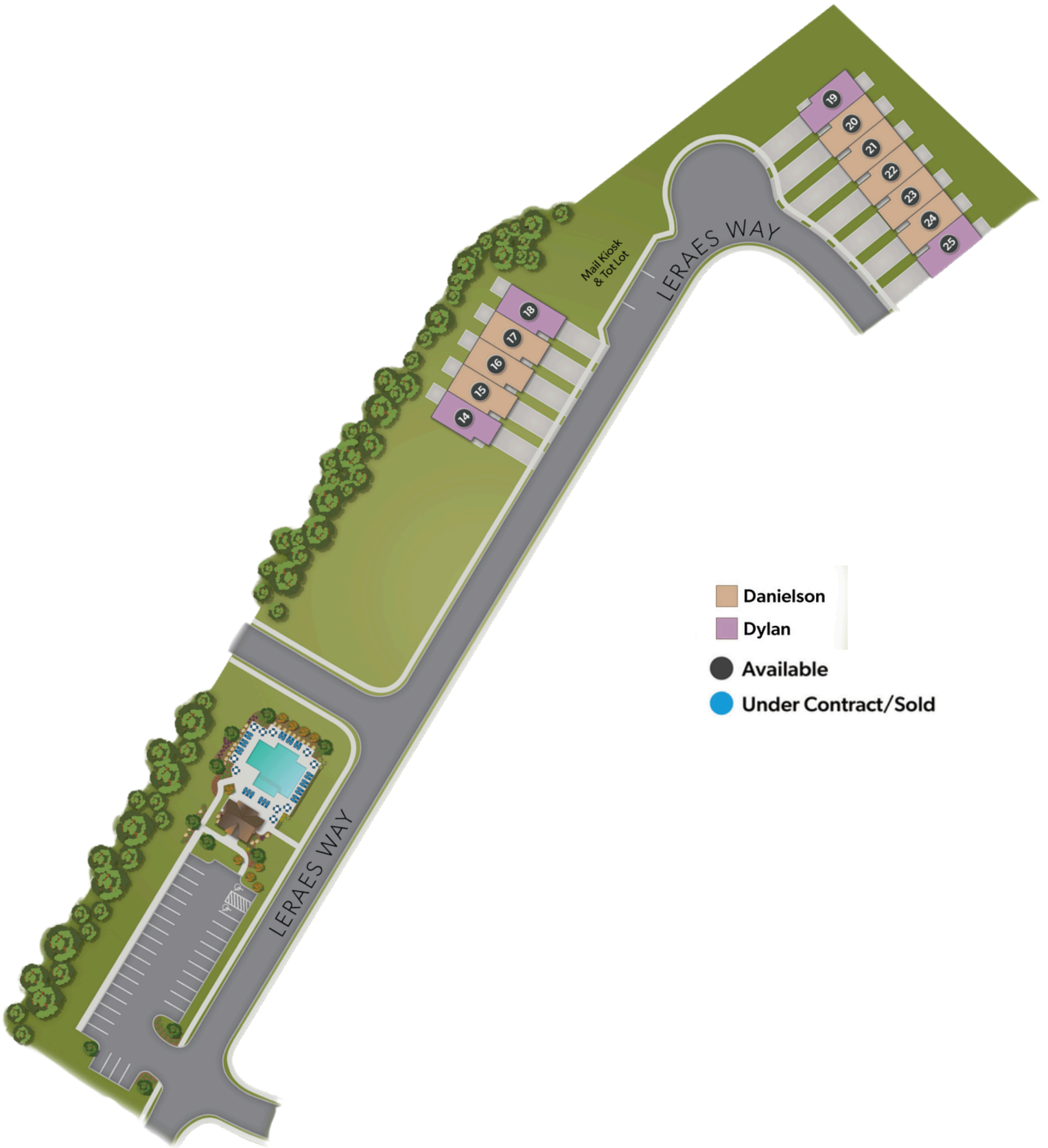


Darlington

SITE PLAN



Darlington

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
- 5-1/4" 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
- No security system prewire
- 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 30043	Dylan	1833	3	2.5	2	\$319,900
15	825 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
16	823 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
17	821 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
18	819 Leraes Way, Loganville, GA 30043	Dylan	1833	3	2.5	2	\$319,900
19	797 Leraes Way, Loganville, GA 30043	Dylan	1833	3	2.5	2	\$319,900
20	795 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
21	793 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
22	791 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
23	789 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
24	787 Leraes Way, Loganville, GA 30043	Danielson	1854	4	2.5	2	\$309,900
25	785 Leraes Way, Loganville, GA 30043	Dylan	1833	3	2.5	2	\$319,900

Darlington

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

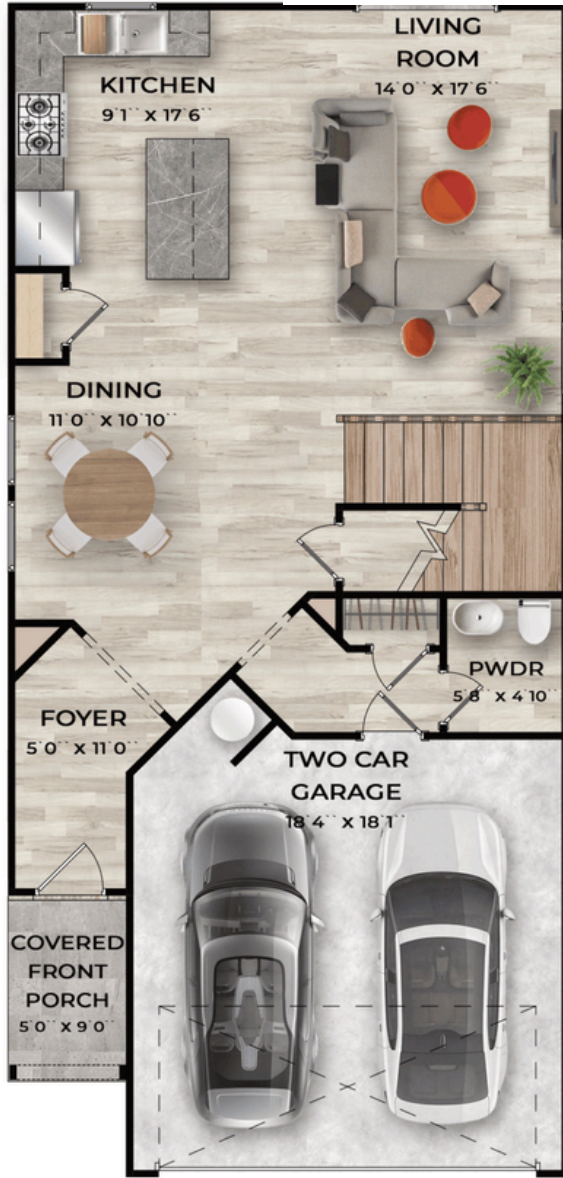
Back Patio

2 Car garage | Interior Unit

1,854 Square Feet

Darlington

THE DYLAN FLOOR PLAN



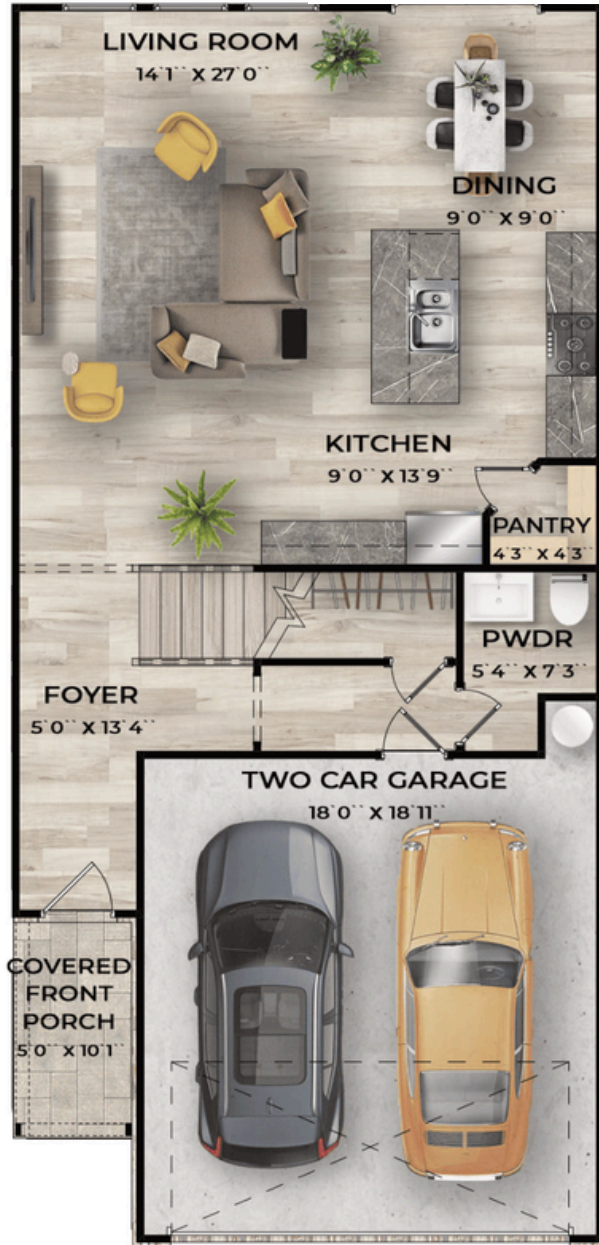
MAIN LEVEL



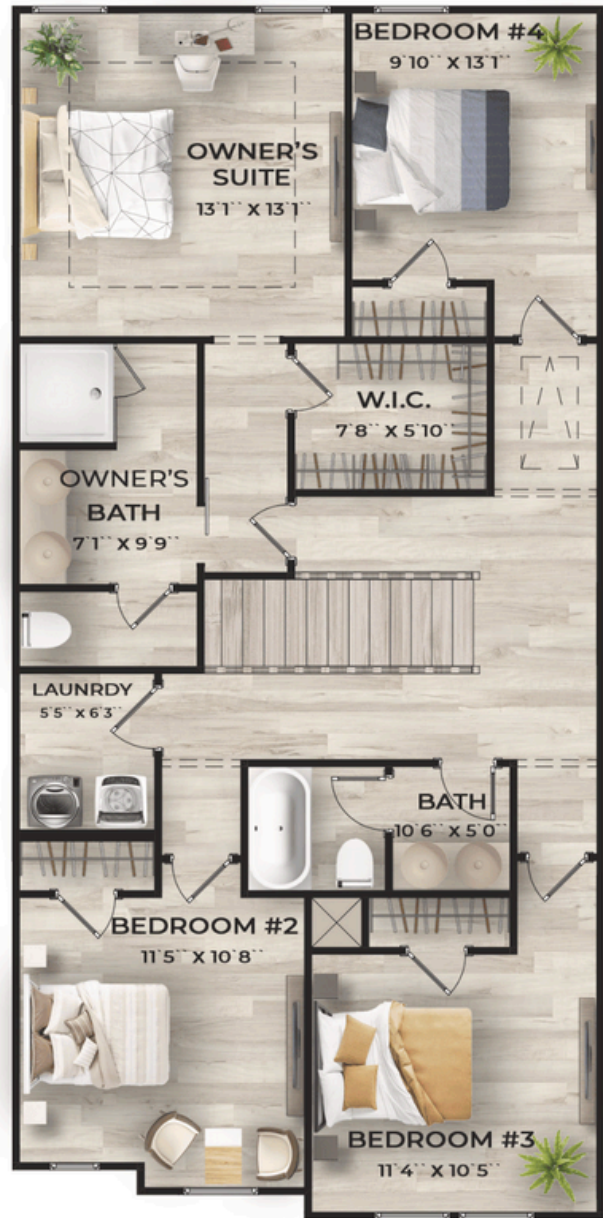
UPPER LEVEL

Darlington

THE DANIELSON FLOOR PLAN



MAIN LEVEL



UPPER LEVEL

Darlington

PREFERRED LENDER

Development Financing Sponsored By



Todd Blake

Loan Officer | NMLS #196726

678-758-2270

TBlake@AcademyTeamMtg.com

2500 Northwinds Pkwy, Suite 150
Alpharetta, GA 30009



Nairim Garcia

Loan Officer | NMLS #1753239

678-316-6454

Nairim.Garcia@AcademyTeamMtg.com

125 Church St, Suite 320
Marietta, GA 30060

Company NMLS #3274 | Equal Housing Opportunity | State licensed in: GA