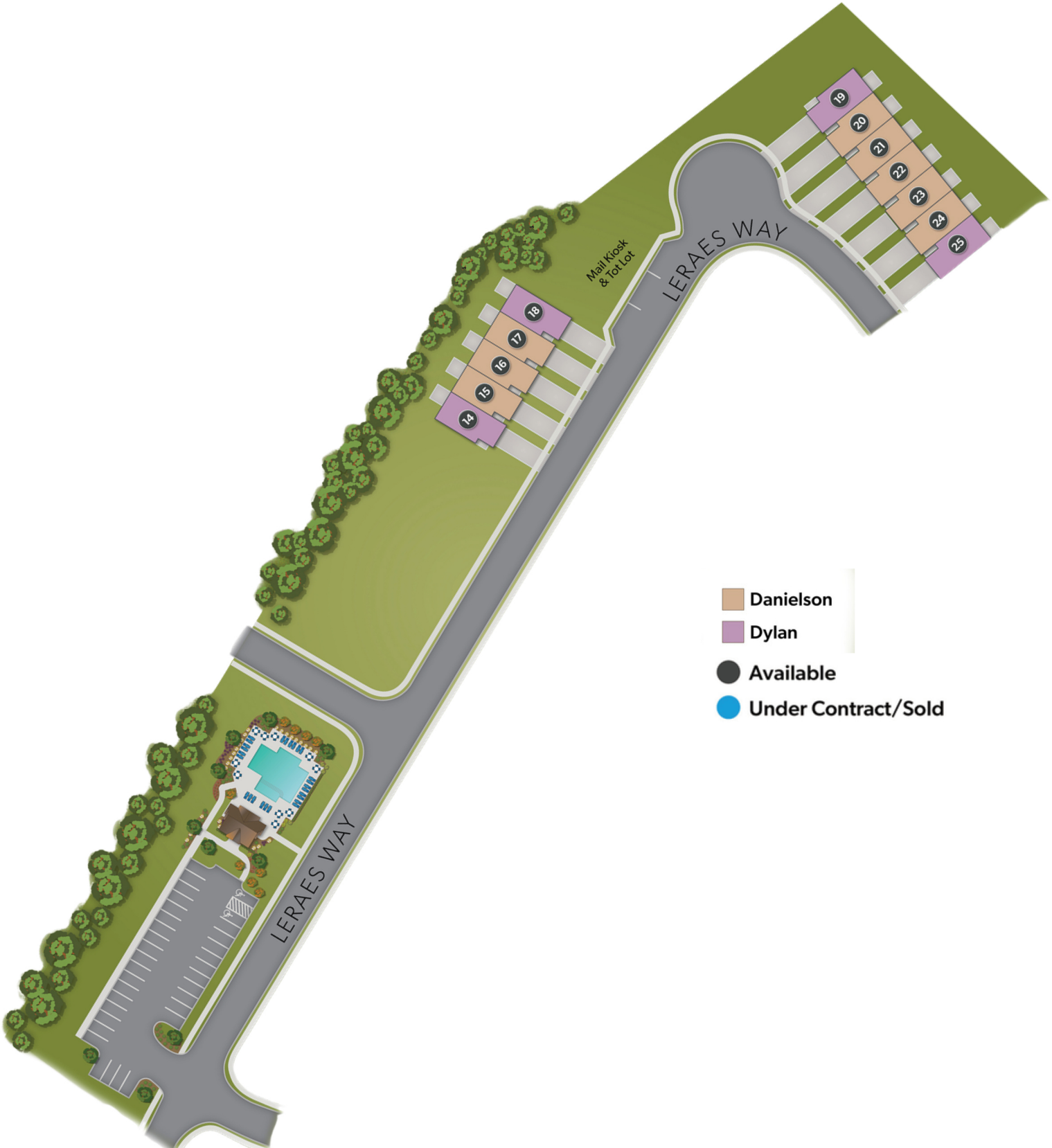


Darlington

SITE PLAN



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INCLUDED FEATURES

COMMUNITY

- Sidewalks
- Streetlights
- Professionally landscaping maintenance for common areas
- Homeowners Association with Protected Covenants
- Mail Kiosk
- Community Pool & Cabana
- Cabana
- Tot Lot

EXTERIOR CONSTRUCTION

- Architecturally designed elevations
- Accented siding details - James Hardie Cement Siding
- 2 Car garage with garage door openers included
- Continuous aluminum gutters and downspouts
- Professionally landscaped with sodded yards
- Exterior hose bibbs, front and back (per plan)
- Rear Patio

INTERIOR FEATURES

- Architecturally designed floor plans
- 9' Smooth ceiling on main floor and 8'on upper floor
- Elongated commodes
- Primary bath walk-in shower
- Secondary bathtub/shower combo
- Granite countertops in full baths
- 36" Vanities in full baths
- Wire shelving in closets, pantry & laundry room
- Soft-close shaker cabinet doors
- 50 Gallon Rheem water heater
- Decora switches
- Brushed nickel lighting throughout
- Powder room with pedestal sink (per plan)
- Sherwin Williams Paint, interior and exterior
- LVP Flooring in the kitchen, breakfast, living/family
- 4" Crown molding in foyer and owners bedroom
- 5-¼" Baseboard on first floor
- Iron stair spindles with an oak Newell post
- Trey ceilings in owner's bedroom (per plan)

KITCHEN

- Granite countertops with an undermount single bowl stainless steel sink
- Garbage disposal 1/3 HP
- Chrome Moen pull-out faucet
- 42" Upper cabinets
- Shaker-style, soft-close cabinet doors
- Satin nickel cabinet knobs
- Subway tile backsplash
- Kitchen pantry with wired shelving (per plan)
- Appliances to include dishwasher, range, and microhood

ENERGY EFFICIENT/TECHNICAL FEATURES

- Honeywell programmable thermostat
- All-electric home
- Ceiling fans installed in owners bedroom and living room
- R-38 Attic ceiling, R-13 exterior wall
- Low-E double-pane insulated windows
- Smoke and CO2 detectors for safety
- Energy-efficient HVAC system
- RG6 TV prewires in family & owners' suite (per plan)

WARRANTY

- 1 year builder warranty
- HBW 2-10 New Home Warranty
- Pre-closing orientation
- Termite inspection with an included bait system and 1 year protection

Darlington

AVAILABLE HOMES

Lot #	Address	Plan Type	Plan Sqft	Beds	Bath	Garage	Pricing
14	827 Leraes Way, Loganville, GA 30052	Dylan	1833	3	2.5	2	\$319,900
15	825 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
16	823 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
17	821 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
18	819 Leraes Way, Loganville, GA 30052	Dylan	1833	3	2.5	2	\$319,900
19	797 Leraes Way, Loganville, GA 30052	Dylan	1833	3	2.5	2	\$319,900
20	795 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
21	793 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
22	791 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
23	789 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
24	787 Leraes Way, Loganville, GA 30052	Danielson	1854	4	2.5	2	\$309,900
25	785 Leraes Way, Loganville, GA 30052	Dylan	1833	3	2.5	2	\$319,900

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HOME PLAN ELEVATION



THE DYLAN

3 Bedrooms | 2 Full Baths | 1 Half Bath

Open Loft Upstairs

Back Patio

2 Car garage | End Unit

1,833 Square Feet



THE DANIELSON

4 Bedrooms | 2 Full Baths | 1 Half Bath

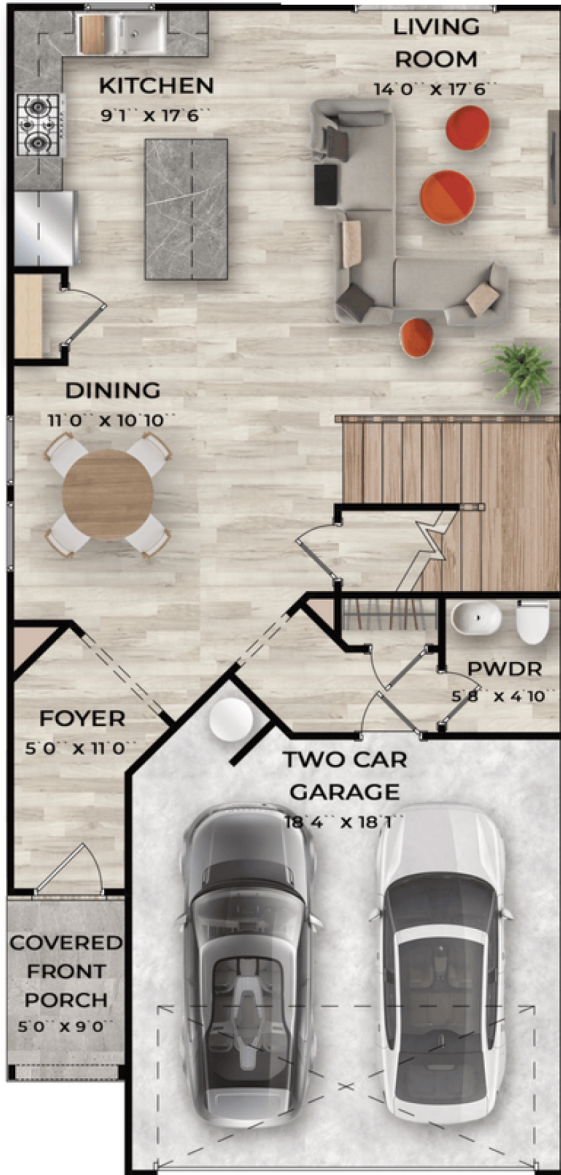
Back Patio

2 Car garage | Interior Unit

1,854 Square Feet

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THE DYLAN FLOOR PLAN



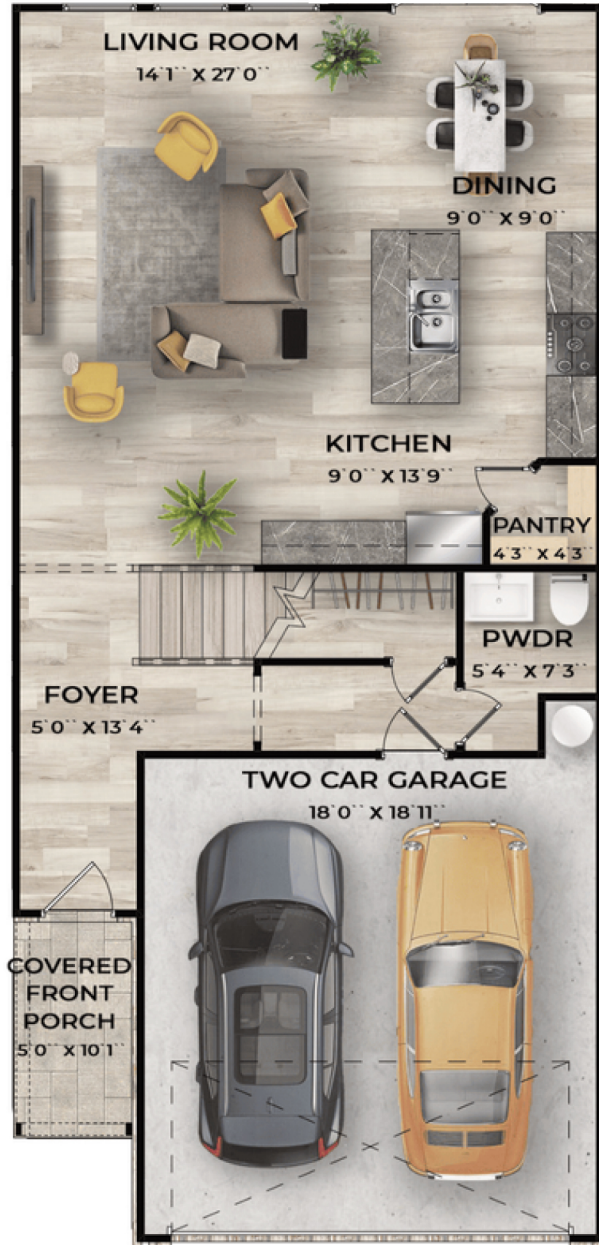
MAIN LEVEL



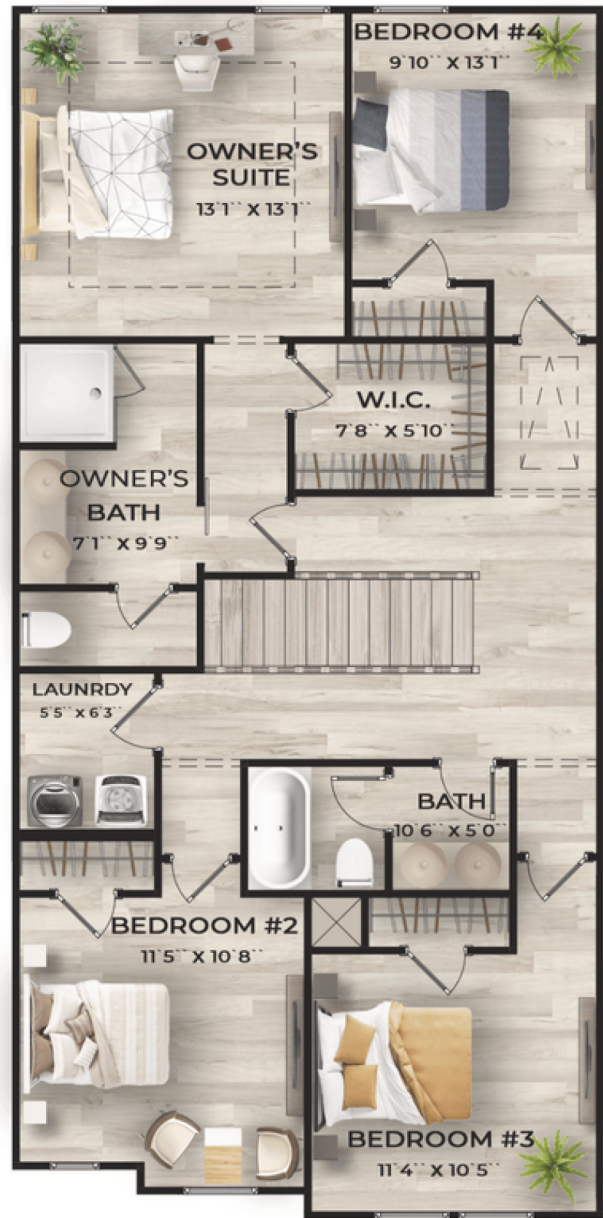
UPPER LEVEL

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THE DANIELSON FLOOR PLAN



MAIN LEVEL



UPPER LEVEL

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PREFERRED LENDER

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