

Rowland Springs

\$5,000*

Towards Closing Costs
when buyer uses our
Preferred Lender

Now Pre-Selling Quality Built Custom Homes by TIG Custom Homes

For Sales Information Call...

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Dominic Bamford
Atlanta Communities
C/404-547-9871 - O/770-386-8780
dominic@bamfordandcompany.com

Preferred Lender for Financing:



**SUPREME
L E N D I N G**

Matt Garcia, Sr. Loan Officer
NMLS # 218245 ~ GA Lic. # 24481 ~ Br # 422918
mobile 678.523.0981 ~ fax 404.592.6487
Matt.Garcia@SupremeLending.com
www.SupremeSouth.com/mgarcia
Georgia Residential Mortgage Licensee



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FEATURES & BENEFITS

KITCHEN

- Standard hardwood or tile floors (per plan)
- Custom design layout plans
- Optional kitchen island (per plan)
- 36" High end stained custom cabinetry with soft close drawers & dove-tailed drawers
- Granite counters
- Under mount stainless double sink
- Generous appliance package-up to \$2,000
- Food disposal
- Recessed lighting

BATHROOMS

- Ceramic tile flooring in all bathrooms
- High end stained custom cabinetry (same as kitchen)
- Granite countertop in all bathrooms

INTERIOR FEATURES

- Ceiling fans included in Family room & Master bedroom
- Pre-wired for ceiling fans in all other bedrooms
- Hardwood floors in entrance foyer
- 9' ceilings on 1st floor (per plan)
- Vaulted & Trey ceilings (per plan)
- Ventless electric log fireplace in family room
- No vinyl flooring
- Oil rubbed bronze hardware
- Stacked stone fireplan with custom mantles

EXTERIOR FEATURES

- Architectural style roof shingles – lifetime warranty
- Brick or stacked stone accents
- Concrete based lap siding
- Musket brown 6" gutters with downspouts and splash guards
- 2 outside water faucets one on each side of the home
- 2 outside GFCI outlets, 1 front & 1 back
- Professionally landscaped – sodded yards & shrubbery package
- Active Pest Control termite bait system
- Insulated garage doors & openers included!
- 10' x 10' concrete patio (slab houses per plan)
- 12' x 12' Wood deck for basement homes (per plan)

ENERGY FEATURES

- Fiberglass insulation (R-38 Ceiling and R-13 Walls)
- 14 SEER A/C high efficiency system
- High Efficiency 50 gallon water heater
- Thermal pane low E quality windows

QUALITY ASSURANCE

- Homebuyer quality preconstruction meeting
- Homebuyer quality review electrical walk through
- Homebuyer quality review prior to drywall
- Homebuyer quality orientation at Certificate of Occupancy
- Quality follow up visit 11 months after closing

BASEMENT

- 10 year waterproofing system warranty
- Easy to finish!!

SCHOOLS

- Cloverleaf Elementary
- South Central Middle
- Cass High

Floor Plans: 12+ Plans or Custom Home Plans Available

Square Footage: 2,200 – 3,200

HOA: \$550/yearly, \$ 250 Initiation fee



ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

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Directions



Directions:

Take I-75 North to Bartow County. Take exit 290 and turn right onto SR-20E/
Canton Hwy. Drive 2.6 miles and turn left into Rowland Springs Subd.
For GPS use 1 Roberson Drive, Cartersville, GA 30121, this will bring you to front
of Subdivision

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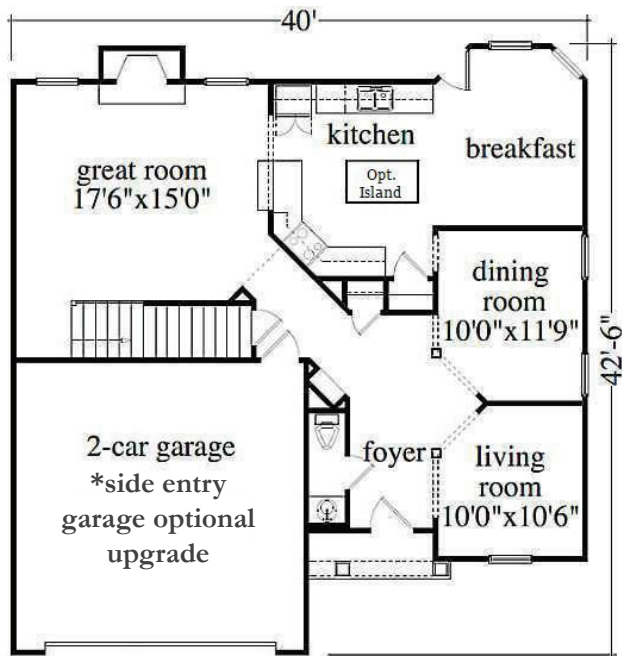


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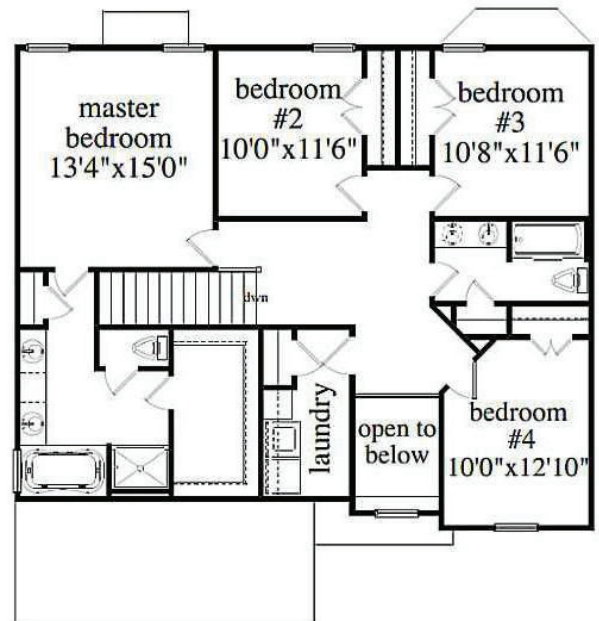
Rowland Springs

THE TRAVIS

4 Bedrooms 2.5 Baths 2285 sq.ft



First Floor: 1055 Sq.Ft.



Second Floor: 1230 Sq.Ft.

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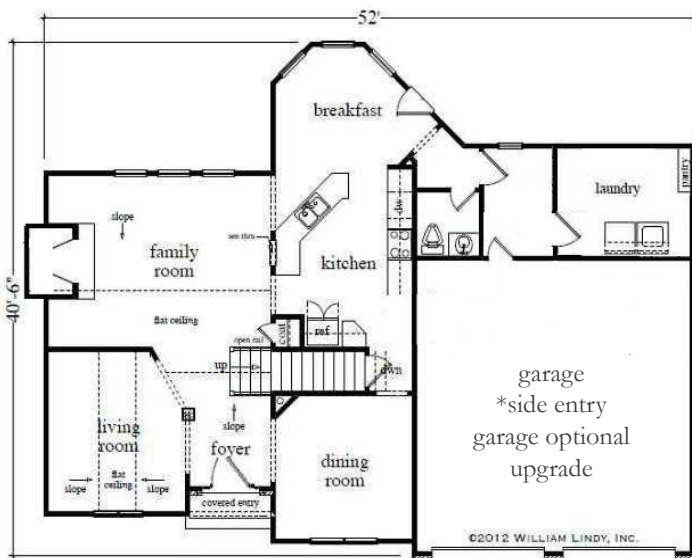
THE CAMDEN

4 Bedrooms 2.5 Baths 2206 sq.ft

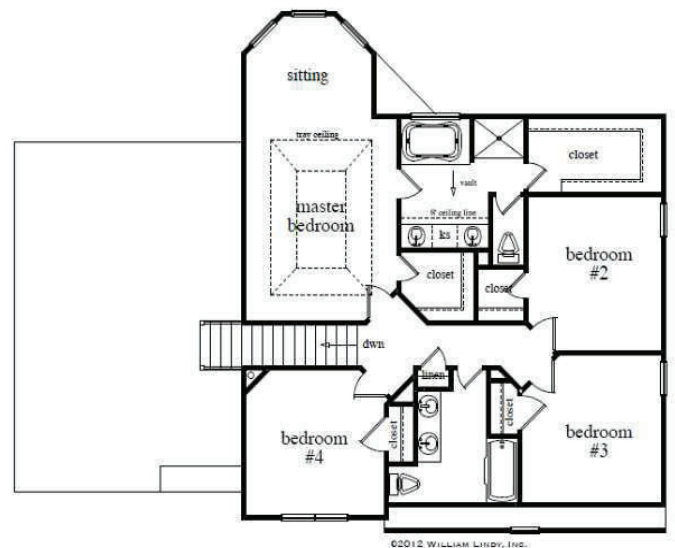
Elevation A



**Elevation B, upgrade*



First Floor: 1027 Sq.Ft.



Second Floor: 1079 Sq.Ft.

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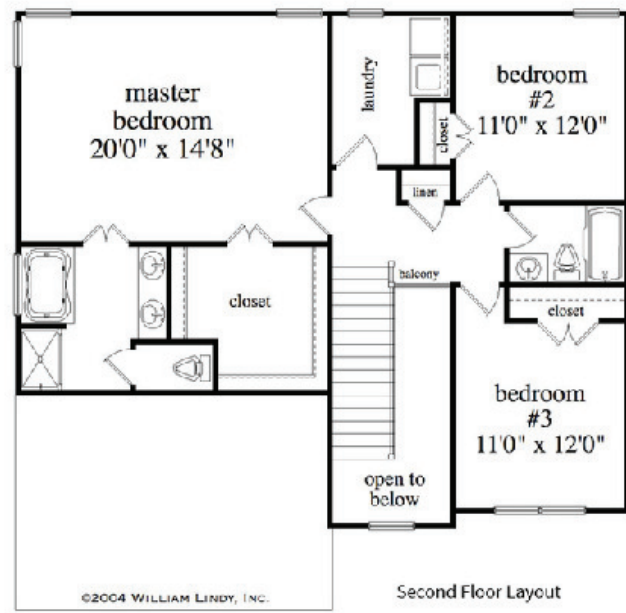
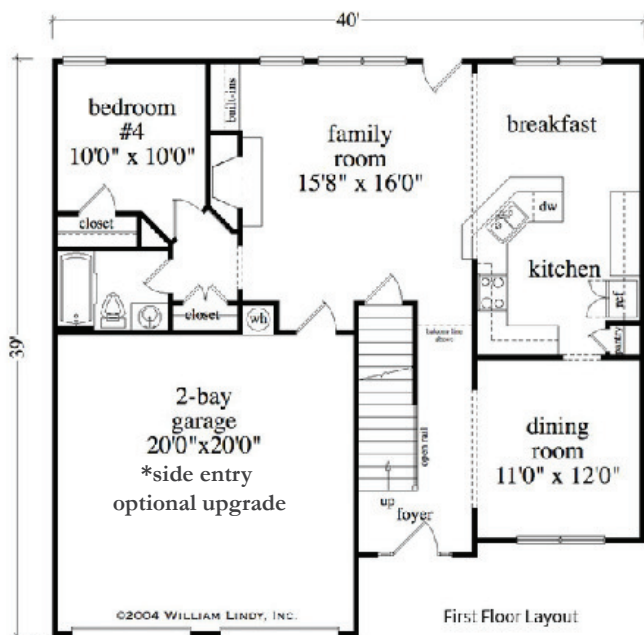


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THE ARLIN

4 Bedrooms 3 Baths 2050 sq.ft



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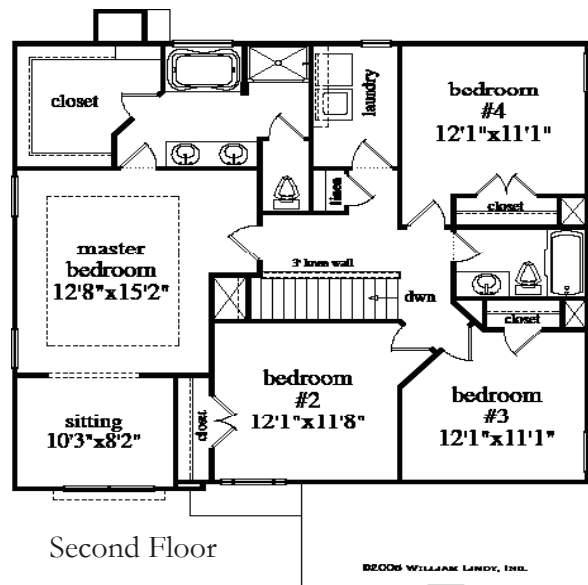
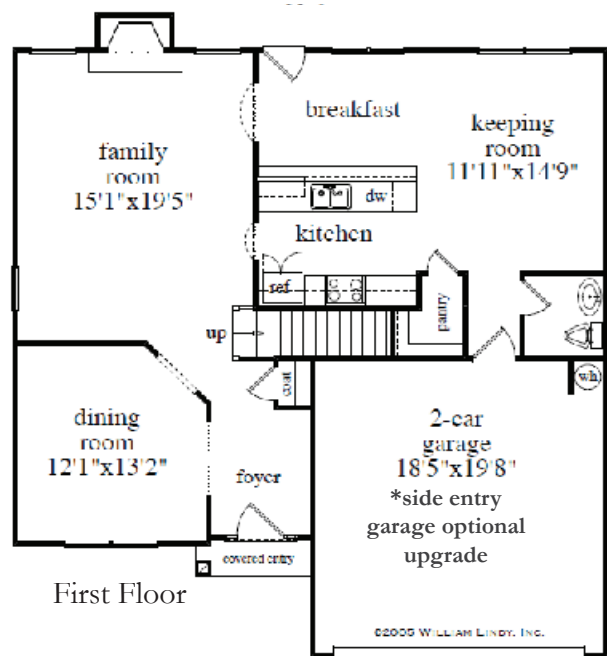
THE ALEXANDER

4 Bedrooms 2.5 Baths 2247 sq.ft

Elevation A



**Elevation B, upgrade*



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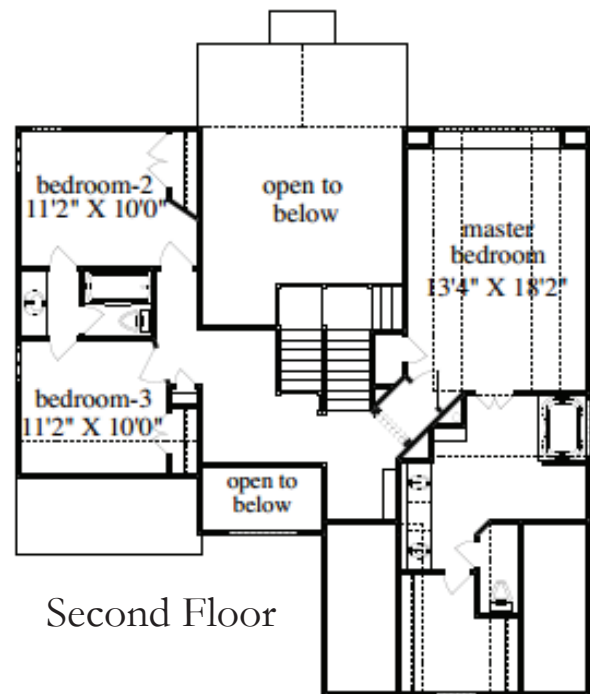
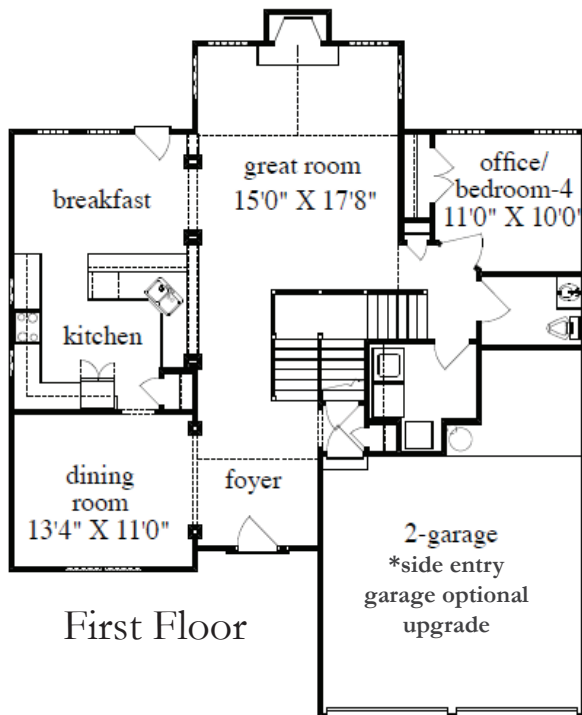
THE HAYDEN

4 Bedrooms 2.5 Baths 2299 sq.ft

Elevation A



**Elevation B, upgrade*



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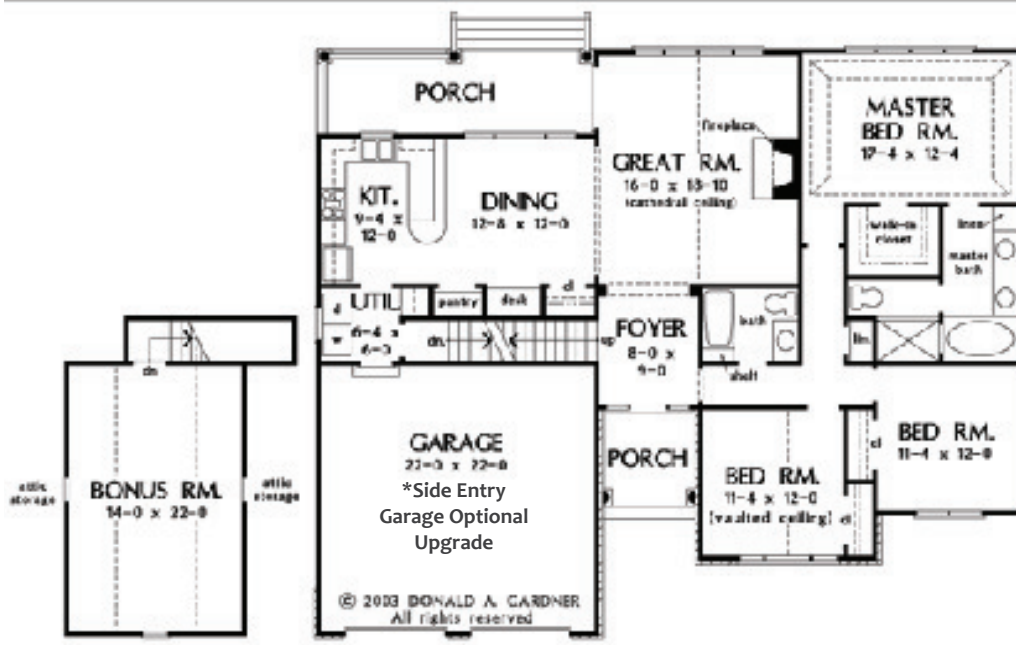


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THE DEWFIELD

3 Bedrooms 2 Baths 2052 sq.ft



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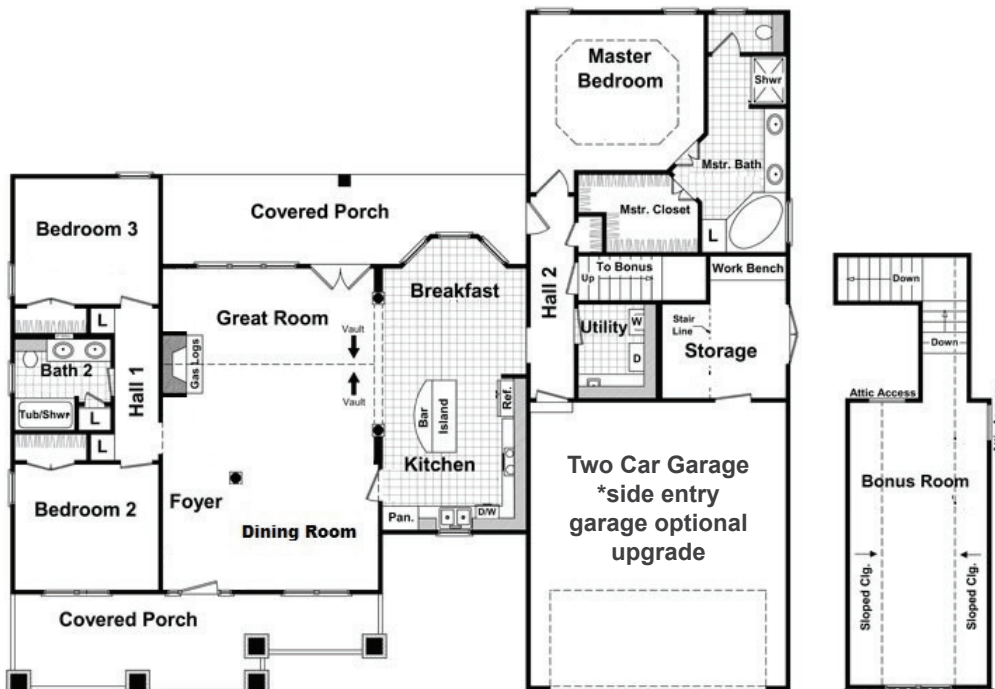


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THE HARTSFIELD

3 Bedrooms 2 Baths 2150 sq.ft



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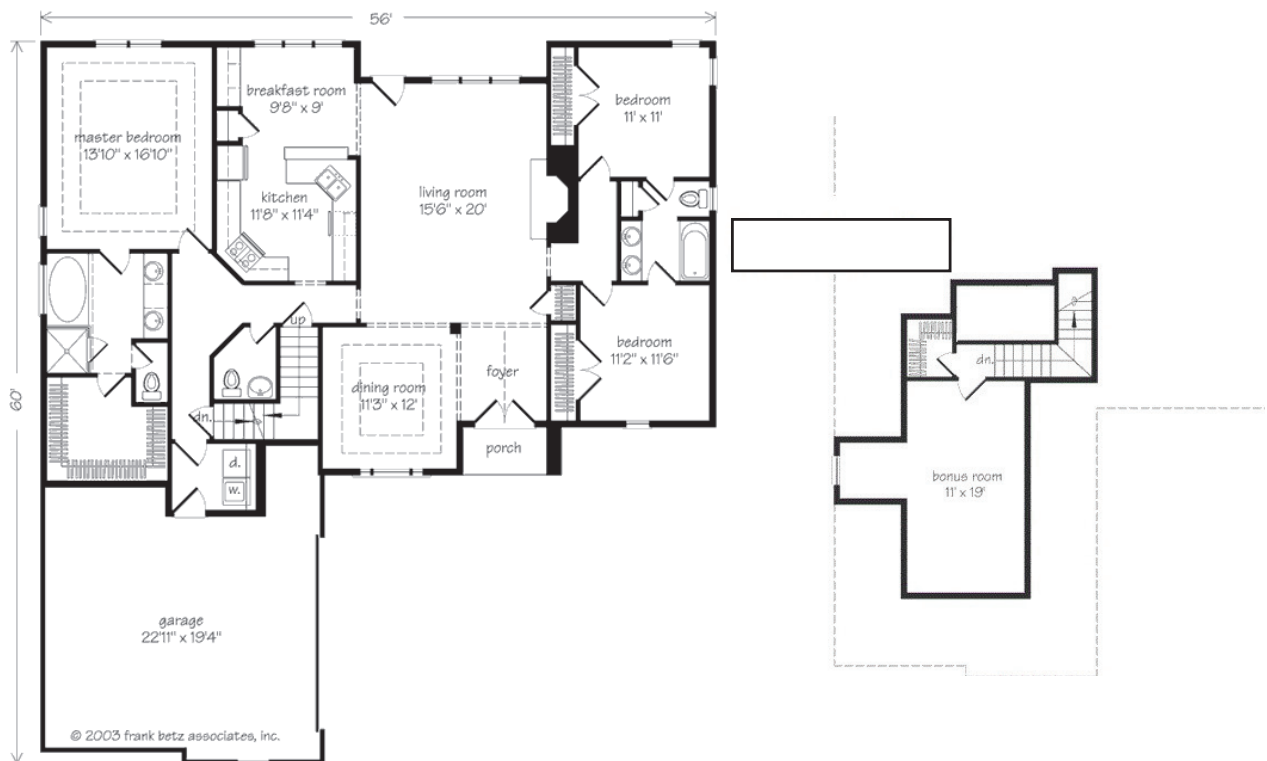


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THE LANGSTON

3 Bedrooms 2.5 Baths 2264 sq.ft



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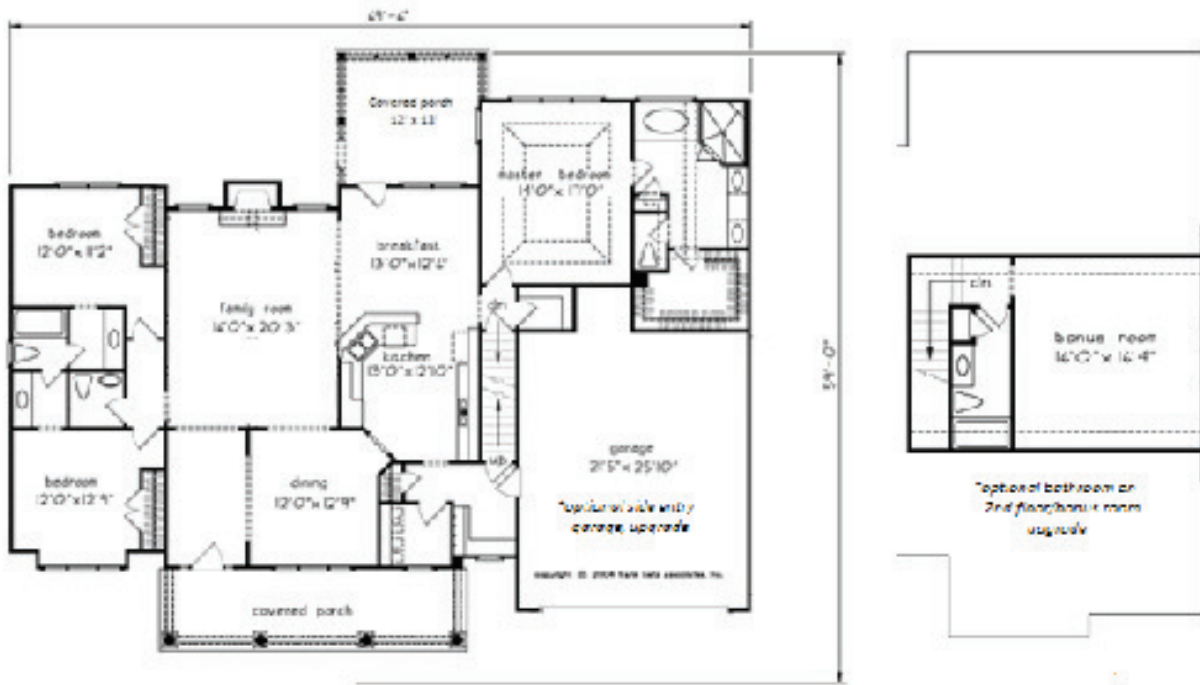


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THE HUNTLEIGH

3 Bedrooms 2.5 Baths 2524 sq.ft



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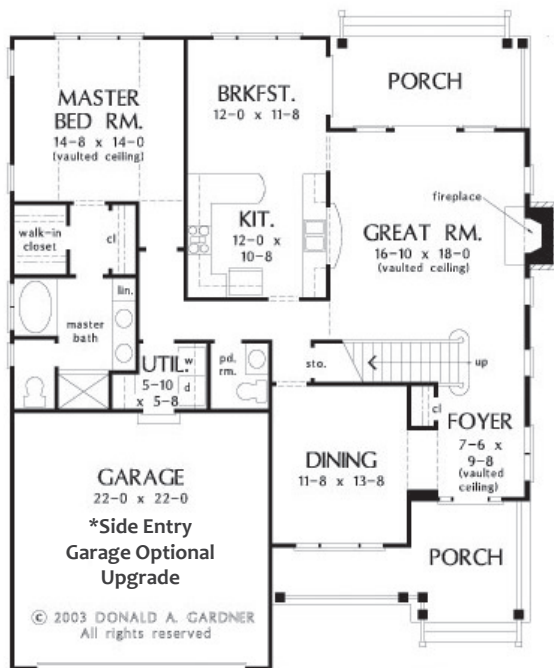


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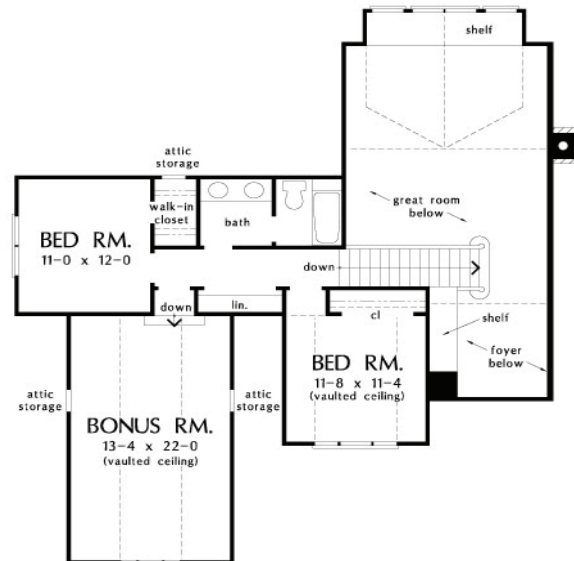
Rowland Springs

THE DAYTON

3 Bedrooms 2.5 Baths 2393 sq.ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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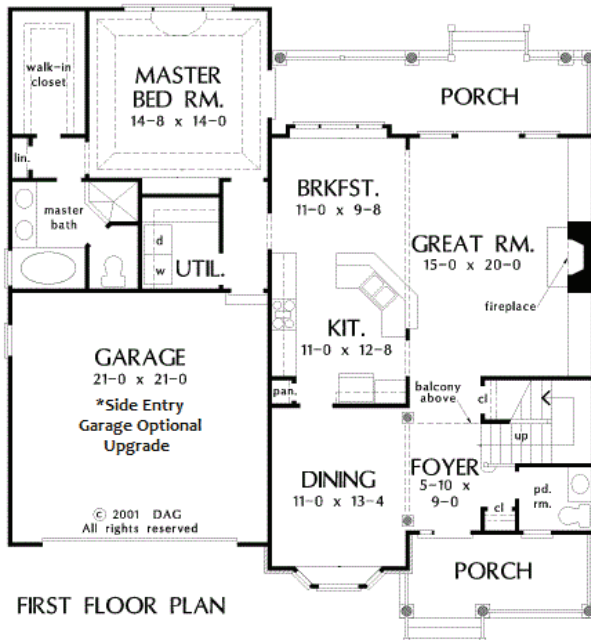


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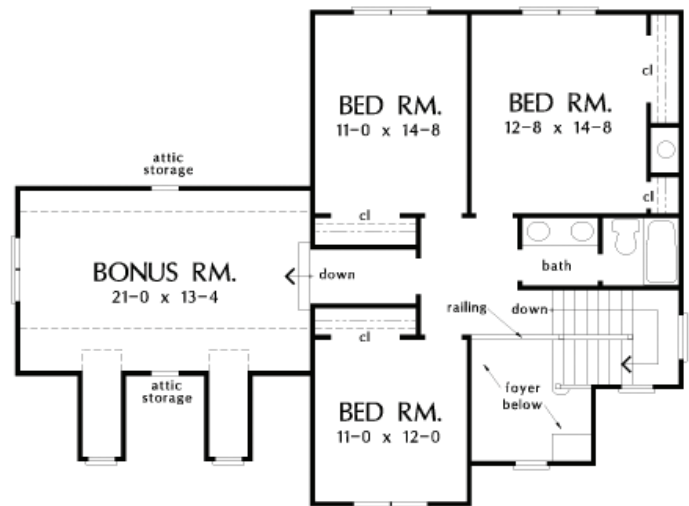
Rowland Springs

THE MEADOWSWEET

4 Bedrooms 2.5 Baths 2585 sq.ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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THE JACKSON

4 Bedrooms 2.5 Baths 2650 sq.ft



First Floor



Second Floor

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THE STRATTON

4 Bedrooms 3 Baths 2700 sq.ft

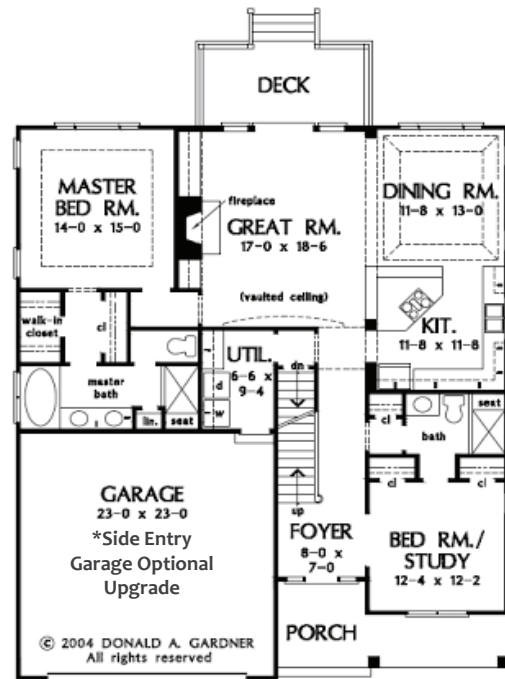
Elevation A



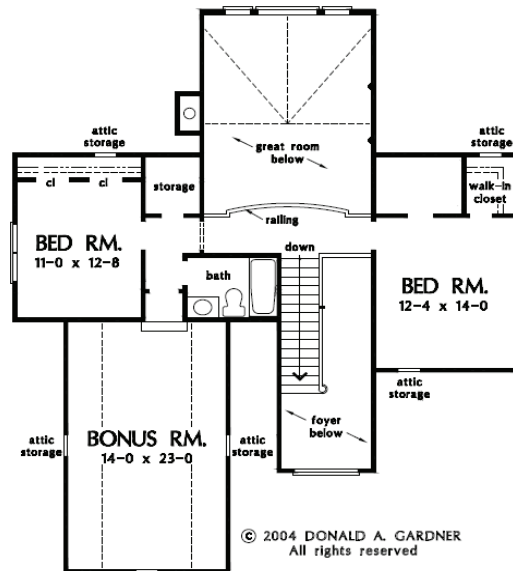
**Elevation B, upgrade*



**Elevation C, upgrade*



FIRST FLOOR PLAN 1095-A



SECOND FLOOR PLAN 1095-A

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THE STRATTON w/OPT BATH

4 Bedrooms 4 Baths 2700 sq.ft

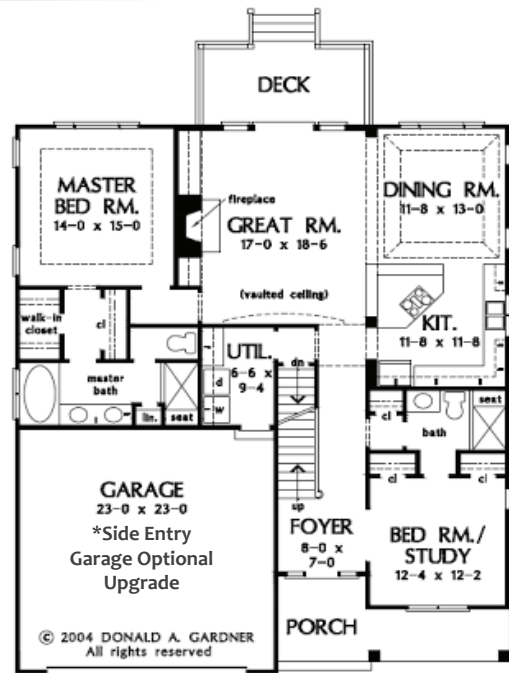
Elevation A



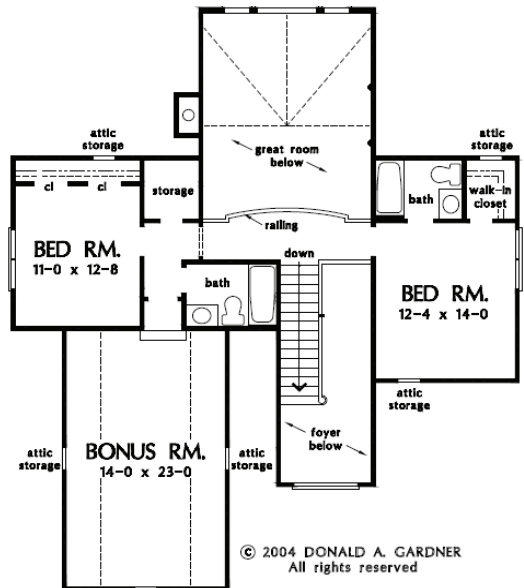
**Elevation B, upgrade*



**Elevation C, upgrade*



FIRST FLOOR PLAN 1095-A



SECOND FLOOR PLAN 1095-A

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THE GARRISON

4 Bedrooms 3 Baths 2611 sq.ft

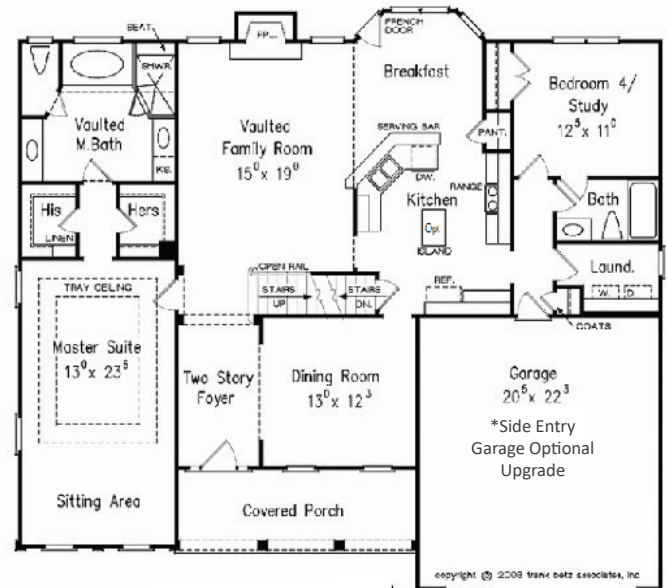
Elevation A



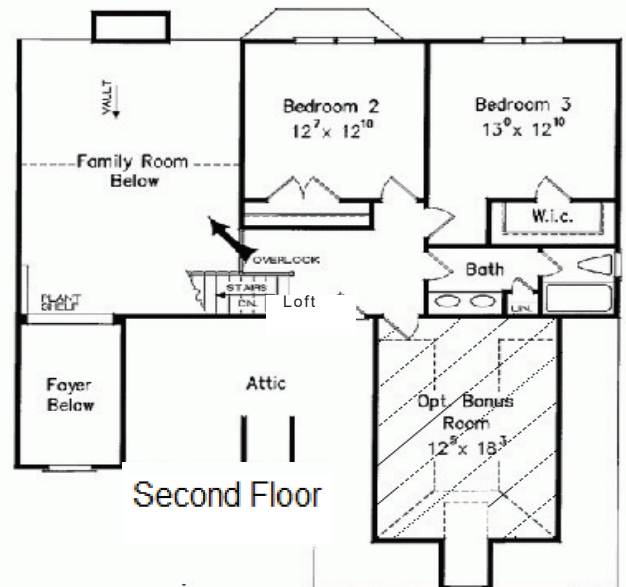
**Elevation B, upgrade*



**Elevation C, upgrade*



First Floor



Second Floor

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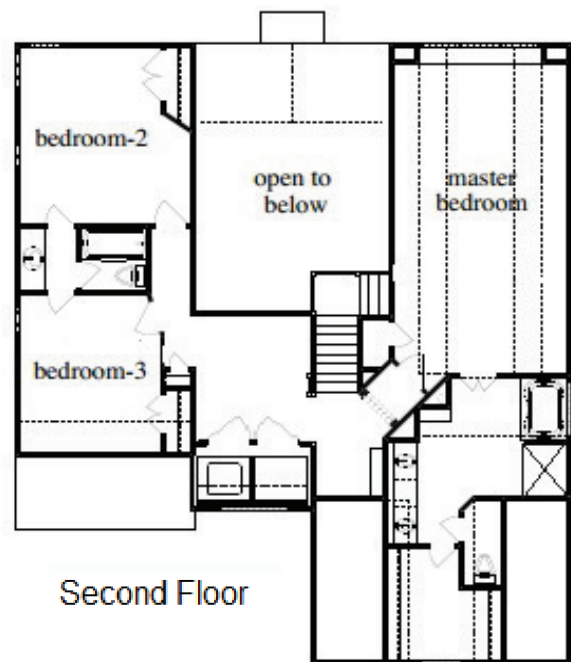
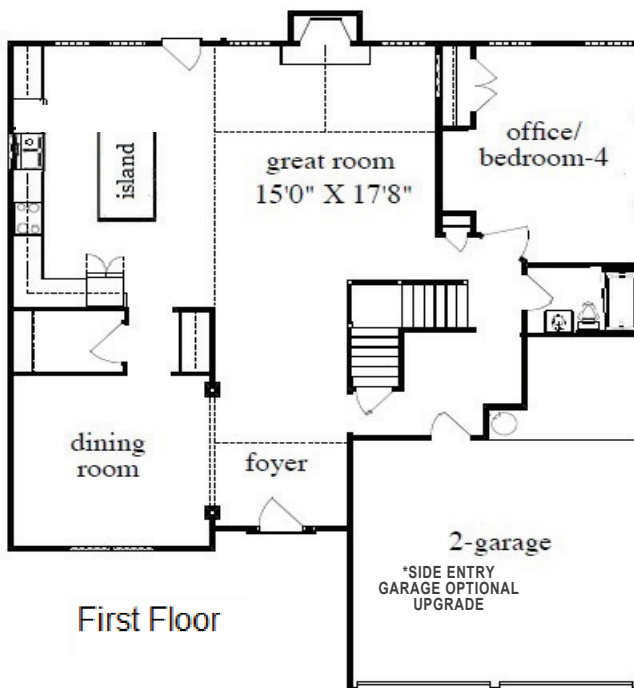


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THE HAYLEY

4 Bedrooms 3 Baths 2900 sq.ft



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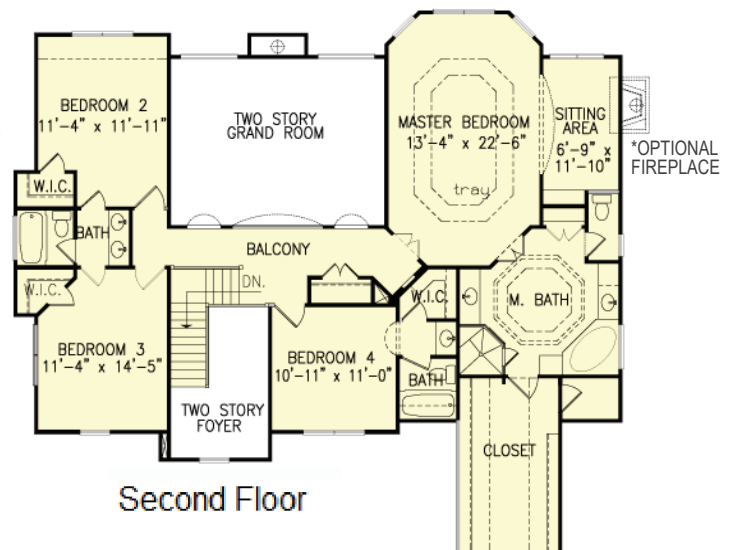
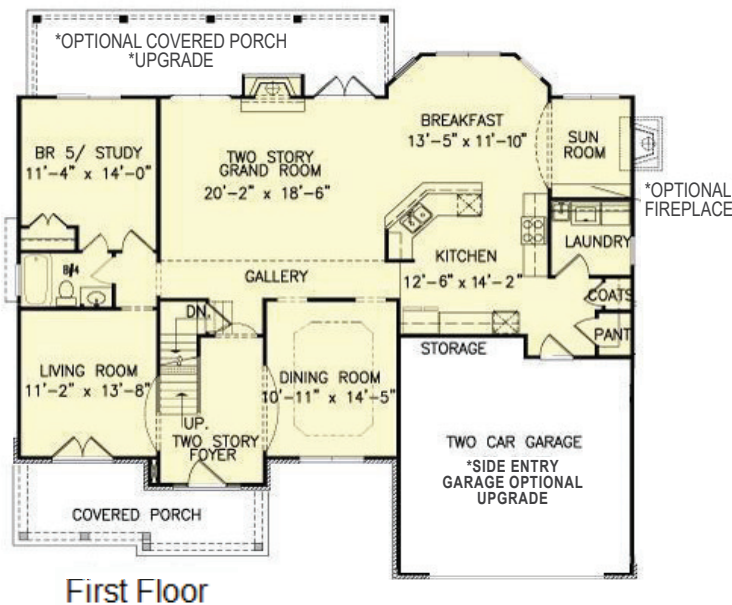
THE ASTORIA

5 Bedrooms 4 Baths 3054 sq.ft

Elevation A



**Elevation B, upgrade*



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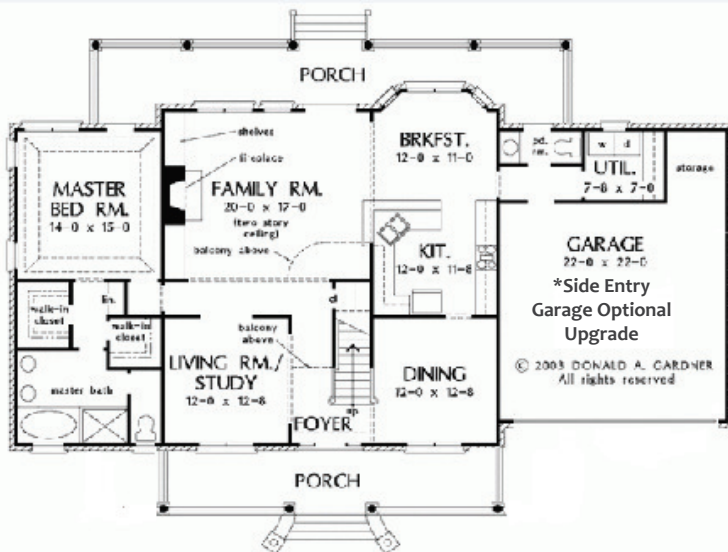
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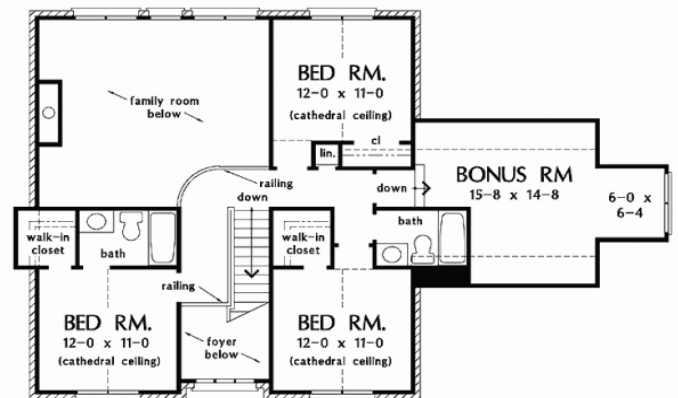
THE AMELIA

4 Bedrooms 3.5 Baths 2850 sq.ft

THIS PLAN IS LOT SPECIFIC



FIRST FLOOR



SECOND FLOOR

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5 Bedrooms 4 Baths 3000 sq.ft



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