

THE ENCLAVE AT Mill Creek

A New Community of 31 Homes from the \$400s

Located in the new city of Mulberry | Mill Creek High School District



All that's missing is you! Contact us today.

Fran Marty | 678-435-9425 | 770-284-9900

FranMarty@AnsleyRE.com

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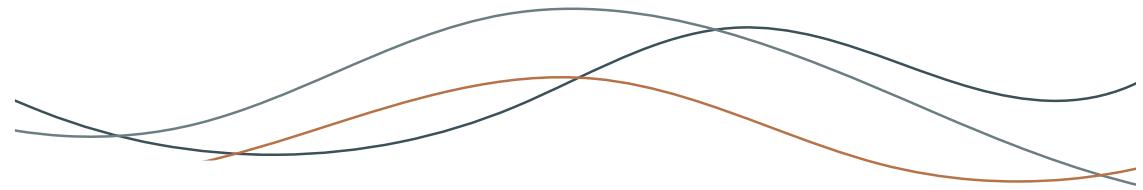
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THE ENCLAVE AT

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HIGHLIGHT



THE BENEFITS OF A MULBERRY ADDRESS

Mulberry offers a tax-advantaged environment with city-controlled development limitations.

No Property Taxes & A Low Sales Tax

Mulberry operates without a property tax, relying instead on fees such as stormwater management fees, business licenses, and franchise taxes to fund city services.

The combined sales tax rate in Mulberry is 6.0%, comprising a 4.0% state tax and a 2.0% county tax.

Development Restrictions & City Controlled Zoning

Mulberry has implemented a moratorium on most new construction permits, including land disturbance and new building permits, unless they meet specific criteria. This will help manage growth and ensure infrastructure can support new developments.

Mulberry has also assumed responsibility for all planning, zoning, code enforcement, and permitting activities within its limits providing more localized control over development.

Learn more at mulberryga.gov.

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THE BENEFITS OF THE MILL CREEK HIGH SCHOOL DISTRICT

The Mill Creek High School district provides access to top-tier education, a supportive community, and potential long-term value for homeowners.



Academic Excellence

Mill Creek High School is consistently ranked among the top high schools in Georgia. It holds the 24th position out of 445 public high schools in the state.

The school also boasts strong test scores, surpassing state averages.

Mill Creek maintains a graduation rate of 93%, reflecting its commitment to student success.

College & Career Readiness

Mill Creek High School offers 27 AP courses, with 34% of students enrolled in AP programs.

Students achieve competitive SAT and ACT scores with average SAT scores of 1220 and ACT scores of 27, indicating strong college preparedness.

Community & Extracurricular Engagement

Mill Creek High Schools' diverse student population comprises 52% minority students, fostering an inclusive environment.

A wide range of extracurricular activities, including sports, clubs, and fine arts, contribute to a well-rounded student experience

Real Estate Appeal

Homes within the Mill Creek High School district often command higher resale values due to the school's reputation.

Families prioritize areas with strong educational institutions, leading to a stable and engaged community.

Learn more at millcreekhs.gcpsk12.org

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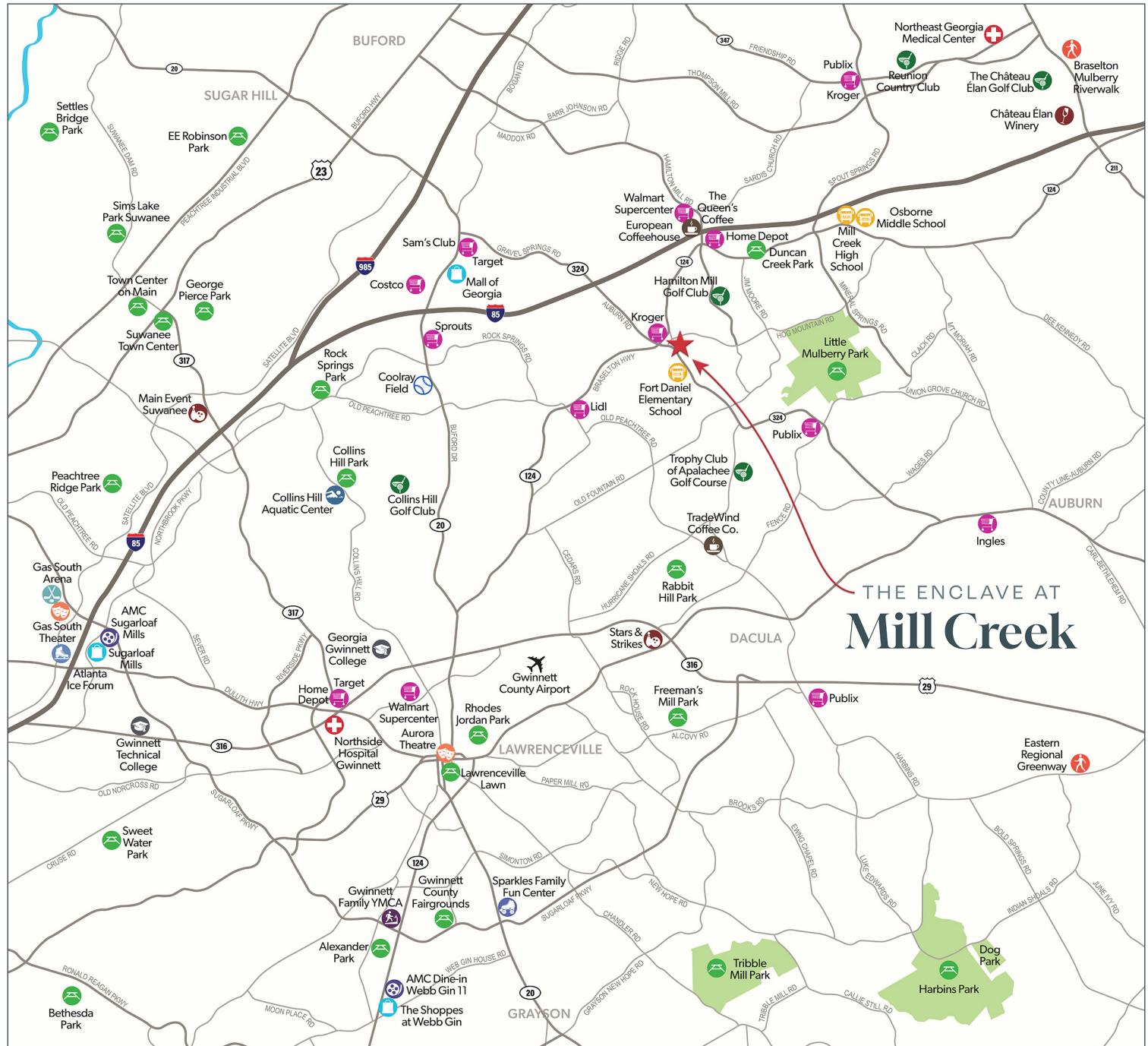


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EXPLORE THE AREA



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SITE PLAN



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INCLUDED FEATURES

EXTERIOR FEATURES

- Elevations with Hardie siding, shake, brick or stone accents
- 2 car garages with carriage style garage doors and automatic garage door openers
- Large rear patios
- Termite bait systems with repair bond
- 5" Prefinished seamless gutter systems
- Superior wood I-beam floor joist systems
- Hardie soffit and ridge vents
- Porch ceilings Hardie board
- Front door low maintenance painted fiberglass
- Front and rear coach lights

INTERIOR DETAILS

- Open concept floorplans
- Smooth ceiling throughout
- Floor heights: 9' ceilings on main and 8' & 9' on the upper level
- One piece cove crown in foyer, family, kitchen, and powder room
- 5.25" Base molding throughout main floor
- 3" Base molding throughout upper level
- 3.25" Window and door casing throughout
- Red oak handrail with iron pickets on stairs (per plan)
- Fold down stairs to attic
- Recessed cans throughout main floor
- Interior paint Sherwin Williams – one overall color
- One trim color selection throughout home
- Ceiling color – "Ceiling White"
- Brushed nickel or oil rubbed bronze hardware and hinges
- Spacious laundry rooms with laundry sink
- Electric fireplace

KITCHEN

- Custom designed kitchens with multiple stain and painted finishes
- Cove cabinet crown
- Granite or Quartz countertops with multiple color options
- Garbage disposal/ice maker hook-up
- Built-in islands
- Tile backsplash in kitchen area (level 1)
- 50/50 stainless steel undermount sink with Peerless faucet
- Stainless steel Frigidaire appliances: range, microwave, and dishwasher

BATHROOMS

- Freestanding pedestal sink in powder room
- Full baths – custom designed cabinetry with multiple stain and painted finishes
- Multiple granite colors available with rectangular undermount sinks
- Owners bath oversized shower with framed shower enclosure
- Owners bath tile floors and shower tile shower walls (level 1)
- Separate vanity sinks in owner's bath
- Secondary full baths, low maintenance acrylic tubs and shower walls
- Delta plumbing fixtures in chrome or oil rubbed bronze
- Elongated commodes in all baths
- Exhaust fans for all commode areas

PLUMBING

- PEX interior water supply lines
- Peerless/Delta plumbing fixtures
- All water lines under fixtures have cut-offs
- Emergency main cut off
- Two outdoor spigots
- 1 50-gallon electric hot water heater

FLOORING

- LVP hardwood floors throughout main floor (level 1)
- Shaw carpet with multiple colors available including 6lb pad (level 1)
- Bedroom carpet
- Guest bathrooms, LVP floors (level 1)
- Laundry room, LVP floors (level 1)

ELECTRIC/TECHNICAL FEATURES

- Prewired to achieve full house internet coverage
- Structured wiring box with 2 CAT6 & 2 RG6 runs
- Ceiling fan prewires for all bedrooms
- Clothes dryer set for electric
- Exterior GFI outlets located at all exterior doors

ENERGY

- Certified "Right Choice" home – this guarantees efficient heating & cooling energy usage
- 14 SEER HVAC zoned system (heat pump)
- Energy efficient and moisture barrier house wrap
- HVAC duct system tested and sealed for maximum efficiency
- LED light bulbs throughout home
- Insulation factors: walls R-13, ceiling R-30, vaults R-19

LANDSCAPE

- Lawn care included with HOA dues
- Full sod lawns
- Neighborhood irrigation system

CUSTOMER SERVICE

- Homeowner manual review
- Pre settlement walk thru with builder
- Final walk thru with builder
- Homeowner referral program

WARRANTY

- 7-Day, 24-hour emergency warranty service
- 1 Year builder warranty (Atlanta Homebuilders Association handbook warranty)
- 10-Year structural warranty available

HOMEOWNER'S ASSOCIATION

- Initiation Fee: \$500.00 paid at closing
- Monthly Fee: \$186.00
- Included in Fees: community common area maintenance and individual yard maintenance

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BASE PRICES

THE CARRINGTON

3 Bedrooms | 2.5 Baths | 2 Car Garage

Elevation	Square Feet	Base Price
A	1,815	\$428,900
B	1,815	\$428,900
C	1,815	\$428,900
D	1,833	\$431,000
E	1,833	\$431,000
F	1,833	\$431,000

THE EMERSON

3 Bedrooms | 2.5 Baths | 2 Car Garage

Elevation	Square Feet	Base Price
A	1,865	\$429,900
B	1,865	\$429,900
C	1,865	\$429,900
D	1,883	\$432,000
E	1,883	\$432,000
F	1,883	\$432,000

THE CARRINGTON II

3 Bedrooms | 2.5 Baths | 2 Car Garage

Elevation	Square Feet	Base Price
A	1,911	\$435,900
B	1,911	\$435,900
C	1,911	\$435,900
D	1,929	\$437,000
E	1,929	\$437,000
F	1,929	\$437,000

SUNROOM OPTION

Elevation/Plan	Added Square Feet	Price
All	120	\$12,500

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AVAILABLE HOMES

Homesite	Address	Home Plan	Beds	Baths	Square Feet	Options	Price
14	1955 William Glen St	Emerson D	3	2.5	1,883	Sunroom	\$442,400
15	1965 William Glen St	Carrington B	3	2.5	1,815	Sunroom	\$443,100
21	1944 William Glen St	Emerson B	3	2.5	1,883	Sunroom	\$444,000
23	1924 William Glen St	Carrington A	3	2.5	1,815	Sunroom	\$441,400
24	1914 William Glen St	Emerson A	3	2.5	1,883		SOLD
25	1904 William Glen St	Emerson F	3	2.5	1,883		\$438,043
26	2717 Rylee Carter St	Emerson D	3	2.5	2,003	Sunroom	\$446,500

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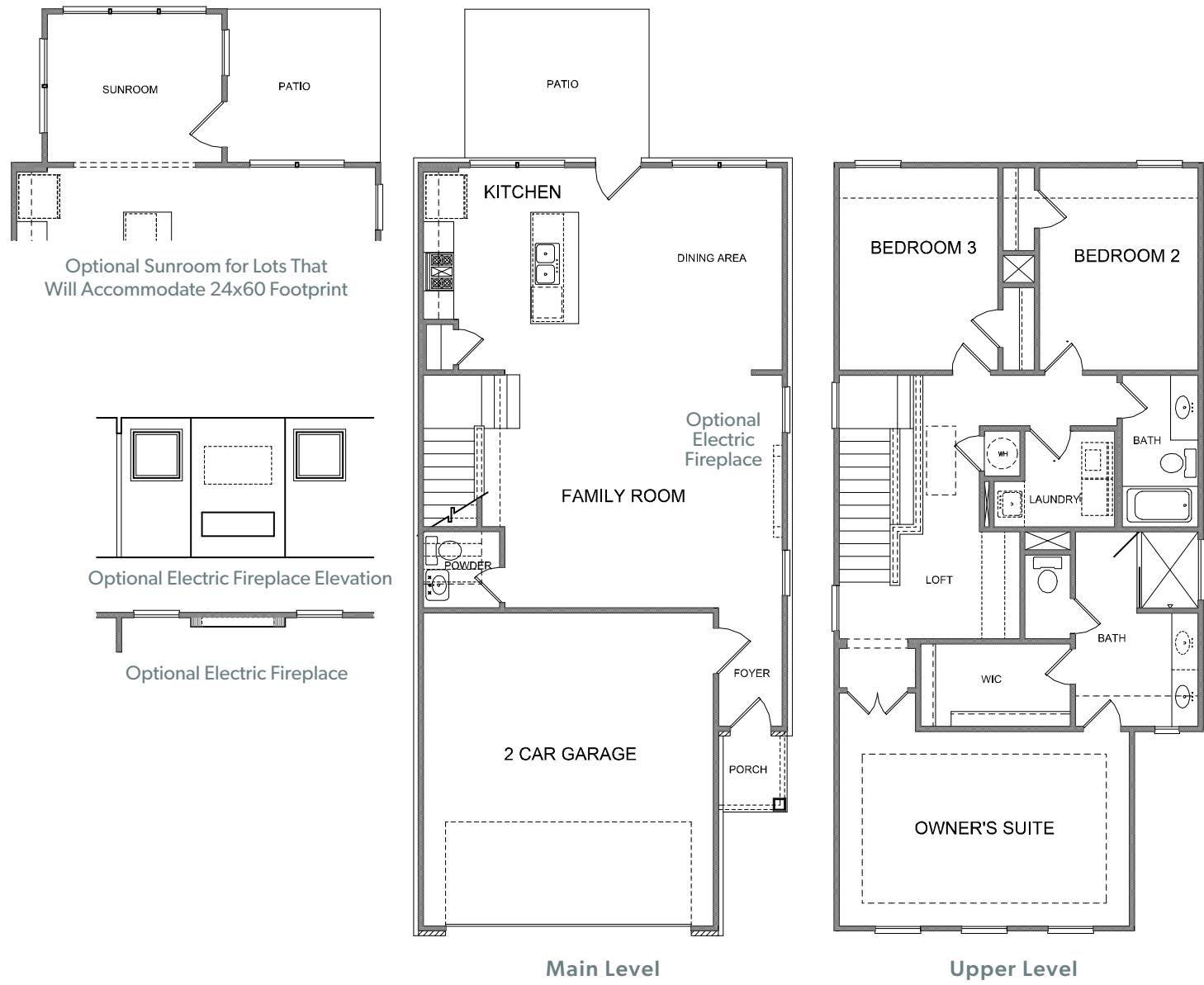
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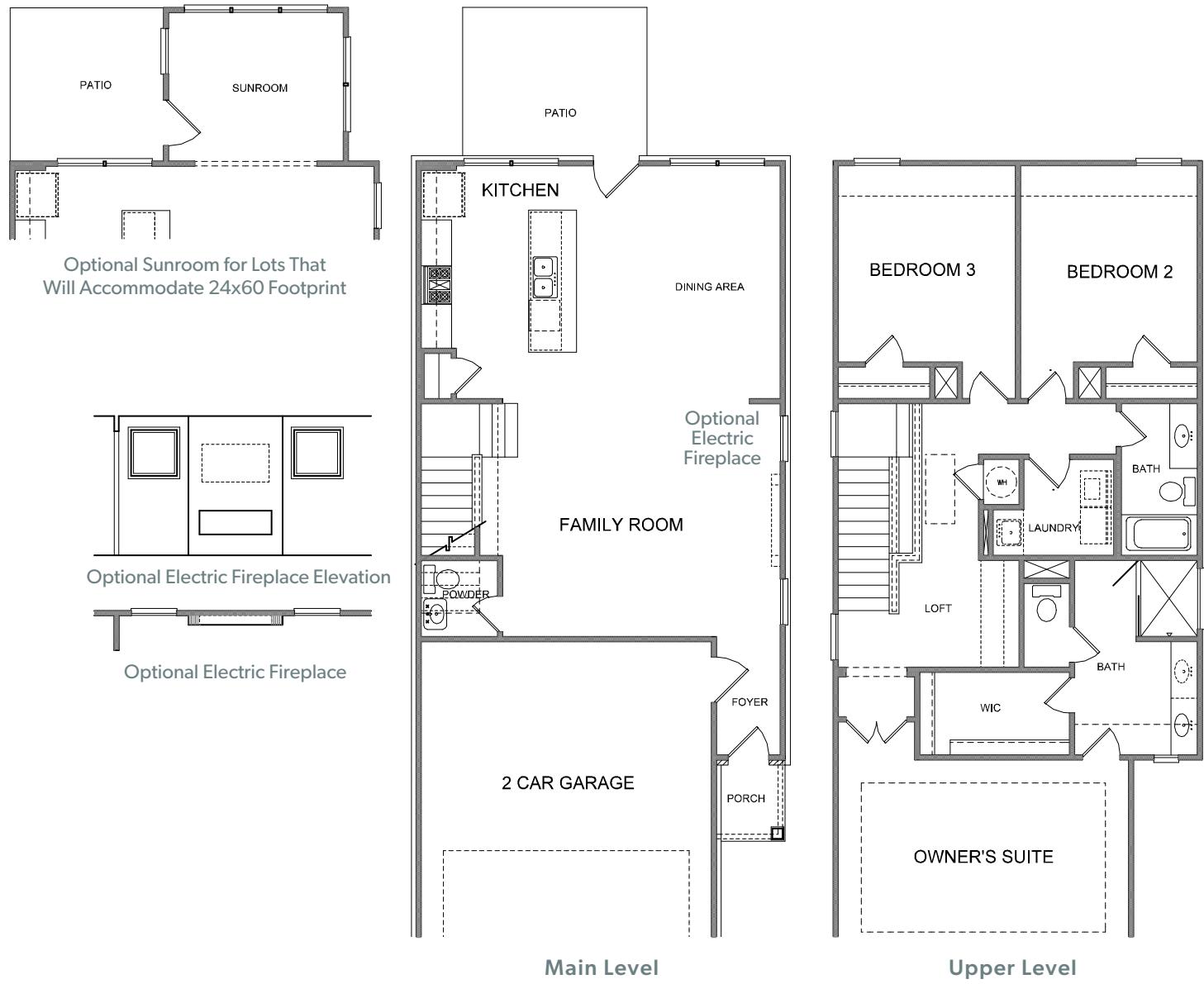
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THE ENCLAVE AT
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THE EMERSON



Elevation A

Elevation B



Elevation C

Elevation D



Elevation E

Elevation F

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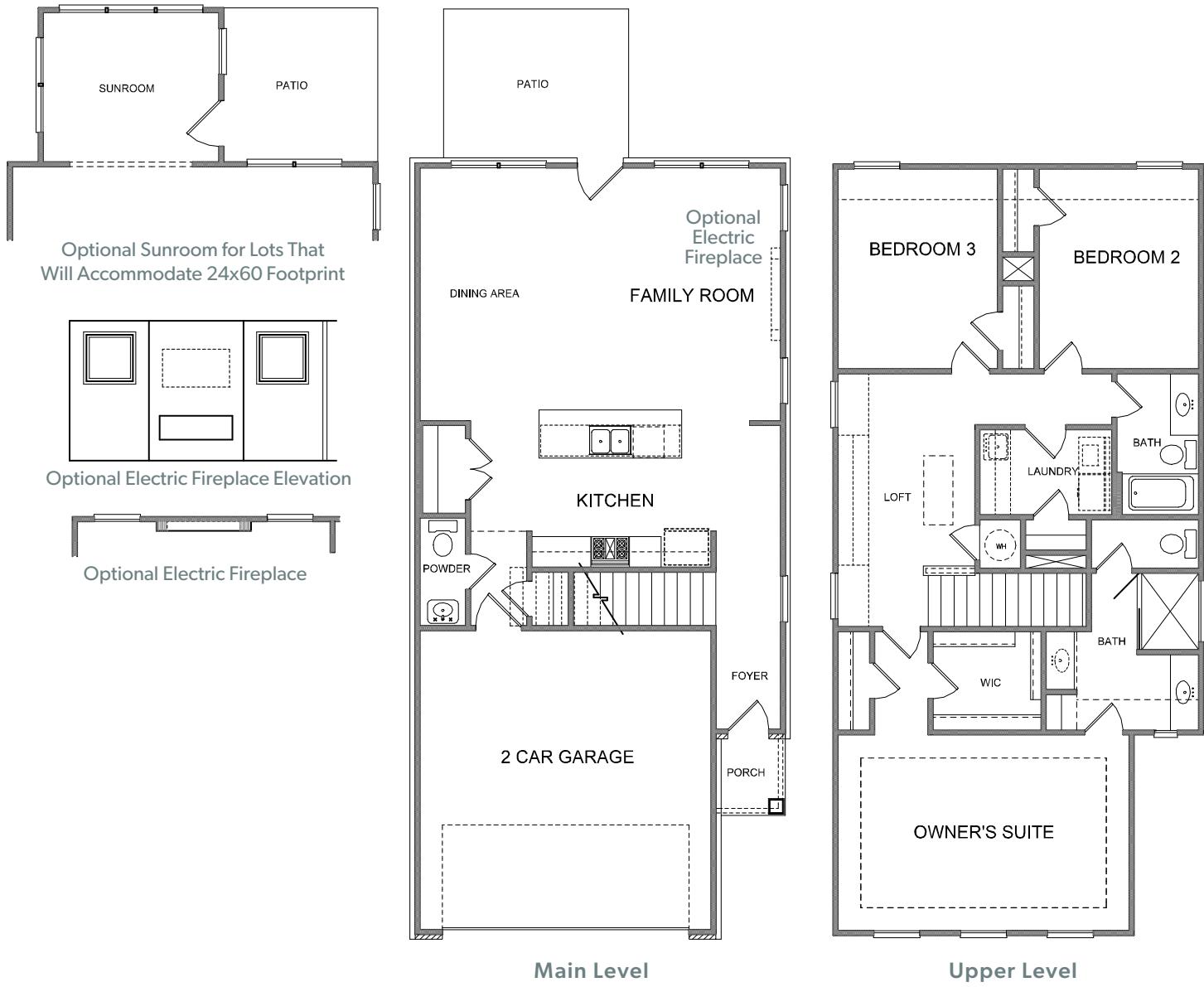


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PREFERRED LENDER



BRANDI HILL

Originating Production Manager | NMLS #1441524

125 Church St NE | Suite 320 | Marietta, GA 30060

O: 770-202-1504

M: 404-444-2223

brandi.hill@academyteammtg.com

Company NMLS #3274

Equal Housing Opportunity

States licensed in: GA

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