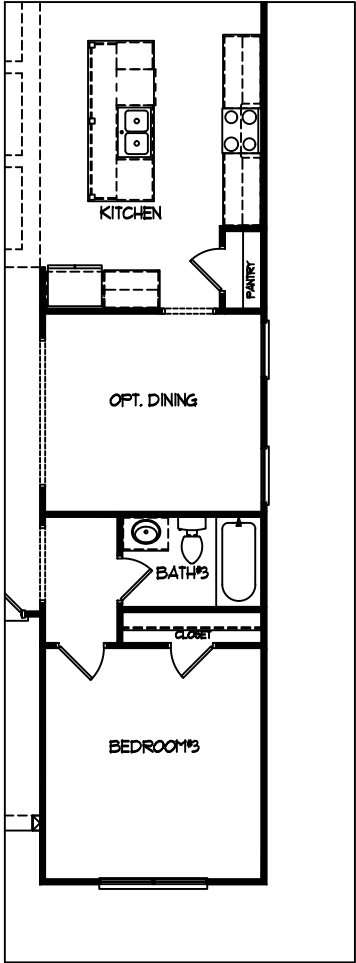


**Front Elevation C w/ Side Entry & 3rd Car Garage**

# THE ROSEWOOD 2 @ Georgia Estates



Main Level

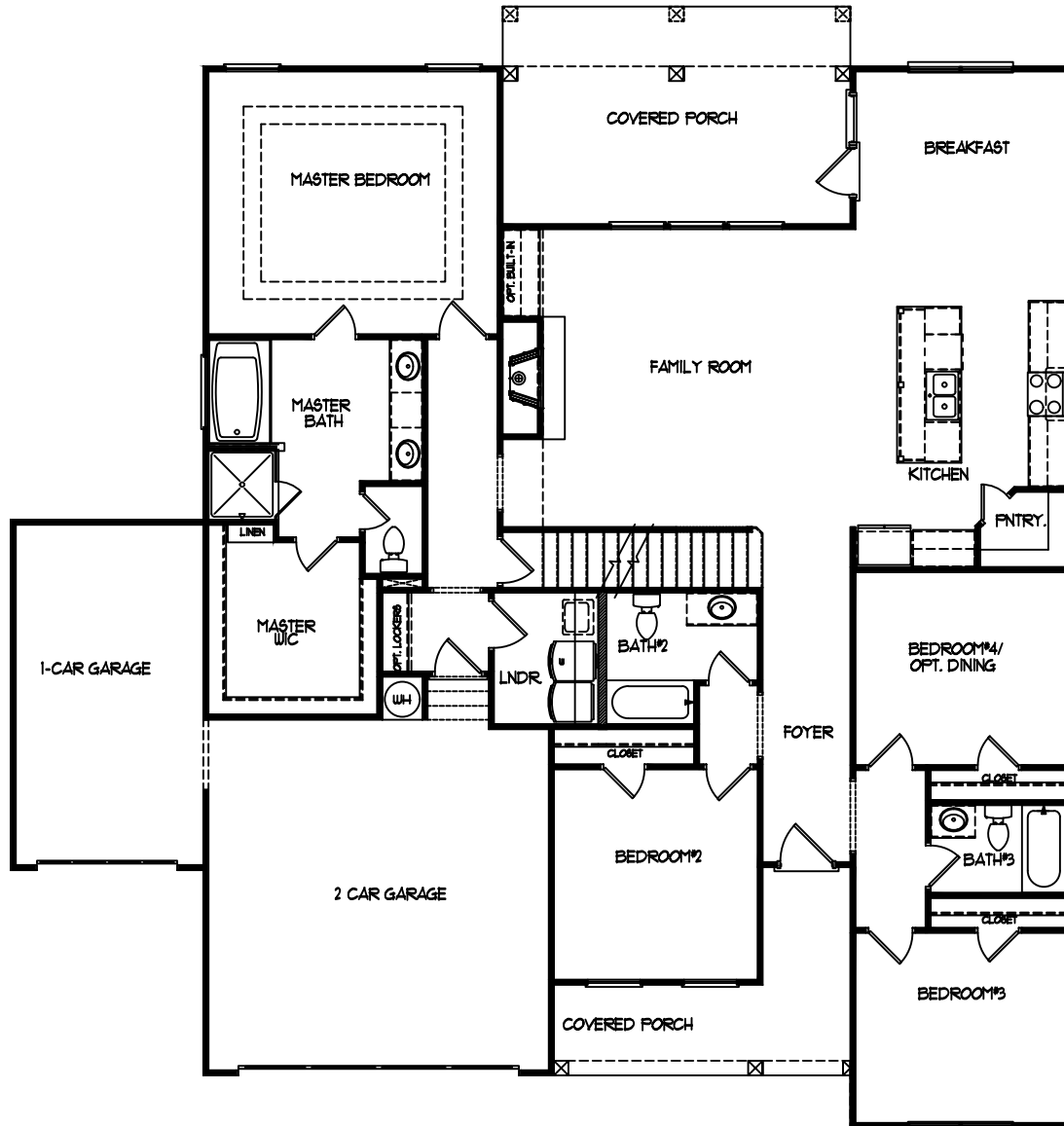


Opt. Dining Room



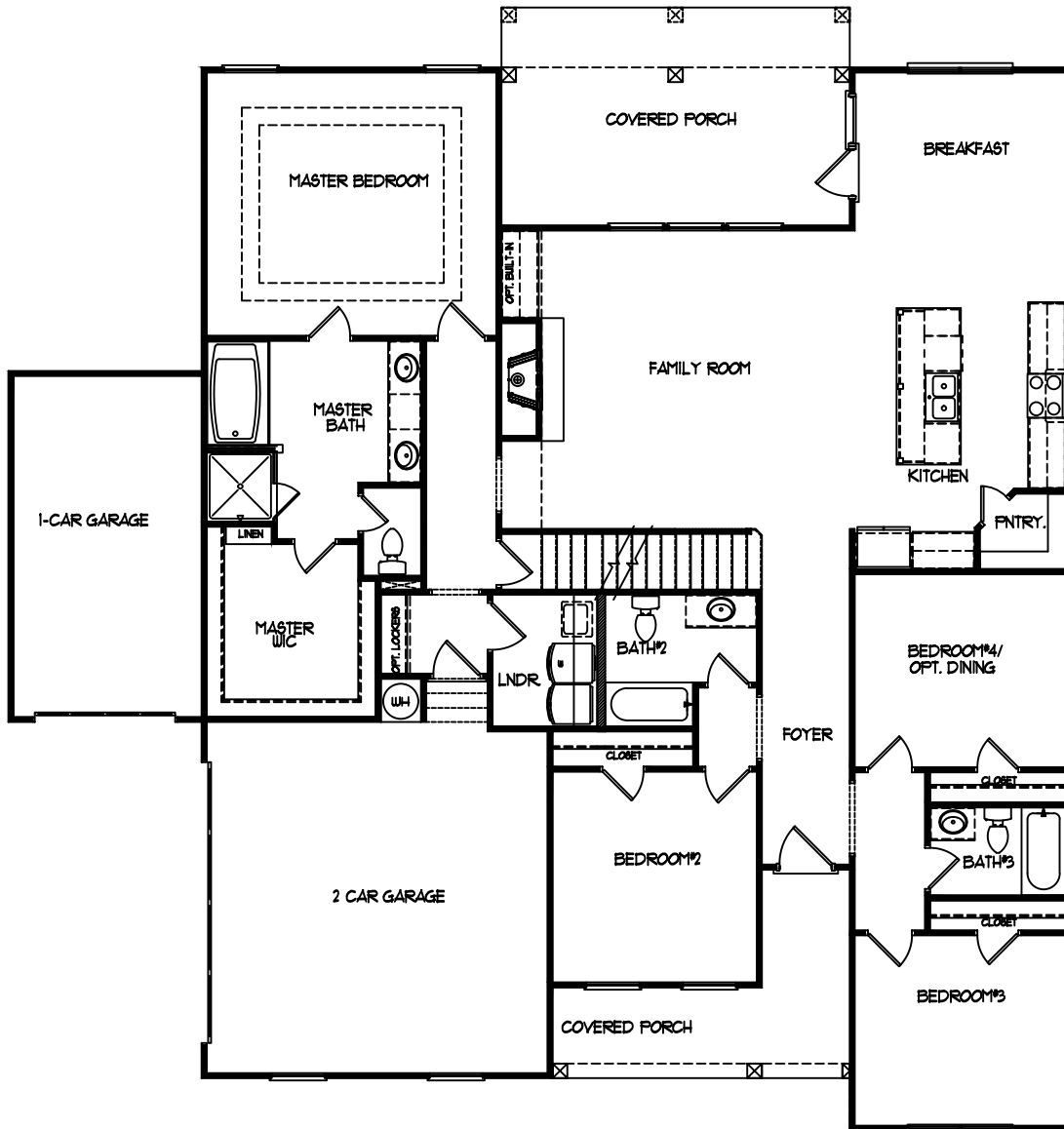


# THE ROSEWOOD 2 @ Georgia Estates



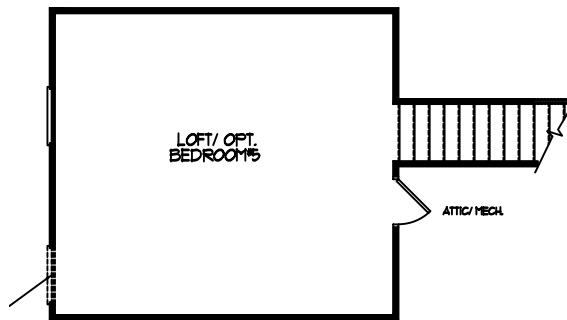
Main Level w/ 3rd Car Garage Front Entry Opt.

# THE ROSEWOOD 2 @ Georgia Estates

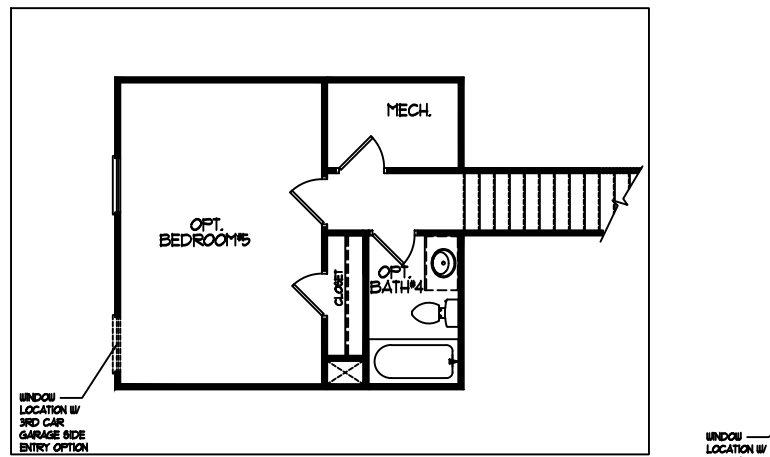


Main Level w/ 3rd Car Garage Side Entry Opt.

# THE ROSEWOOD 2 @ Georgia Estates



## Upper Level



## Upper Level w/ Bedroom#5 & Bath#4 Opt.

# THE FARMINGTON @ Georgia Estates



**Front Elevation A - Front Entry**



**Front Elevation B - Front Entry**



**Front Elevation C - Front Entry**

# THE FARMINGTON @ Georgia Estates



**Front Elevation A - Side Entry**



**Front Elevation B - Side Entry**



**Front Elevation C - Side Entry**

# THE FARMINGTON @ Georgia Estates



**Front Elevation A w/ Front Entry & 3rd Car Garage**



**Front Elevation B w/ Front Entry & 3rd Car Garage**



**Front Elevation C w/ Front Entry & 3rd Car Garage**

# THE FARMINGTON @ Georgia Estates



**Front Elevation A w/ Side Entry & 3rd Car Garage**

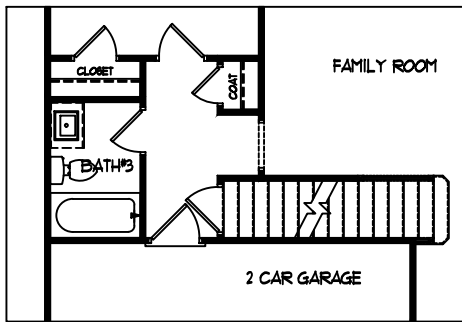


**Front Elevation B w/ Side Entry & 3rd Car Garage**

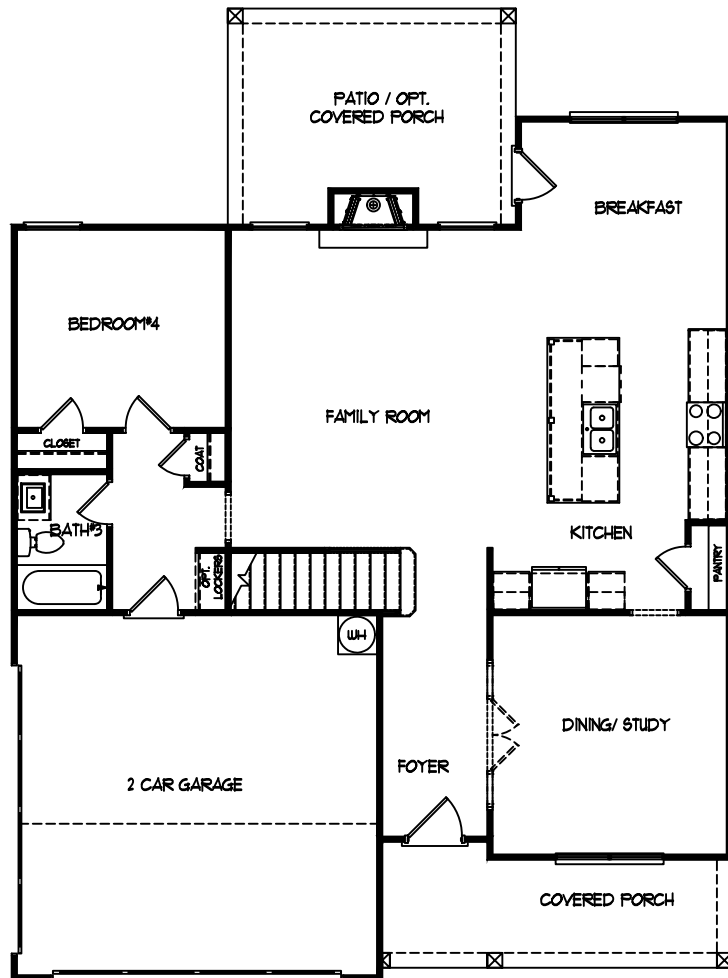


**Front Elevation C w/ Side Entry & 3rd Car Garage**

# THE FARMINGTON @ Georgia Estates



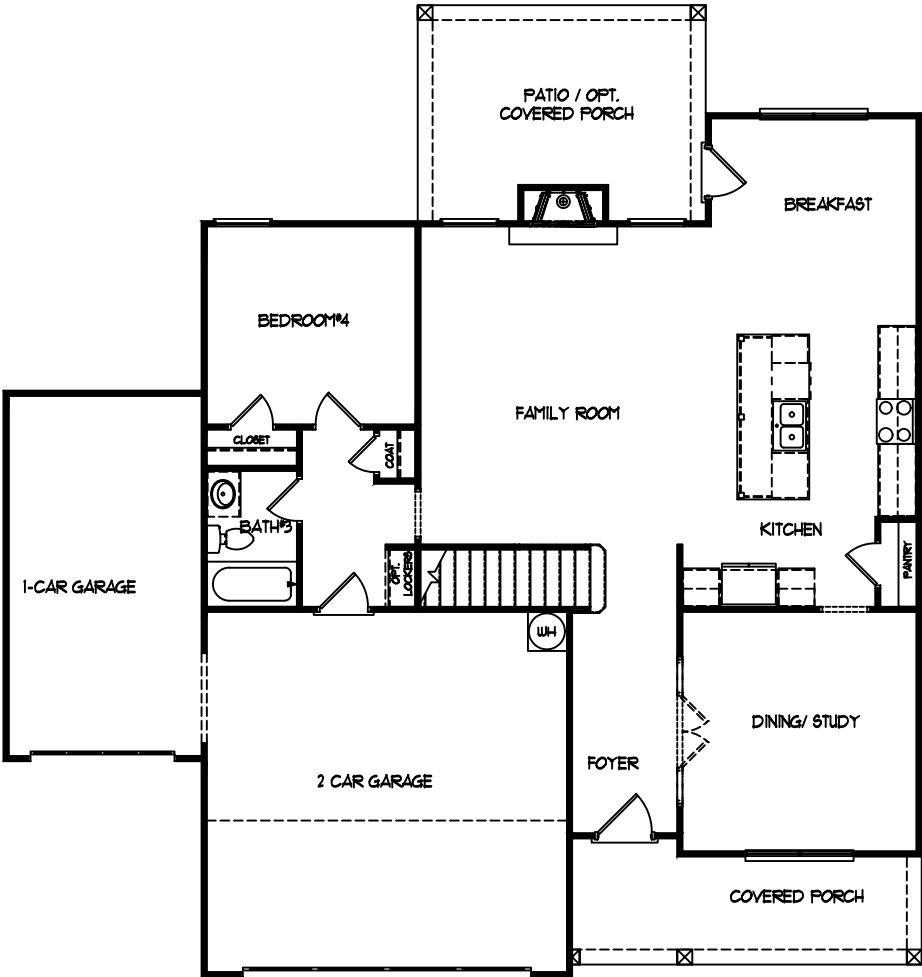
Stairs On  
Basement Opt.



Main Level



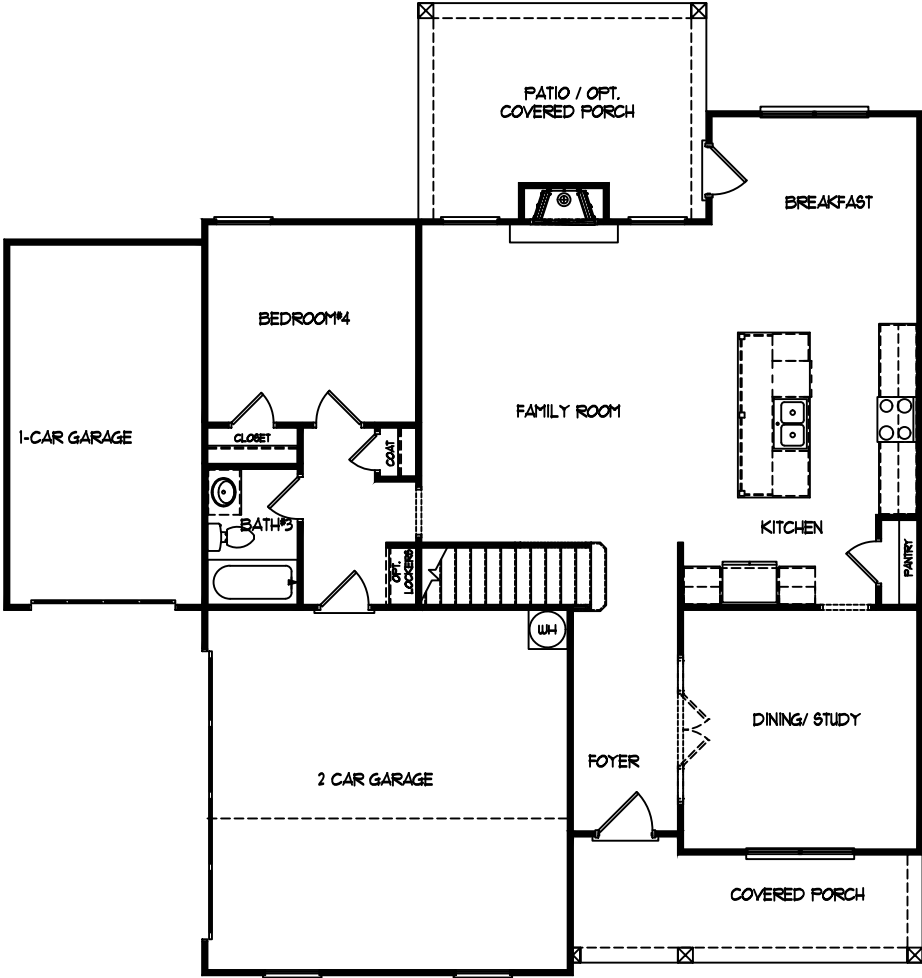
# THE FARMINGTON @ Georgia Estates



Main Level w/ 3rd Car Garage Opt. - Front Entry

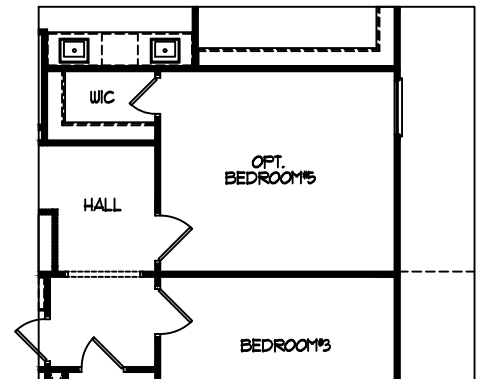
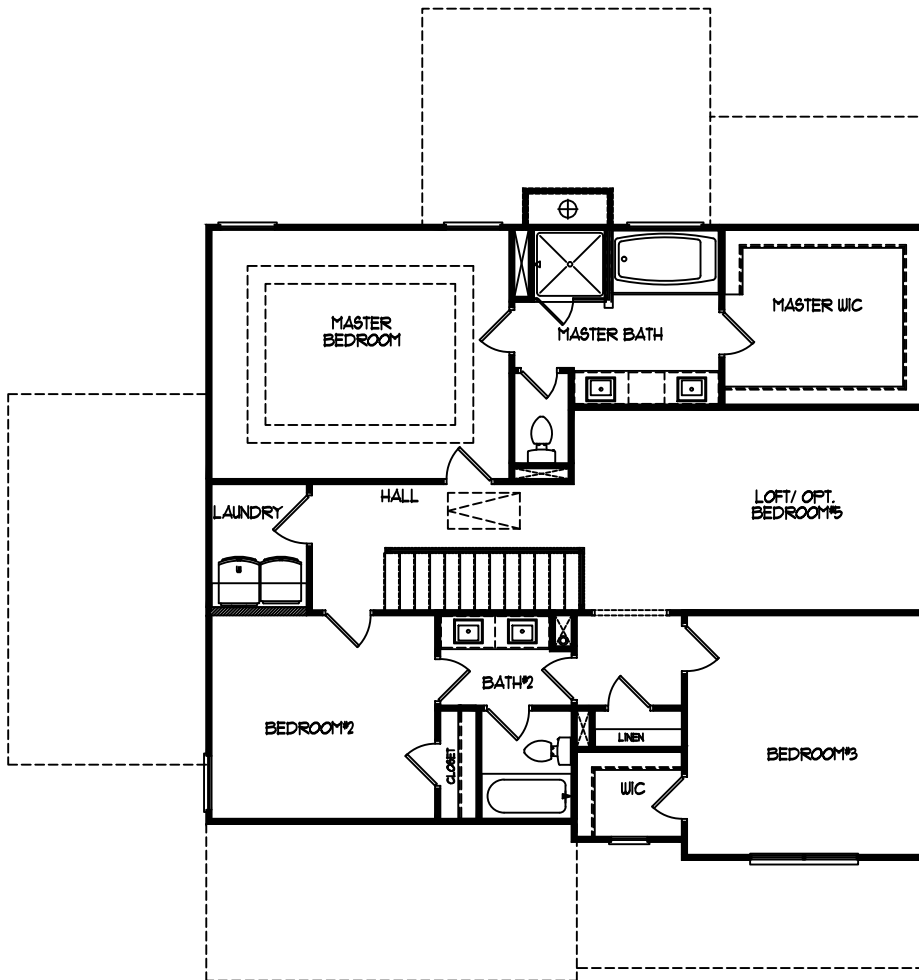


# THE FARMINGTON @ Georgia Estates



Main Level w/ 3rd Car Garage Opt. - Side Entry

# THE FARMINGTON @ Georgia Estates



**Opt. Bedroom#5**

**Upper Level**

# THE LAKEHURST @ Georgia Estates



**Front Elevation A - Front Entry**



**Front Elevation B - Front Entry**



**Front Elevation C - Front Entry**

# THE LAKEHURST @ Georgia Estates



**Front Elevation A - Side Entry**



**Front Elevation B - Side Entry**



**Front Elevation C - Side Entry**

# THE LAKEHURST @ Georgia Estates



**Front Elevation A w/ Side Entry & 3rd Car Garage**



**Front Elevation B w/ Side Entry & 3rd Car Garage**



**Front Elevation C w/ Side Entry & 3rd Car Garage**

# THE LAKEHURST @ Georgia Estates



**Front Elevation A w/ Front Entry & 3rd Car Garage**

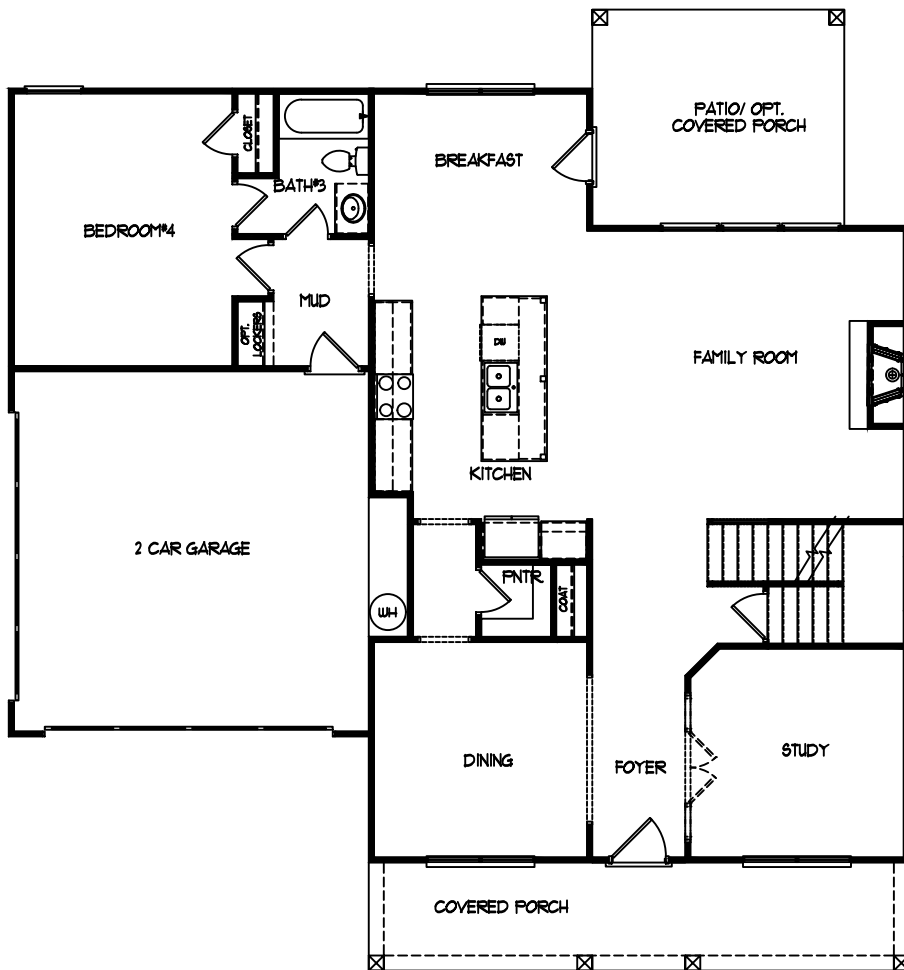


**Front Elevation B w/ Front Entry & 3rd Car Garage**



**Front Elevation C w/ Front Entry & 3rd Car Garage**

# THE LAKEHURST @ Georgia Estates

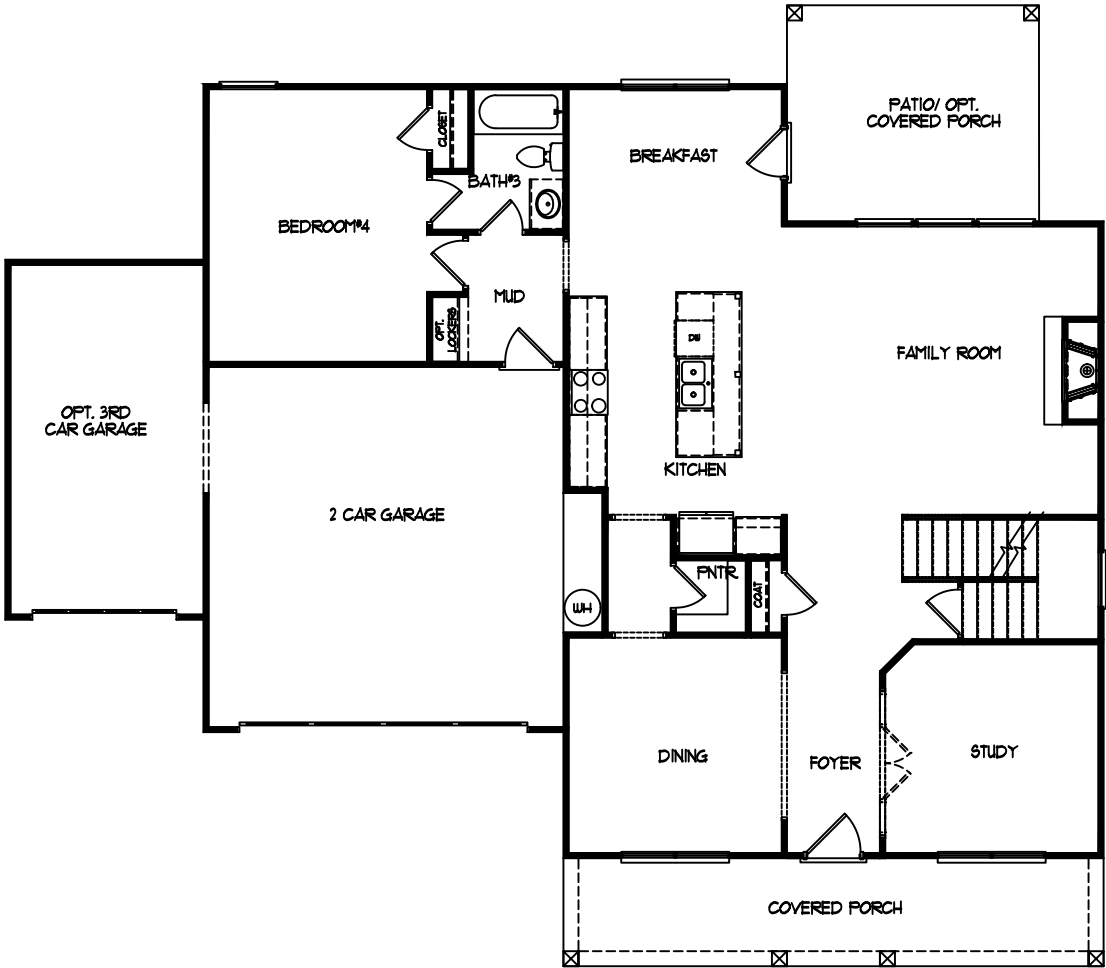


Main Level

Opt. Wood  
Burning  
Fireplace

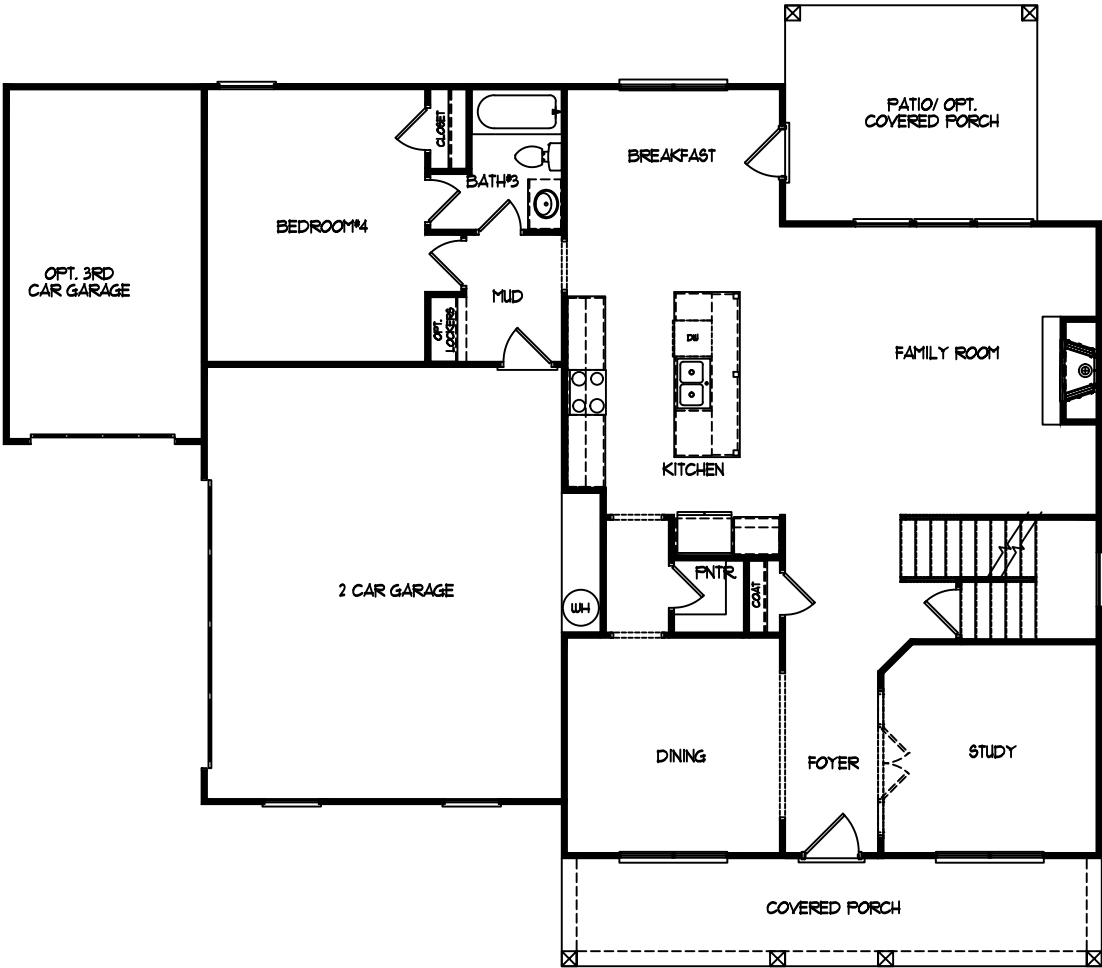


# THE LAKEHURST @ Georgia Estates



Main Level w/ 3rd Car Garage Opt. Front Entry

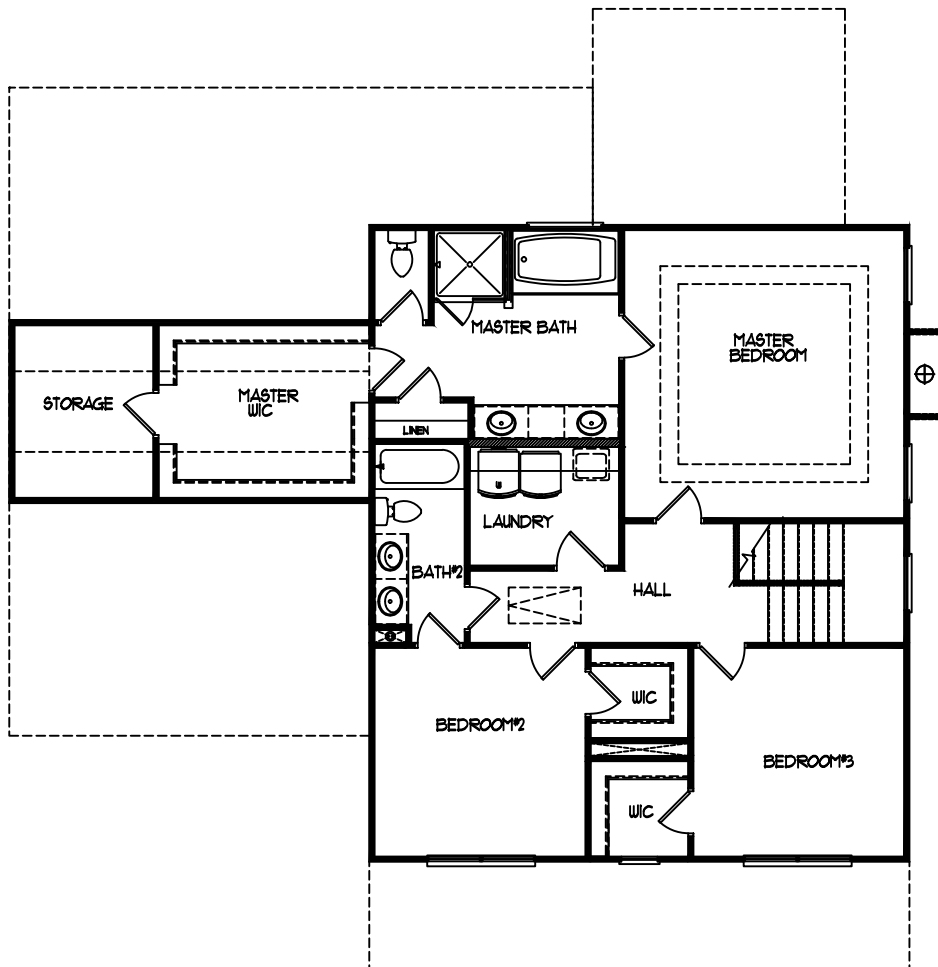
# THE LAKEHURST @ Georgia Estates



Main Level w/ 3rd Car Garage Opt. Side Entry



# THE LAKEHURST @ Georgia Estates



Upper Level

# GEORGIA ESTATES

## Utility & Contractor List

### 1.) WATER:

**CITY OF STATHAM**  
UTILITIES DEPARTMENT  
327 JEFFERSON ST  
STATHAM, GA 30666  
(770) 725-5455 MAIN  
EXT 2015 OR 2006  
OR (770) 725 7100

### 2.) ELECTRICITY:

**JACKSON EMC**  
706-367-5281

### 3.) INTERNET:

AT&T & DIRECTV STREAM  
[HTTPS://WWW.ATT.COM/LOCAL/GEORGIA/STATHAM](https://www.att.com/local/georgia/statham)  
+1 (855) 699-0369

### **OUTSIDE SALES CONTACT WITH AT&T & DIRECTV STREAM:**

**BRANDON SHEDD**  
C: 404-327-1600  
E: [FIRSTCONNECTLLCGA@GMAIL.COM](mailto:FIRSTCONNECTLLCGA@GMAIL.COM)

### 4.) TRASH SERVICE:

WHITE OAK SANITATION [HTTP://WWW.WOSANITATION.COM](http://www.wosanitation.com) OR  
GARBAGE HOUND [HTTP://WWW.GARBAGEHOUND.COM](http://www.garbagehound.com)

### **FENCE CONTRACTORS:**

- 1.) [HTTPS://WWW.FENCESBYTODD.COM](https://www.fencesbytodd.com)
- 2.) [HTTP://ACADEMYFENCEBROKERS.COM](http://academyfencebrokers.com)
- 3.) [HTTP://SELECTFENCEGROUP.COM](http://selectfencegroup.com) (ALSO OFFERS LANDSCAPING INSTALLATION SERVICES)

### **WINDOW BLINDS CONTRACTOR:**

ERIC RAMEY - THE BLIND GUIDE  
C: 6789498317  
E: [4THEBLINDGUIDE@GMAIL.COM](mailto:4THEBLINDGUIDE@GMAIL.COM)

### **LAWN CARE SERVICES:**

MURENO LAWN CARE  
O: 470-213-6870  
E: [MURENOLAWNCARE@GMAIL.COM](mailto:MURENOLAWNCARE@GMAIL.COM)

\*All information is believed to be accurate but is not guaranteed and subject to change without notice.

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# 12-Month Rate Locks.

**Our extended long-term rate lock programs protect you from rate fluctuations during the construction of your custom home.**

## WE OFFER SEVERAL OTHER BENEFITS FOR BORROWERS, INCLUDING:

- › Licenses in all 50 states and branches from coast to coast.
- › A streamlined loan process that allows us to close in as few as 21 days.\*
- › An extensive product portfolio consisting of traditional and government-insured loans, down payment assistance programs, niche lending products for investors, and more.
- › A positive, memorable home financing experience with the honesty and respect you deserve.
- › Extremely competitive rates.

\*CrossCountry Mortgage, LLC cannot guarantee that an applicant will be approved or that a closing can occur within a specific timeframe. Results will vary based on all involved parties' level of participation at any stage of the loan process.

## READY TO LOCK YOUR RATE? LET'S CONNECT TODAY!

### **Michelle Pellum**

Loan Originator

NMLS# 414487

Office: 678-804-7765

[michelle.pellum@myccmortgage.com](mailto:michelle.pellum@myccmortgage.com)

[ccm.com/Michelle-Pellum](http://ccm.com/Michelle-Pellum)

5514 Main Street

Flowery Branch, GA 30542

# Loan programs for first-time homebuyers



We offer many programs with low down payments and assistance options designed to help your first-time homebuyers make their homeownership dreams come true. There are plenty of loan programs first-time homebuyers can qualify for.



## 3% DOWN CONVENTIONAL LOAN

With as little as 3% down required, this loan offers low mortgage insurance and allows for a gifted down payment.

## 3.5% DOWN FHA LOAN

This program is an excellent option for new buyers with a 3.5% down payment, flexible credit, and income requirements.

## 0% DOWN VA LOAN

With no down payment required, this loan offers qualified Military personnel the option to use VA entitlement to purchase a home.

## 0% DOWN USDA LOAN

This loan keeps out-of-pocket costs low and allows purchases within a wide range of metropolitan and rural areas.

## FANNIE MAE'S HOMEReadY MORTGAGE

This program is designed for qualified buyers with low-to-moderate incomes. Down payment options as low as 3% and reduced monthly mortgage insurance costs.

## JUMBO FINANCING

As part of our growing line of Jumbo lending solutions, we offer a program with only 5% down and no mortgage insurance fees or costs.

Ask me how you can help your borrowers finance their dream home today.

Call me to discuss the benefits of these programs for your clients.



### Michelle Pellum

Loan Originator

NMLS# 414487

Office: 678-804-7765

michelle.pellum@myccmortgage.com

ccm.com/Michelle-Pellum

5514 Main Street

Flowery Branch, GA 30542

# Home financing process

Buying a home and obtaining a mortgage can be a lengthy process, but there's no reason to get overwhelmed!

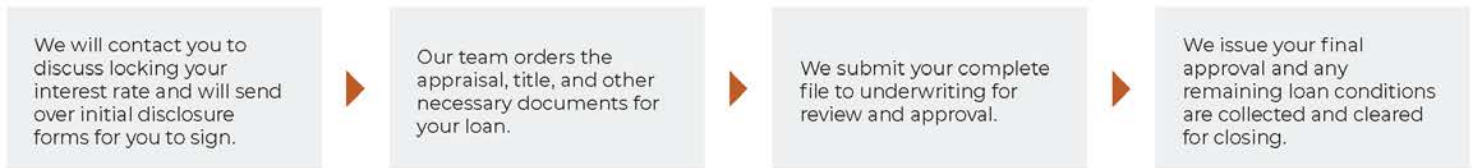
We strive to make our loan process as easy and stress-free as possible. With our informative loan process guide, we're outlining everything step-by-step.



## THE PRE-APPROVAL PROCESS:



## THE LENDING PROCESS:



## THE CLOSING PROCESS:



**Michelle Pellum**

Loan Originator

NMLS# 414487

Office: 678-804-7765

[michelle.pellum@myccmortgage.com](mailto:michelle.pellum@myccmortgage.com)

[ccm.com/Michelle-Pellum](http://ccm.com/Michelle-Pellum)

5514 Main Street

Flowery Branch, GA 30542

AT&T fiber

# Fastest Internet. Straightforward Pricing. Now Delivering Up To 5-Gig Speeds.<sup>1</sup>

Limited availability in select areas. Call to see if you qualify.



Faster Internet Experience than Cable<sup>2</sup>



No Price Increase at 12 months, No Annual Contract, No Data Caps, No Equipment Fees



AT&T Internet Security with ActiveArmor<sup>SM</sup> included: 24/7 proactive security that helps stop threats before they get to you<sup>3</sup>



Includes AT&T All-Fi, a next generation Wi-Fi experience for your devices<sup>4</sup>

Get Simple, Straightforward Pricing.

Get Started with AT&T Fiber<sup>®</sup>

**300 Mbps<sup>††</sup>**

**\$55<sup>mo.</sup>**  
Plus taxes

Autopay & Paperless Bill req'd.\* Limited availability. May not be available in your area. Call to see if you qualify.

<sup>1</sup>Fastest among major internet service providers, based on 5Gbps offering. Internet speed claims represent maximum wired network service capability speeds and recommended setup. Actual customer speeds are not guaranteed. Single device wired speed maximum 47Gbps. For more information go to [www.att.com/speed101](http://www.att.com/speed101). <sup>2</sup>Based on combined upload and download capacity of AT&T Fiber starting, mid and high-speed tiers to comparable speed tiers of Xfinity, Spectrum and Cox. <sup>3</sup>Compatible Gateway and Smart Home Manager app required; security features must be enabled. <sup>4</sup>Compatible gateway with Wi-Fi 6; subject to availability. Optimal performance requires Wi-Fi 6 enabled devices. \*Price after \$5/mo Autopay & Paperless bill discount (w/in 2 bills). Monthly State Cost Recovery Charge in TX, OH, NV applies.

## Contact your local DIRECTV dealer!

### FIRST CONNECT, LLC

Brandon - FirstConnect@ATT.NET

## 404.327.1600



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