

# NORTHMINSTER

## — FARMS —

ACTIVE ADULT  
COMMUNITY  
FROM THE HIGH \$300S

# COMMUNITY SITE PLAN

## NORTHMINSTER — FARMS — Active Adult Community



[CLICK HERE FOR DIRECTIONS!](#)



\*Site Plan is Artistic in Nature. All information is believed to be accurate but is not guaranteed and subject to change without notice.  
Marketing by: ALPHA Property Group | PalmerHouse Properties | 2911 Piedmont Rd NE | Atlanta, GA 30305 | 770-282-4393 | [www.Facebook.com/NorthminsterFarms](http://www.Facebook.com/NorthminsterFarms)

Northminster Farms - Jefferson, GA



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## INCLUDED FEATURES

### COMMUNITY CHARACTERISTICS:

COMMUNITY HOA WITH FULL PROTECTIVE COVENANTS  
PROFESSIONALLY LANDSCAPED ENTRANCES  
FARMHOUSE INSPIRED COMMUNITY CENTER EQUIPPED WITH  
BATHROOMS, COMMUNITY GATHERING AREA, KITCHENETTE, &  
WELLNESS CENTER SPACE.  
LARGE COMMUNITY SWIMMING POOL  
2 PICKLEBALL COURTS  
WALKING PARK WITH CONCRETE SIDEWALKS  
2+ ACRE GREEN SPACE WITH SIDEWALKS  
LOW MAINTENANCE HOME EXTERIORS &  
LAWN MAINTENANCE INCLUDED IN THE HOA

### INTERIOR FEATURES:

9 FT CEILINGS ON MAIN LEVEL  
IN-HOME WIRING PACKAGE:  
CAT 5 FOR TELEPHONE IN KITCHEN & PRIMARY SUITE  
RG 6 FOR CABLE CONNECTIVITY IN LIVING ROOM & ALL BEDROOMS  
PRE-WIRED SECURITY SYSTEM  
SMOOTH CEILING THROUGHOUT HOME  
CURRATED SHERWIN-WILLIAMS PAINT OFFERINGS, INTERIOR  
MOHAWK CARPET, INTERIOR  
MOHAWK REYWOOD FLOORING IN FOYER, KITCHEN AND BREAKFAST  
CEILING FAN AND LIGHT KIT IN GREAT ROOM & PRIMARY SUITE  
BRACED FOR CEILING FANS IN ALL SECONDARY BEDROOMS  
SMOKE DETECTORS ON EACH LEVEL & ALL BEDROOMS  
CO2 DETECTORS  
SATIN NICKEL FINISH DOOR HARDWARE  
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  
VINYL FLOORING STANDARD IN ALL BATHS & LAUNDRY ROOM  
42IN DIRECT VENT FIREPLACE WITH SLATE SURROUND, NO HEARTH

### PRIMARY SUITE FEATURES:

DELUXE TUB & SEPARATE SHOWER PER PLAN & OPTIONS  
2CM QUARTZ COUNTER TOPS  
OPTIONAL SUPER SHOWER PACKAGE(S)  
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  
WALK-IN KITCHEN PANTRY PER PLAN  
RECESSED ICE MAKER CONNECTION  
RECESSED CAN LIGHTS  
2 PENDANTS OVER KITCHEN ISLAND  
SUBWAY TILE BACKSPLASH

### ENERGY EFFICIENT & WATER SAVING CONSTRUCTION :

R-30 CEILING INSULATION IN FLAT CEILING  
LOW-E DOUBLE PANE INSULATED VINYL  
WINDOWS WITH TILT-IN SASH  
4 OVER 1 WINDOW GRIDS ON FRONT ONLY PER PLAN  
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 & BRICK WATER TABLES OR  
OPTIONAL STONE WATER TABLE  
SIDING OR BRICK PER PLAN, PER ELEVATION  
ENGINEERED FLOOR & ROOF SYSTEMS  
200 AMP SERVICE PANEL  
STAMPED ALUMINUM GARAGE DOOR(S) WITH WIFI GARAGE DOOR OPENER  
CONTINUOUS ALUMINUM GUTTERS & DOWNSPOUTS

### LANDSCAPING PACKAGE:

PROFESSIONALLY LANDSCAPED YARDS, ALL 4 SIDES  
BERMUDA SOD, PINE NEEDLE BEDS, & ISLANDS  
TREES AND SHRUBS PER YARD SURROUNDING HOME  
2 FLOOD LIGHTS, FRONT & REAR  
2 EXTERIOR WATER FAUCETS (HOSE BIBS)  
COVERED PORCHES PER PLAN & OPTIONS  
ARCHITECTURAL SHINGLES  
OPTIONAL CARRIAGE GARAGES

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## Utility & Contractor List

### 1.) WATER & \*SEWERAGE:

#### JACKSON COUNTY WATER & SEWERAGE AUTHORITY

117 MLK AVENUE

JEFFERSON, GA 30549

(706) 367-1741

CUSTOMERSERVICE@CITYOFJEFFERSONGA.COM

\*WATER IS PROVIDED THROUGH JCWSA, SEWER IS  
CITY OF JEFFERSON, BUT BILLED THROUGH JCWSA

### 2.) ELECTRICITY:

#### JACKSON EMC

850 COMMERCE RD

JEFFERSON, GA 30549

706-367-5281

### 3.) TV & INTERNET:

#### TRUVISTA

[HTTPS://WWW.TRUVISTA.NET](https://www.truvista.net)

+1 (762) 778-4000

### OUTSIDE SALES CONTACT WITH DIRECTV STREAM:

#### BRANDON SHEDD

C: 404-327-1600

E: FIRSTCONNECTLLCGA@GMAIL.COM

### 4.) GARBAGE PICK UP & RECYCLING:

#### CITY OF JEFFERSON PUBLIC WORKS

PUBLIC UTILITIES

1048 WASHINGTON ST

JEFFERSON, GA 30549

(706) 367-5121, EXT. 3, THEN 2

CUSTOMERSERVICE@CITYOFJEFFERSONGA.COM

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### GARDEN SERIES BASE PRICING

| FLOOR PLAN   | ELEVATION | BEDS | BATHS | PRICE*    |
|--|-----------|------|-------|-----------|
| <b>THE EMORY RANCH</b><br>1,802 SQFT<br>3 BED/2 BATH         | A         | 3    | 2     | \$365,900 |
| *OPT COVERED BACK PATIO                                      | B         | 3    | 2     | \$369,900 |
| *OPT CARRIAGE GARAGE   | C         | 3    | 2     | \$371,900 |
| *OPT LUXURY KITCHEN & SUPER SHOWER                           |           |      |       |           |
| <b>THE SAXTON 3 RANCH</b><br>1,821 SQFT<br>2 OR 3 BED/2 BATH | A         | 2-3  | 2     | \$368,500 |
| * OPT HOME OFFICE  | B         | 2-3  | 2     | \$372,500 |
| *OPT COVERED BACK PATIO                                      | C         | 2-3  | 2     | \$374,500 |
| *OPT CARRIAGE GARAGE   |           |      |       |           |
| *OPT LUXURY KITCHEN & SUPER SHOWER                           |           |      |       |           |
| <b>THE SINCLAIR RANCH</b><br>1,979 SQFT<br>2 OR 3 BED/2 BATH | A         | 2-3  | 2     | \$388,900 |
| *OPT 3RD BEDROOM   | B         | 2-3  | 2     | \$392,900 |
| *OPT CARRIAGE GARAGE   | C         | 2-3  | 2     | \$394,900 |
| *OPT LUXURY KITCHEN & SUPER SHOWER(S)                        |           |      |       |           |

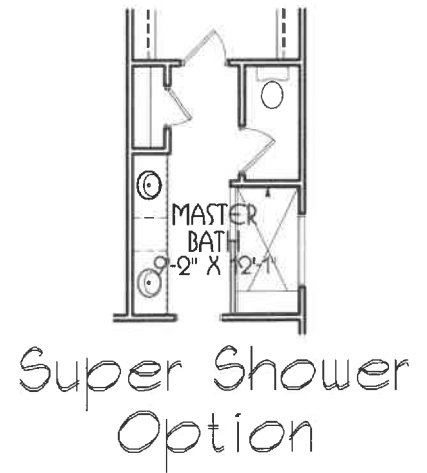
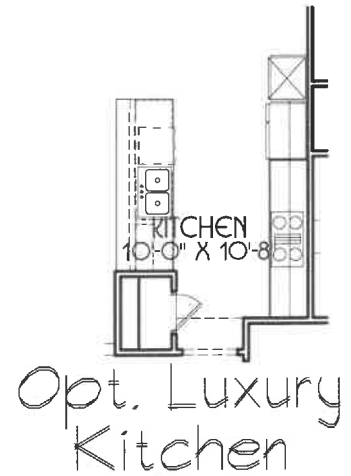
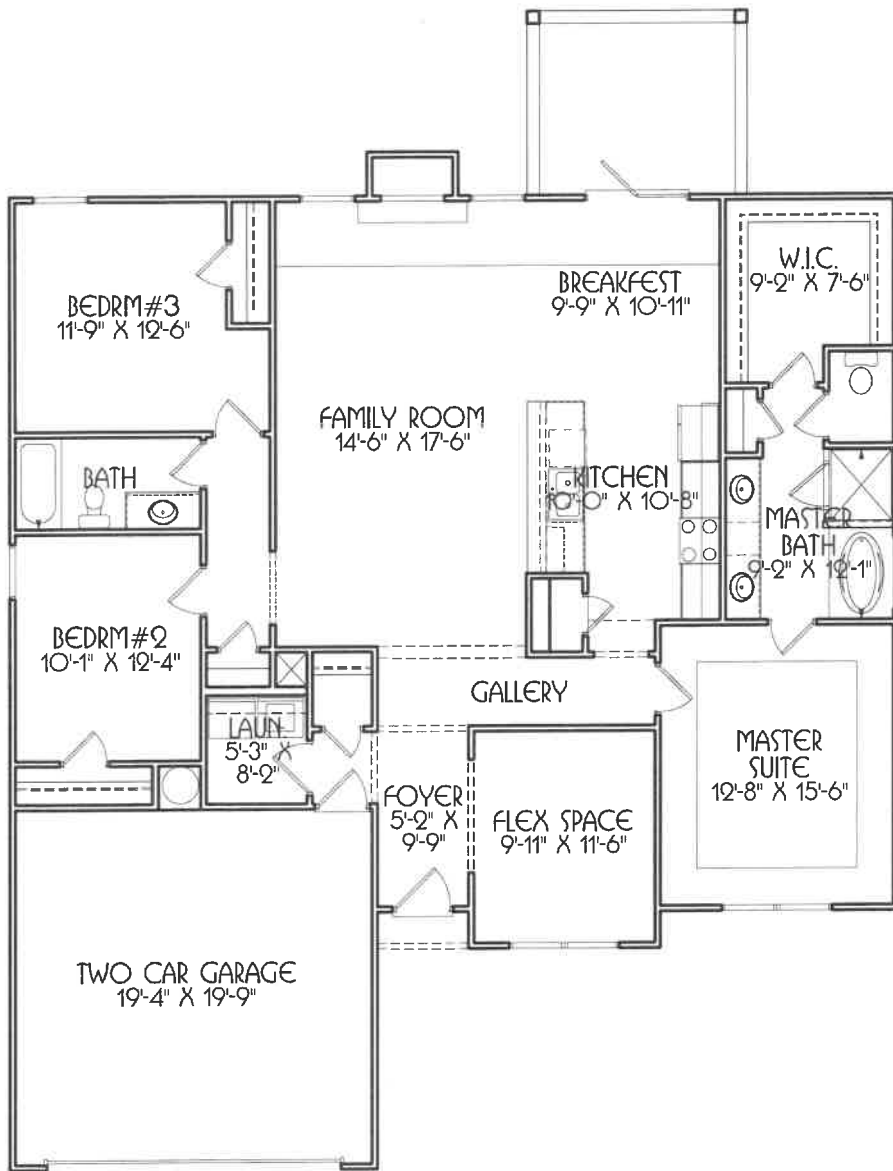
\*Base pricing subject to a pre-sale, slab, basement, & lot premium(s). Square footage is estimated.

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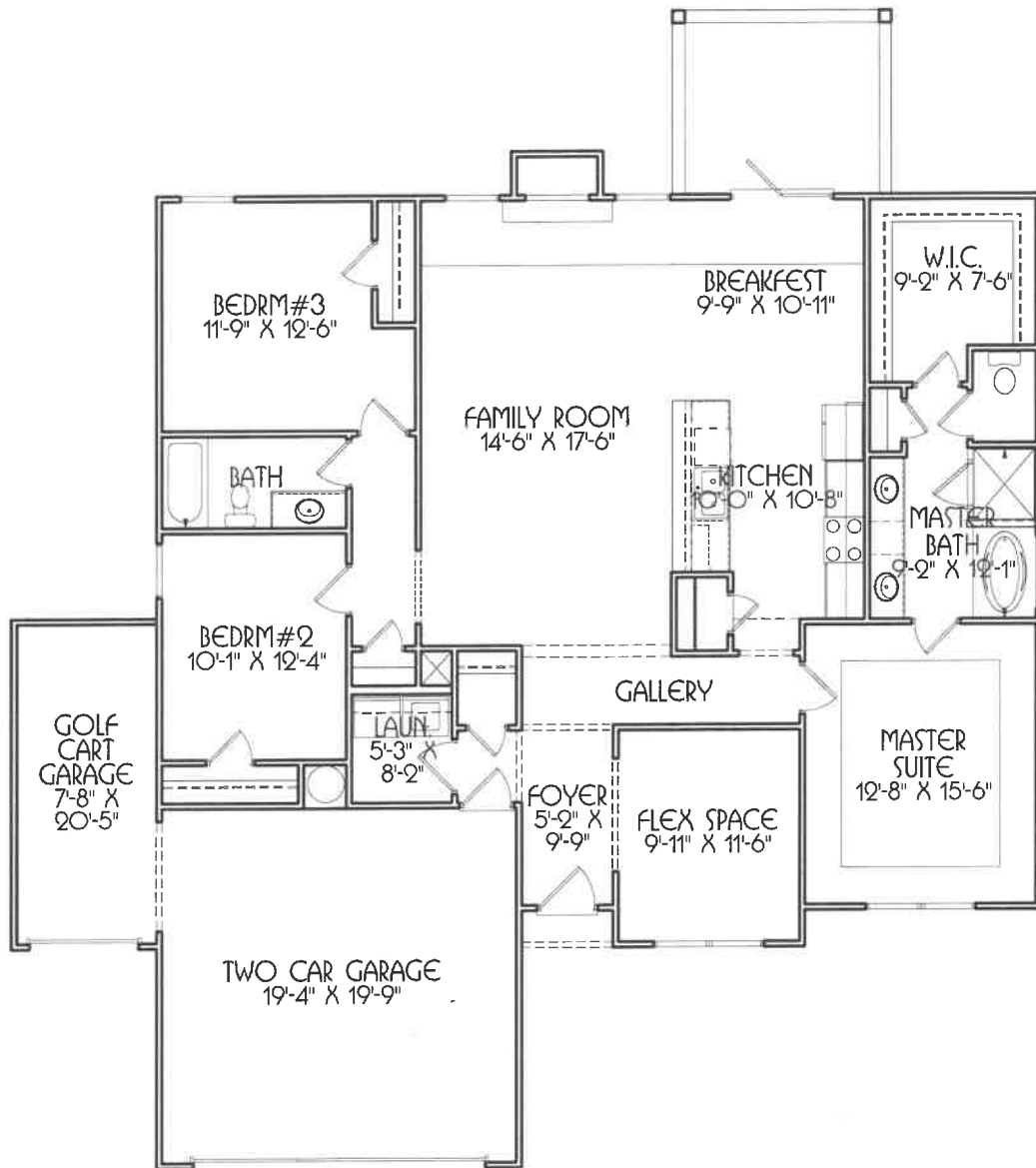
# The Emory @ Northminster Farms -Garden Series-



Main Level

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# The Emory @ Northminster Farms -Garden Series-



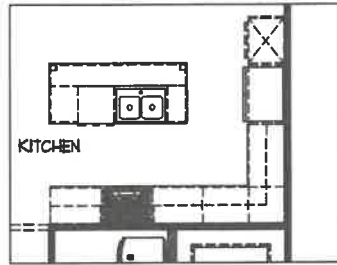
Main Level w/Carriage Garage Opt.

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# THE SAXTON 3

NORTHMINSTER FARMS

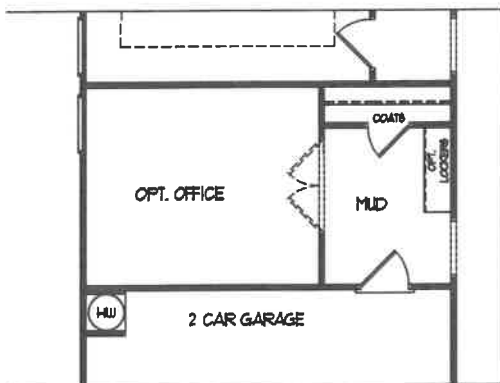
- GARDEN SERIES -



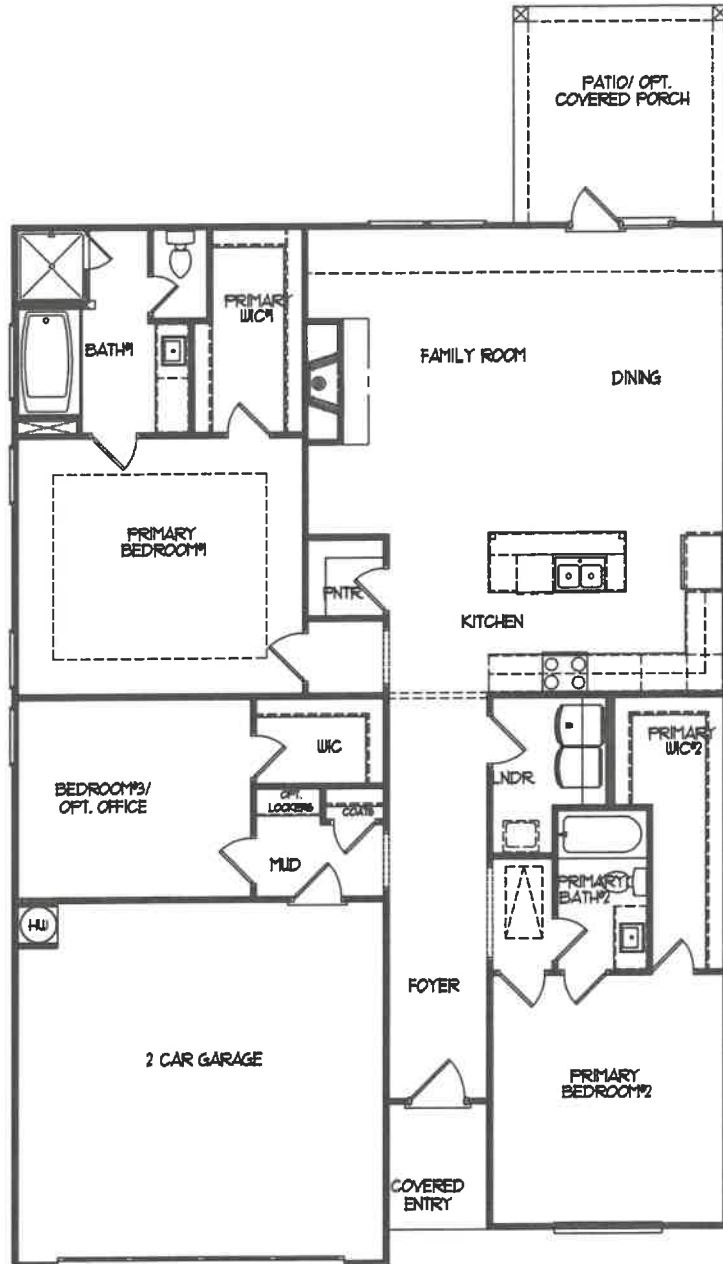
Luxury Kitchen Opt.



Primary Bath#1 Opt.



Office Opt.

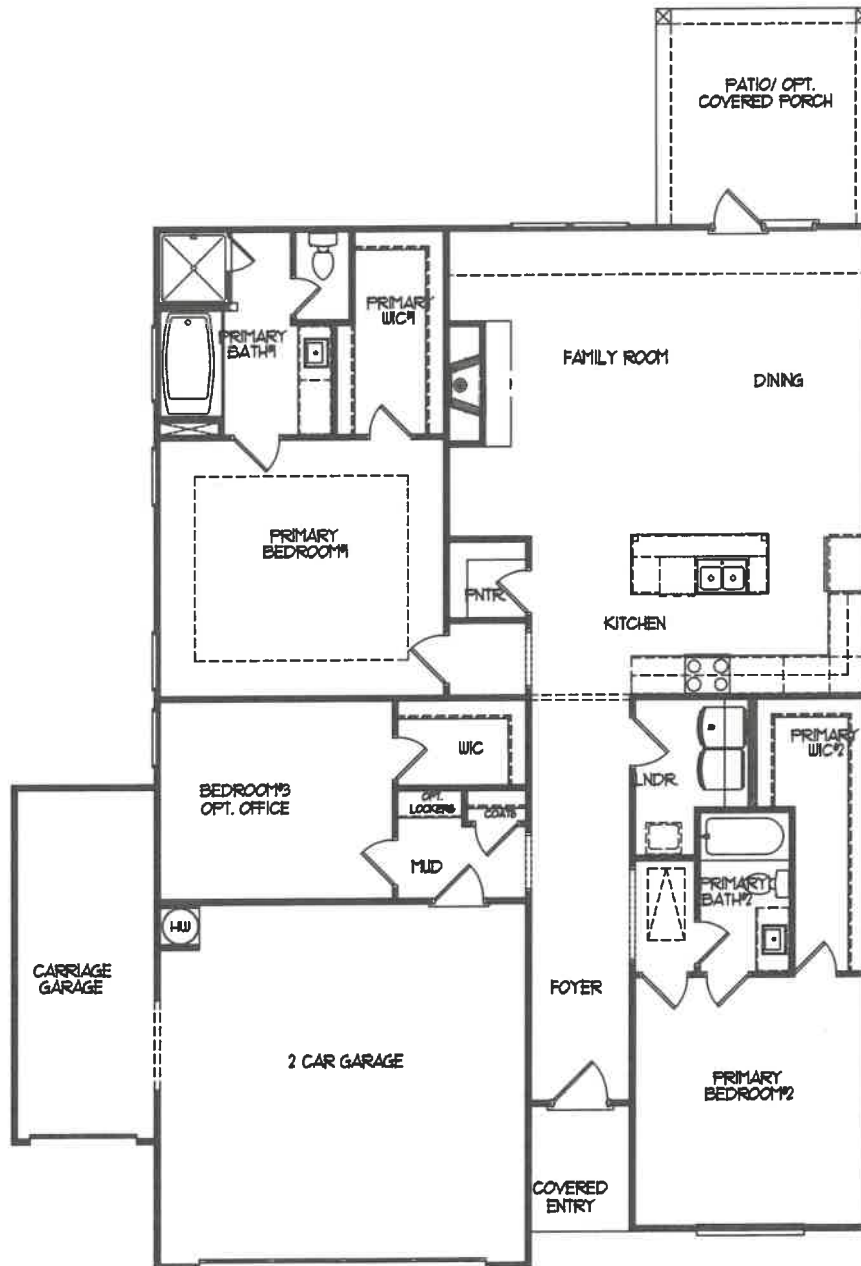


Main Level

# THE SAXTON 3

NORTHMINSTER FARMS

- GARDEN SERIES -



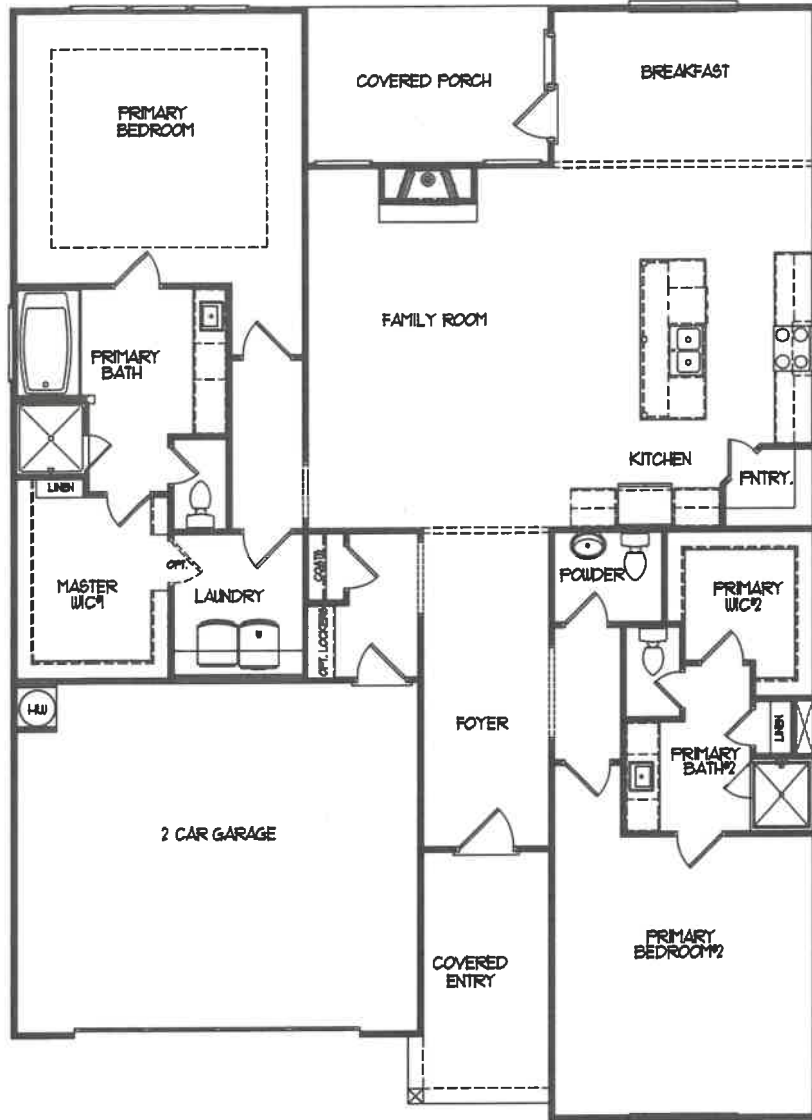
Main Level w/ Carriage Garage Opt.



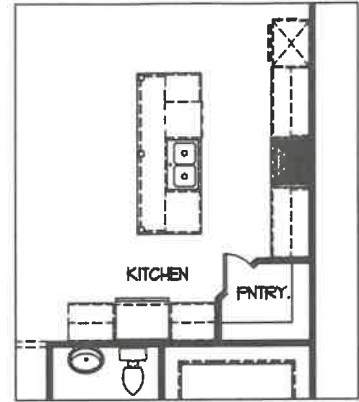
# THE SINCLAIR

NORTHMINSTER FARMS

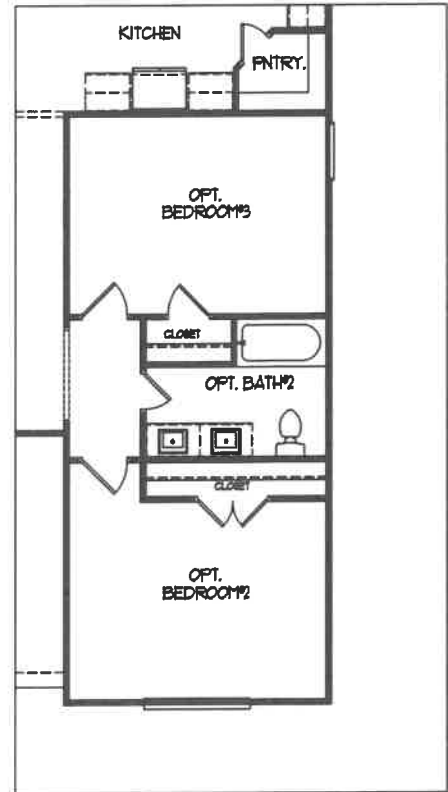
- GARDEN SERIES -



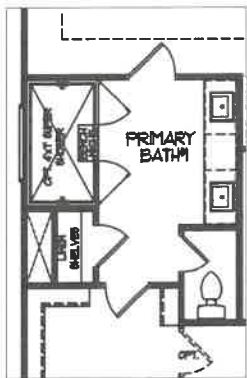
Main Level



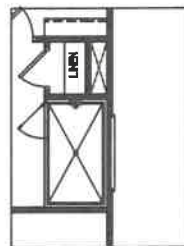
Luxury Kitchen Opt.



3rd Bedroom Opt.



Primary Bath#1 Opt.

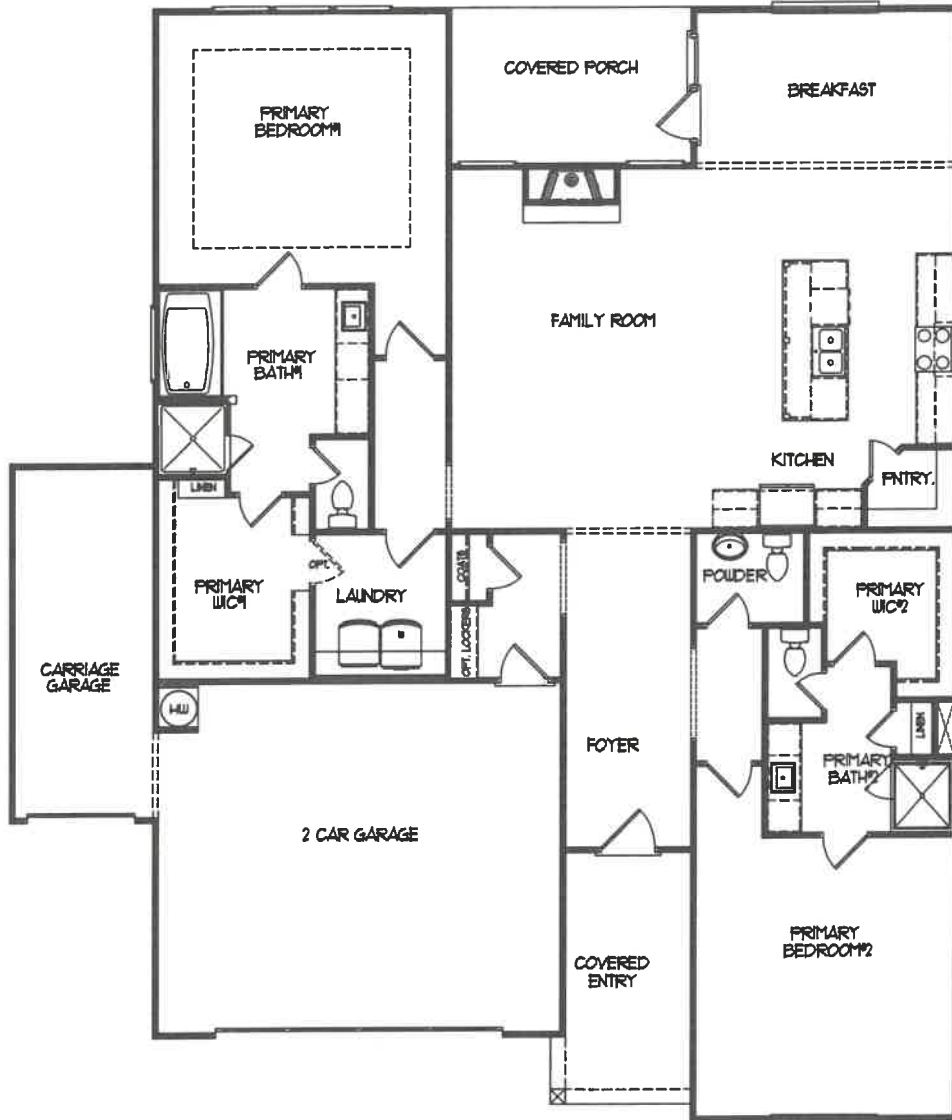


Primary Bath#2 Opt.

# THE SINCLAIR

NORTHMINSTER FARMS

- GARDEN SERIES -

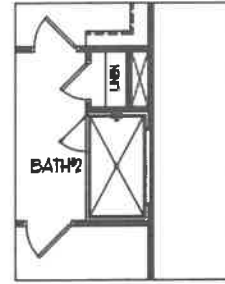


## Main Level w/ Carriage Garage Opt.

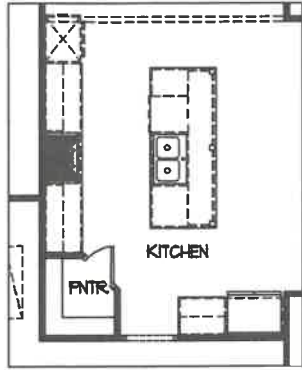
# THE RABUN

## NORTHMINSTER FARMS

- FARM HOUSE SERIES -



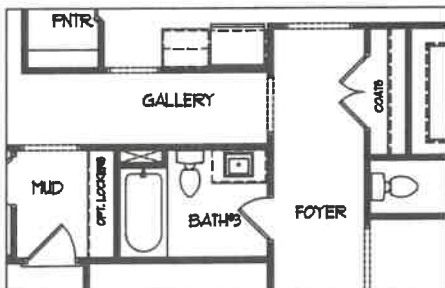
Primary Bath#2 Opt.



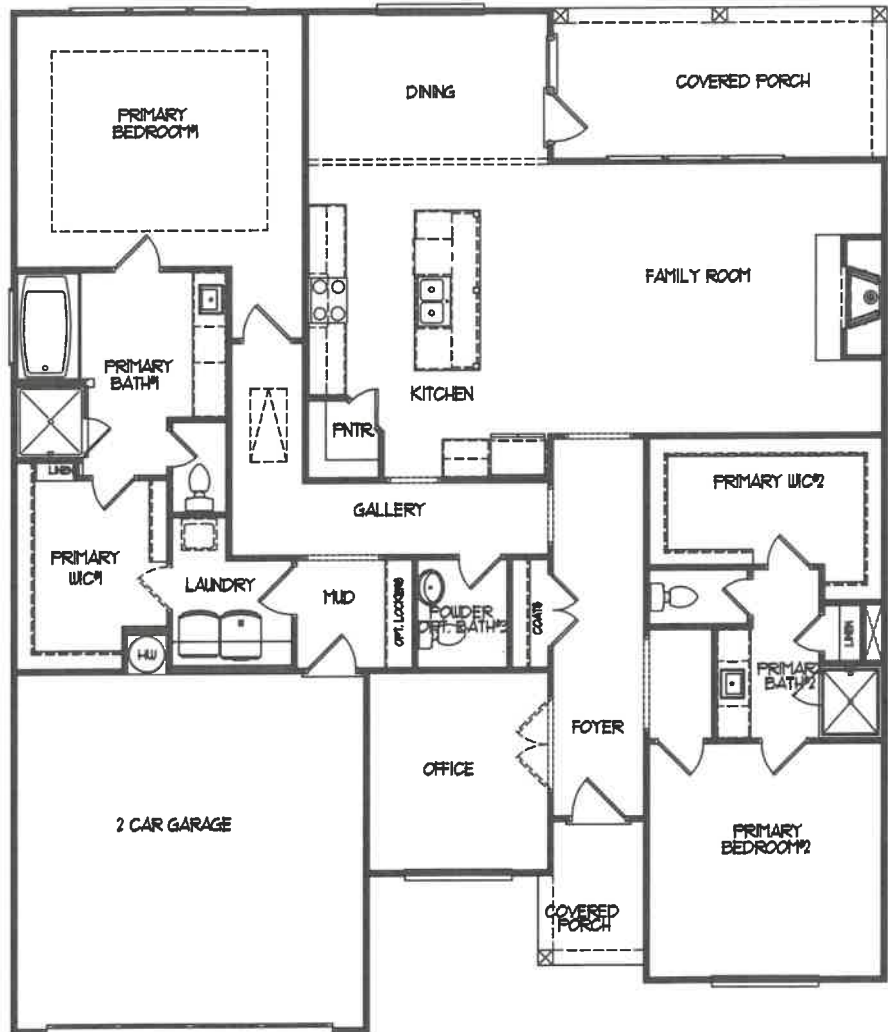
Luxury Kitchen Opt.



Primary Bath#1 Opt.



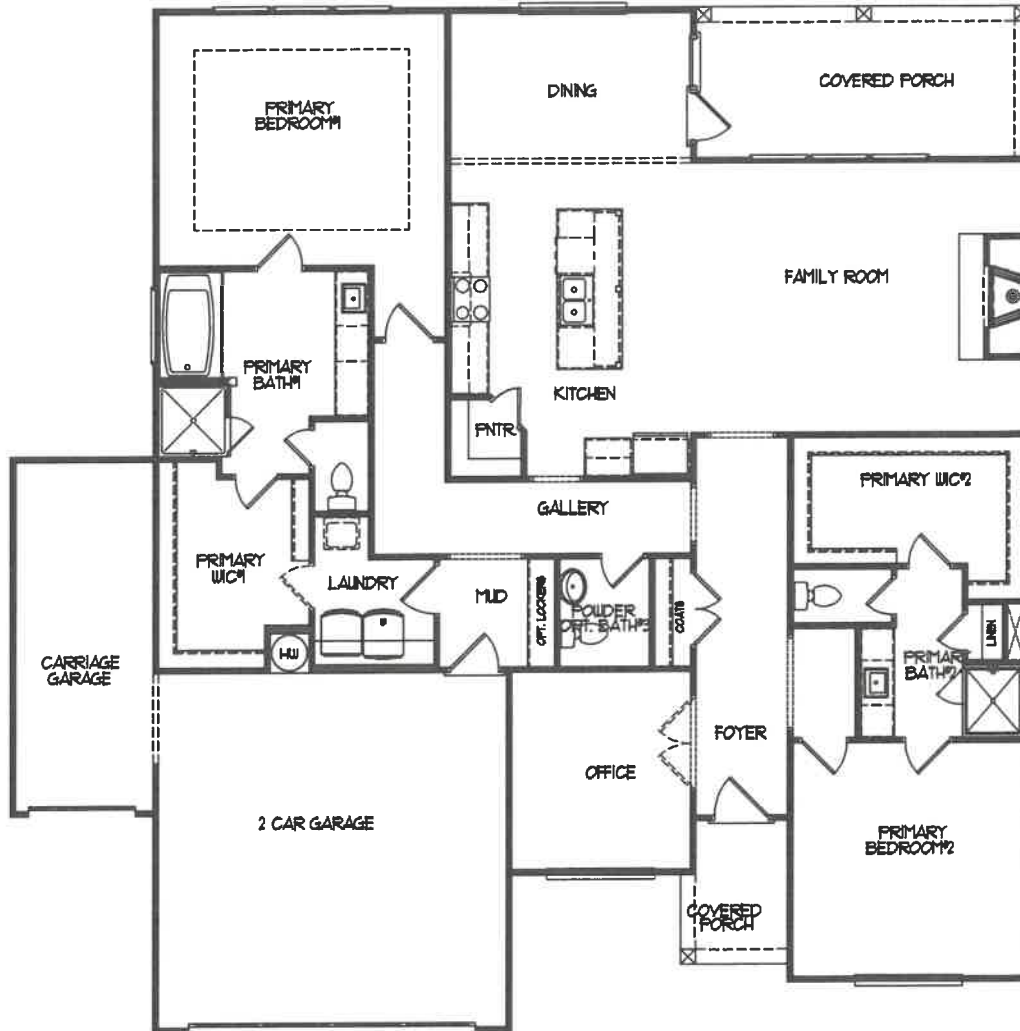
Bath#3 Opt.



Main Level

# THE RABUN

NORTHMINSTER FARMS  
- FARM HOUSE SERIES -



Main Level w/ Carriage Garage Opt.



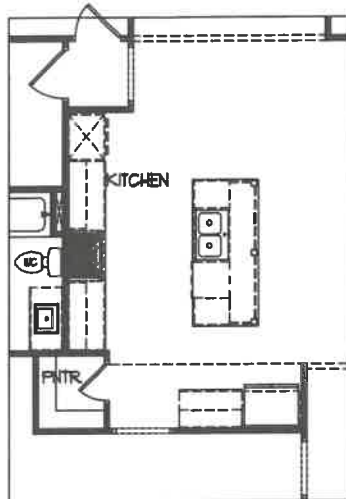
# THE ADDISON

NORTHMINSTER FARMS

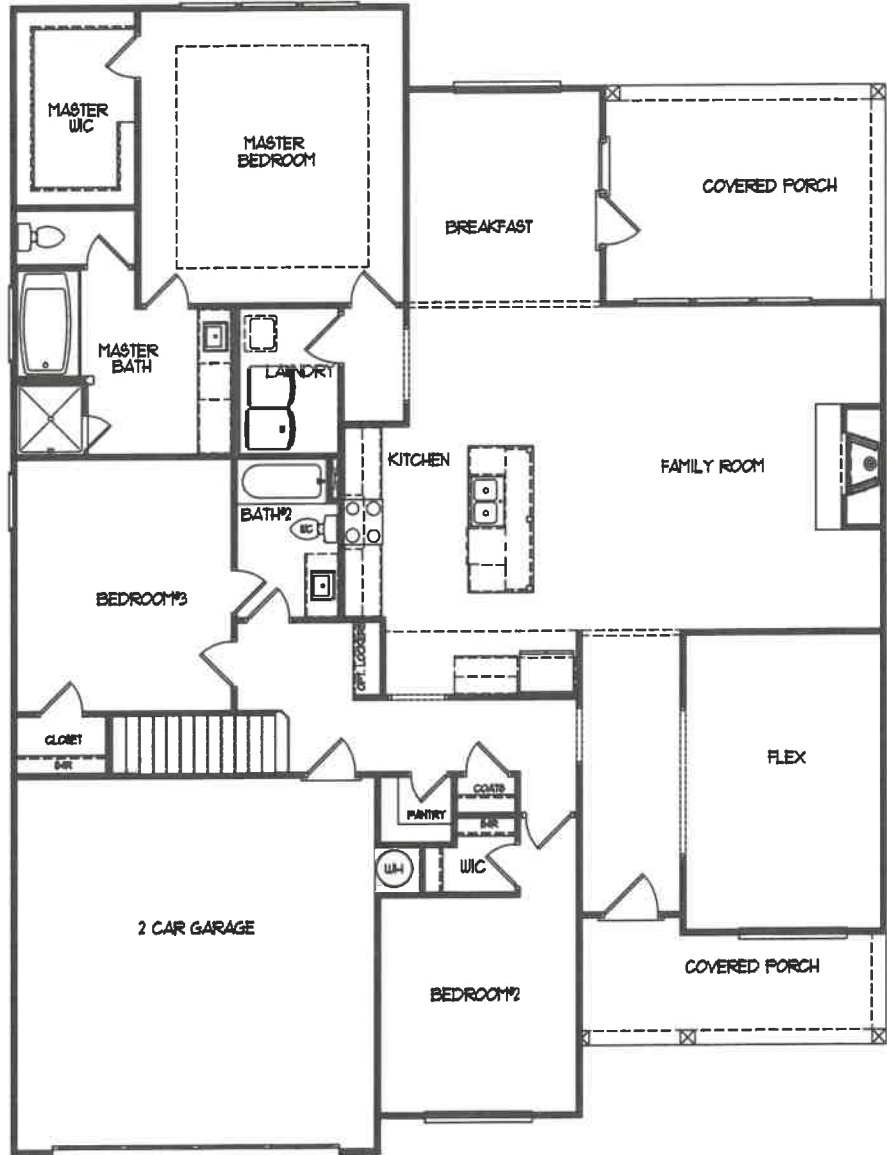
- FARM HOUSE SERIES -



**Super Shower Opt.**



**Luxury Kitchen Opt.**

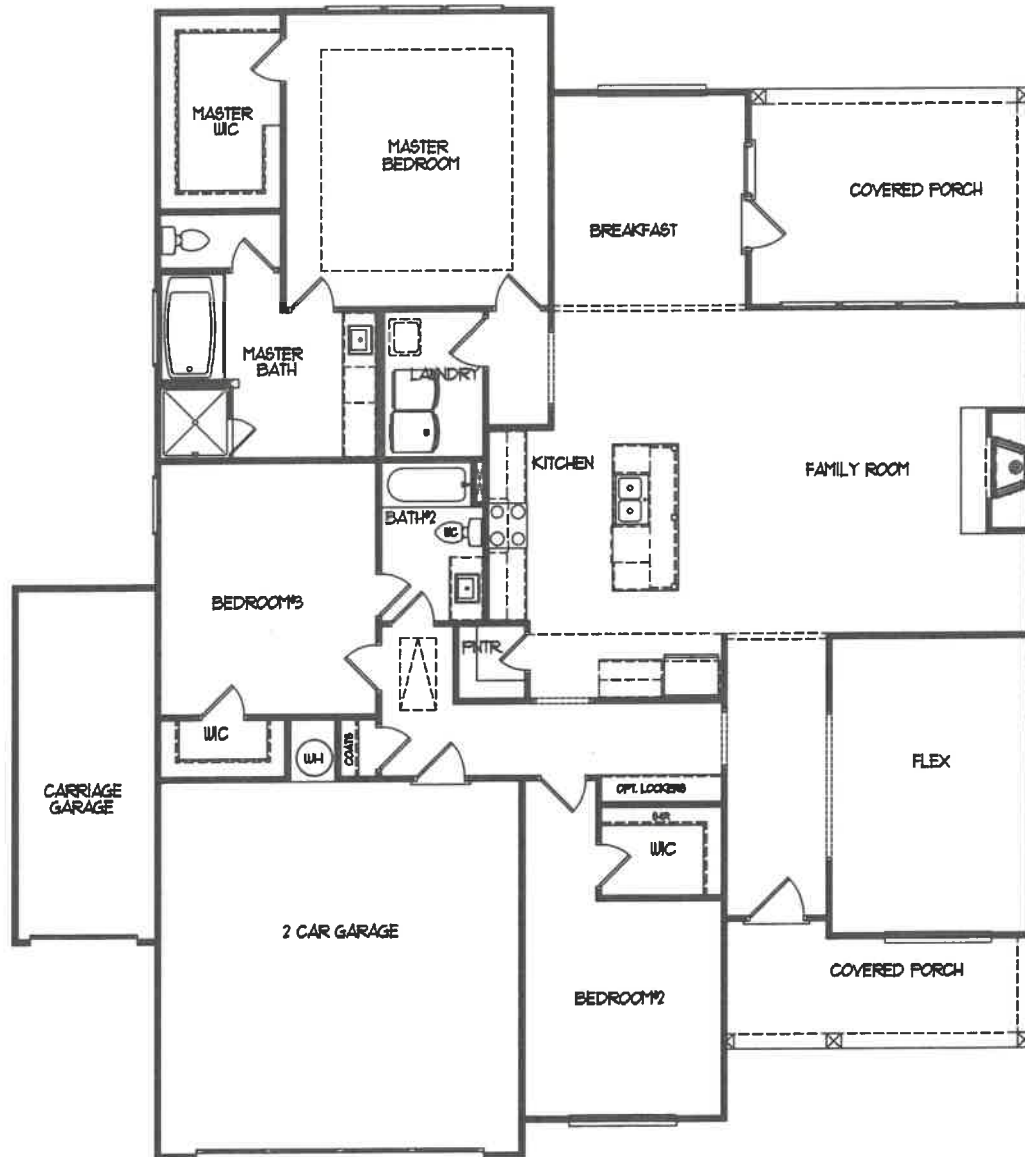


**Main Level w/ Bonus Room Opt.**

# THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -

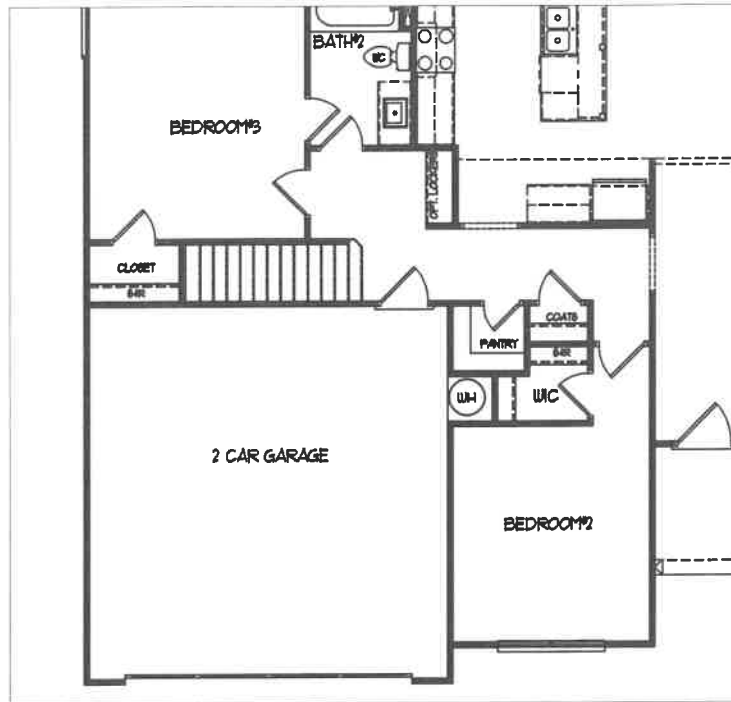


Main Level w/ Carriage Garage Opt.

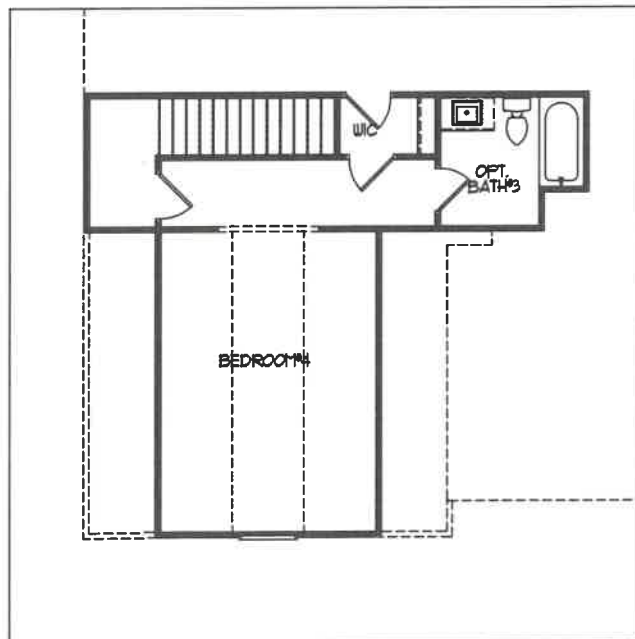
# THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Main Level w/ Bonus Room Opt.



Bonus Room Opt.



# THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



**Front Elevation A w/ Carriage Garage Opt.**



**Front Elevation B w/ Carriage Garage Opt.**

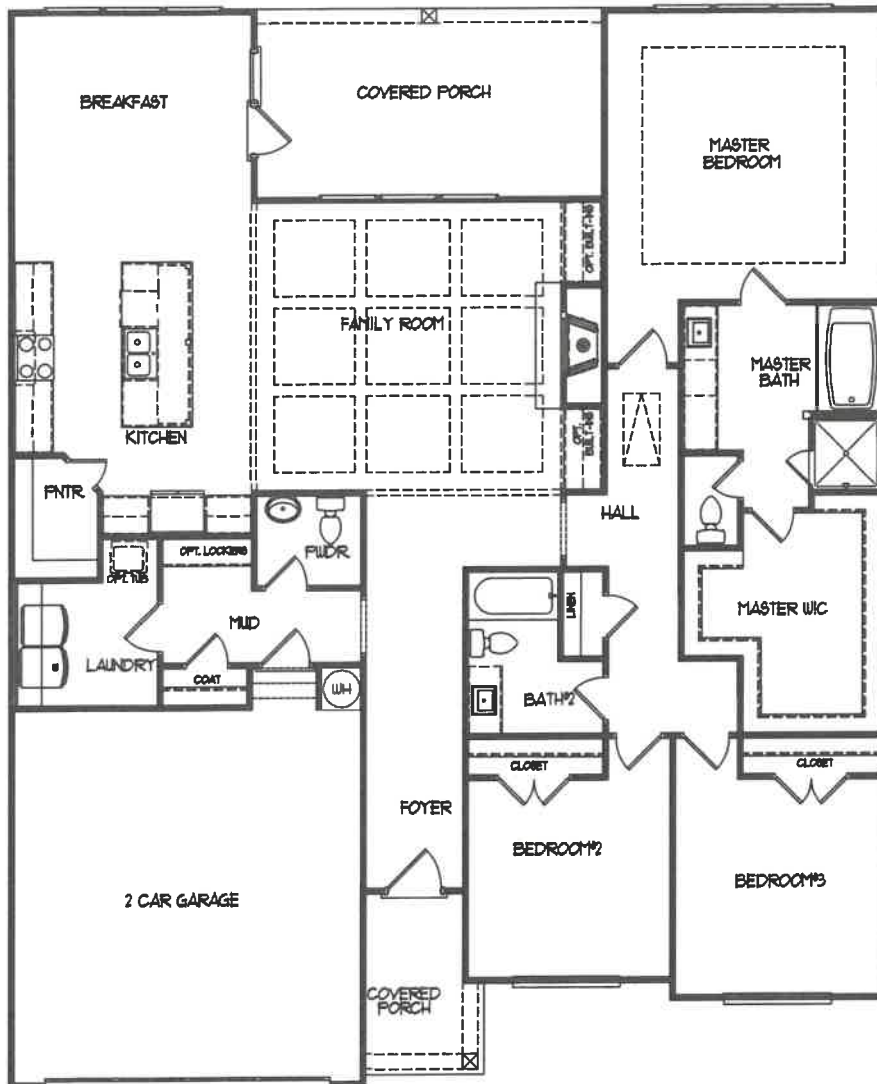


**Front Elevation C w/ Carriage Garage Opt.**

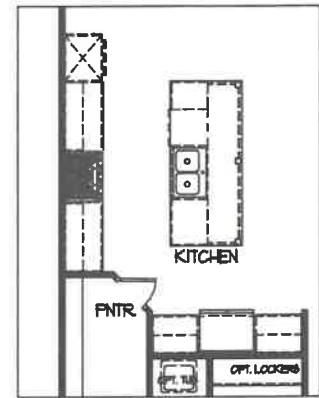
# THE BLACKBURN

NORTHMINSTER FARMS

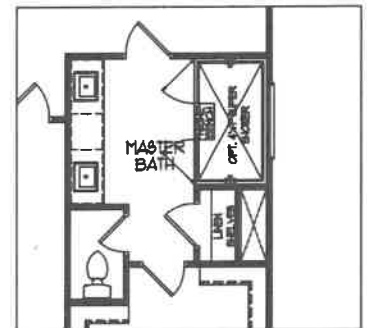
- FARM HOUSE SERIES -



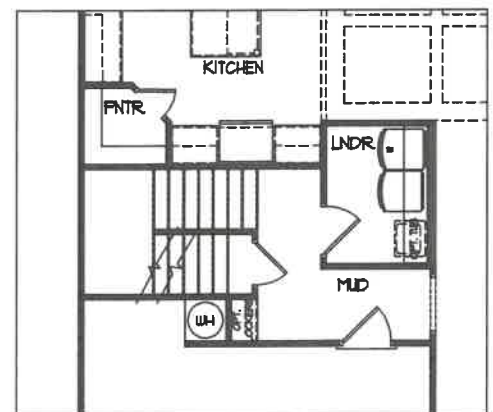
## Main Level



## Luxury Kitchen Opt.



## Super Shower Opt.

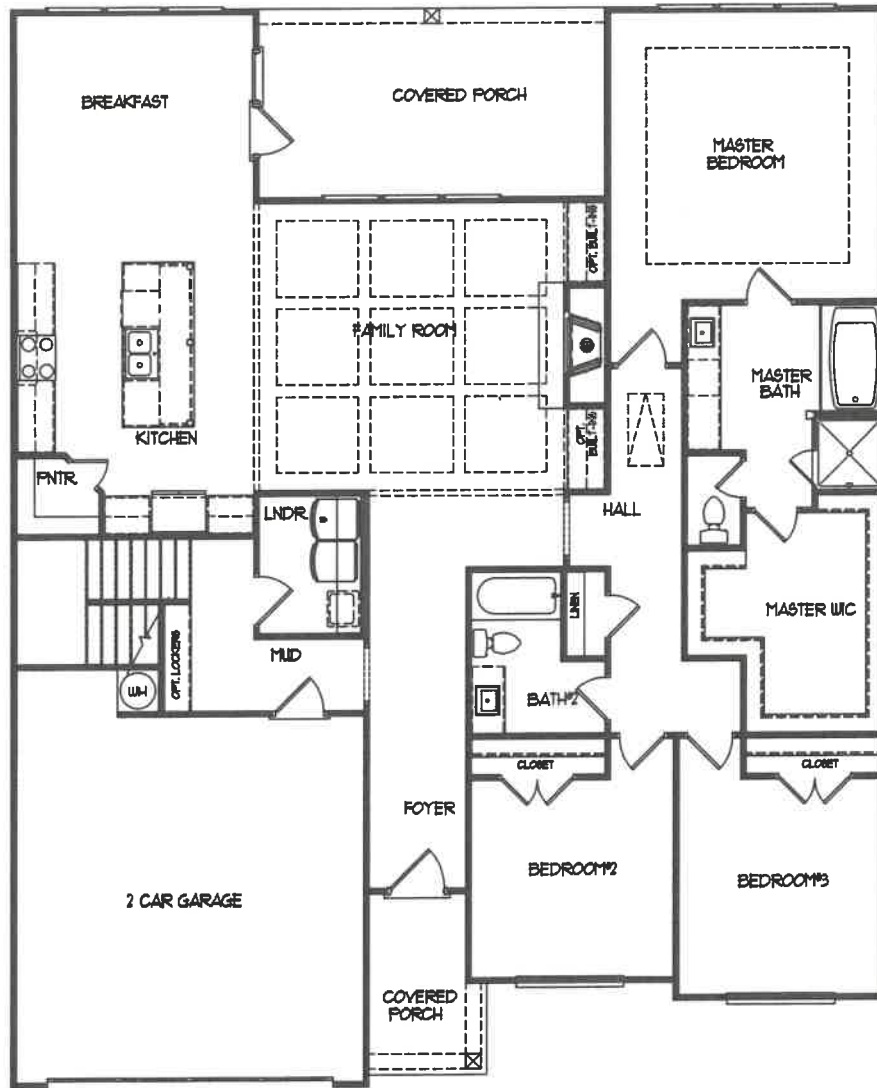


## Opt. Stairs to Bonus Room

# THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



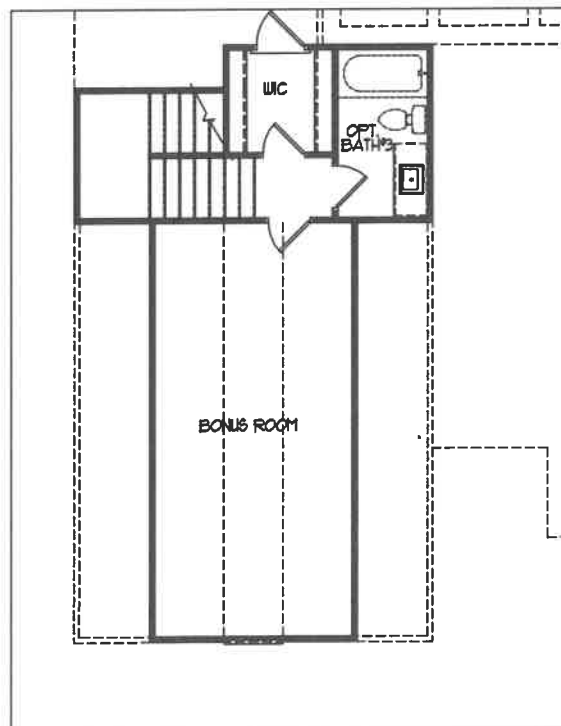
**Main Level w/ Stairs to Opt. Bonus Room**



# THE BLACKBURN

NORTHMINSTER FARMS

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**Bonus Room Opt.**



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### Michelle Pellum

Loan Originator  
NMLS 414487  
O: 678.804.7765  
michelle.pellum@ccm.com  
ccm.com/Michelle-Pellum  
390 Brogdon Road, Suite A  
Suwanee, GA 30024



### Alpha Property Group

Team: 770.282.4393  
Broker: 404.876.4901  
info@AlphaPropGroup.com  
2911 Piedmont Road  
Atlanta, GA 30305



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