

# The Flower Farm

**\$5,000 \***

Towards Closing Costs  
when buyer uses our  
Preferred Lender

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

Susan Crawford, Site Agent 678-294-4306

[Susan@bamfordandcompany.com](mailto:Susan@bamfordandcompany.com) [www.BamfordAndCompany.com](http://www.BamfordAndCompany.com)



**ATLANTA COMMUNITIES**  
REAL ESTATE BROKERAGE

Dominic Bamford  
Atlanta Communities  
C/404-547-9871 - O/770-386-8780  
[dominic@bamfordandcompany.com](mailto:dominic@bamfordandcompany.com)

*Preferred Lender for Financing:*



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



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## FEATURES & BENEFITS

### KITCHEN

- Standard hardwood
- Custom design layout plans
- Optional kitchen island (per plan)
- Silver Series cabinetry
- 36" Custom design cabinetry with soft close & dovetailed drawers, (per plan)
- Granite counters
- Under mount stainless double sink
- Generous appliance package-up to \$3,000
- Food disposal
- Recessed lighting
- Backsplash, 3"x6" travertine or subway tile

### BATHROOMS

- Ceramic tile flooring in all bathrooms & laundry
- High end stained custom design cabinetry
- Granite countertop in all bathrooms

### INTERIOR FEATURES

- Ceiling fans included in Family room & Master bedroom
- Pre-wired for ceiling fans in all other bedrooms
- Standard hardwood floors in entrance foyer, dining room, great room, kitchen and breakfast room
- 9' ceilings on 1st floor (per plan)
- Vaulted & Trey ceilings (per plan)
- Ventless gas log fireplace with stacked stone or brick and custom mantle in family room
- Utility sink in laundry room, (per plan)
- No vinyl flooring
- Oil rubbed bronze or satin nickel hardware
- Level 1 casing & baseboards
- Security Package, touch keypad, 3 months free monitoring and smarthome app capable

### EXTERIOR FEATURES

- Architectural style roof shingles – lifetime warranty
- Brick or stacked stone accents, watertable line on front and sides of home
- 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 control system
- 12'x12' concrete patio (slab houses per plan)
- 12'x12' Wood deck for basement homes (per plan)
- Stone or brick based columns on front porch
- Insulated garage doors & openers included

### ENERGY FEATURES

- Fiberglass insulation (R-38 Ceiling and R-13 Walls)
- 14 SEER A/C high efficiency system, minimum 80% gas heating unit
- 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 12 months after closing

### BASEMENT

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

### SCHOOLS

- Burnt Hickory Elementary
- Sammy McClure Middle
- North Paulding High

Floor Plans: 12+ Plans or Custom Home Plans Available

HOA: \$575/yr, \$500 Initiation fee



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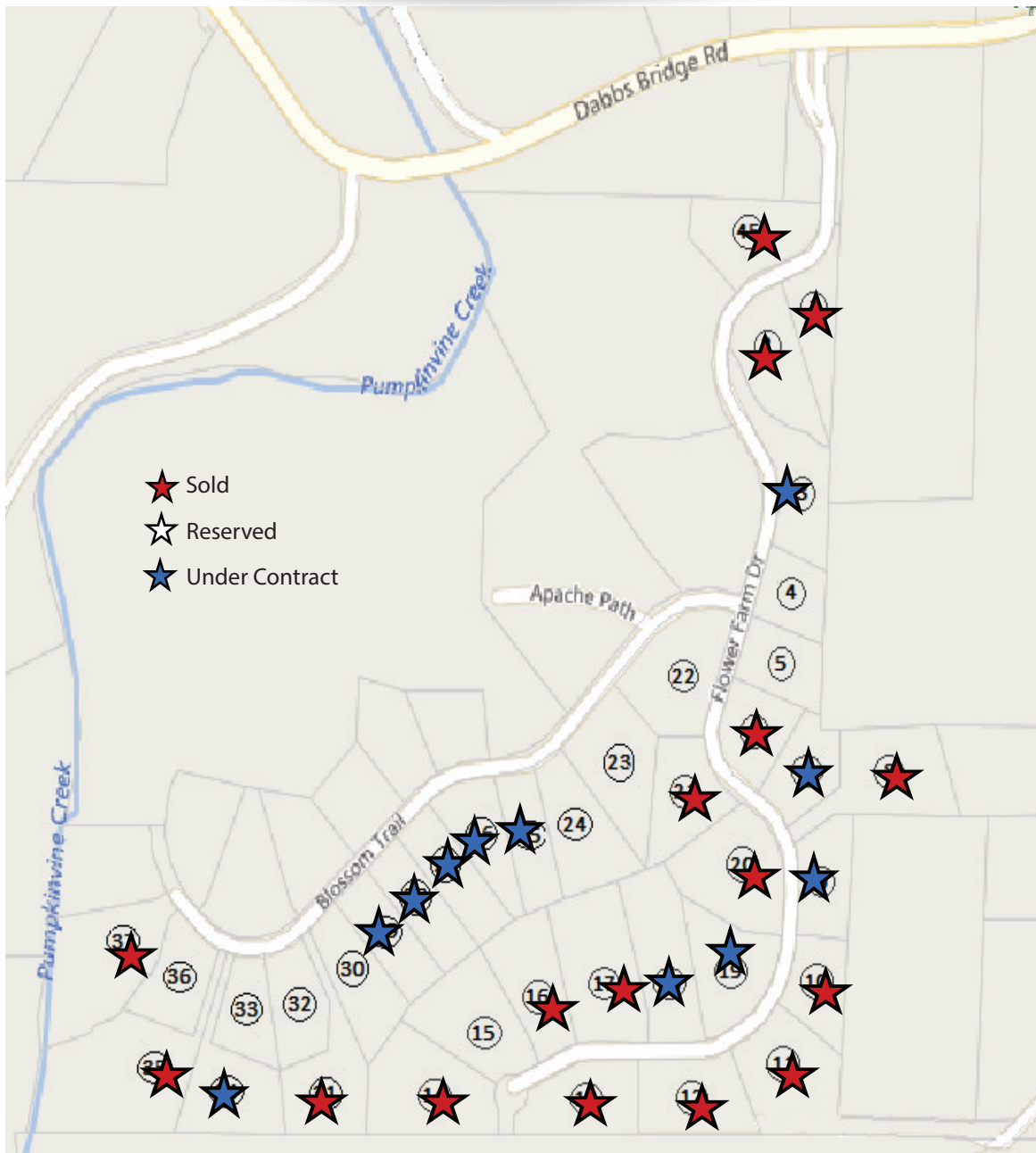
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## SITE PLAN



### Directions:

From I-75N take Exit 278 (Glade Rd), turn Left onto Old Cherokee St, turn Right onto GA-92/Lake Acworth Dr, turn Right onto US-41N, travel 2.7 mile, turn Left onto Black Acre Trl/ Dabbs Bridge Rd, travel 1.9 miles then turn Left into Subdivision

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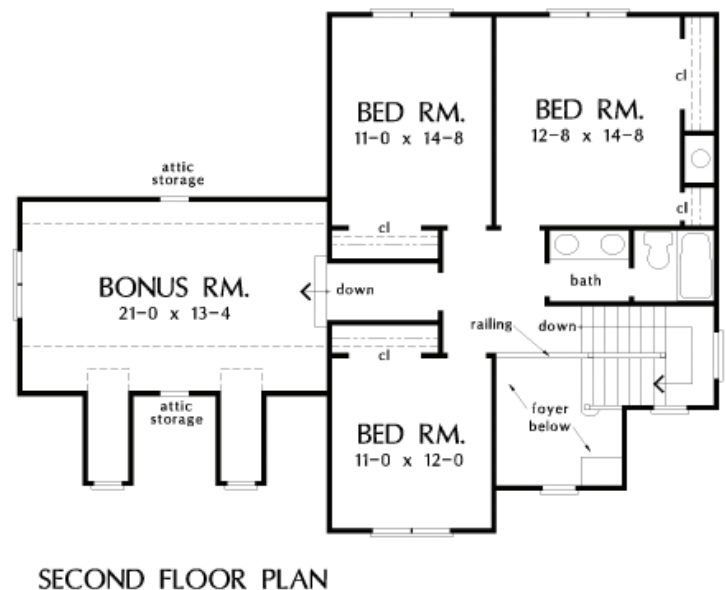
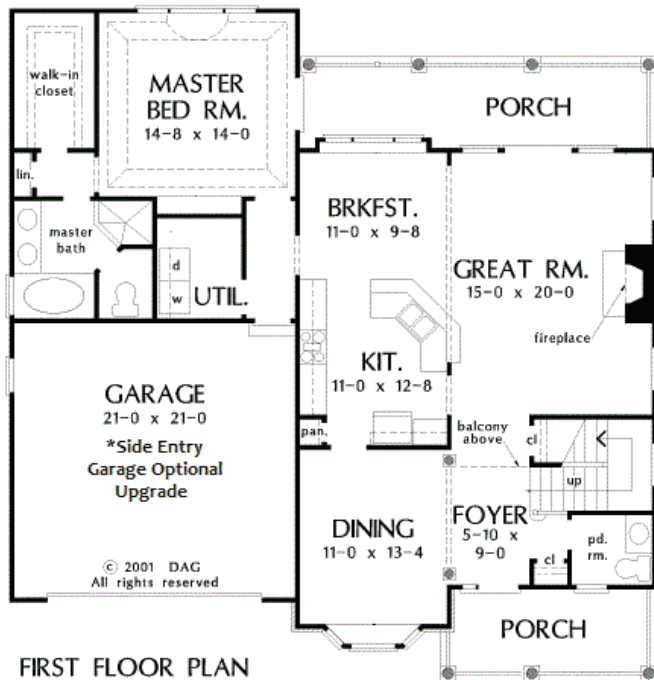


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## THE MEADOWSWEET

4 Bedrooms 2.5 Baths 2585 sq.ft



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## THE GARRISON

4 Bedrooms 3 Baths 2611 sq.ft

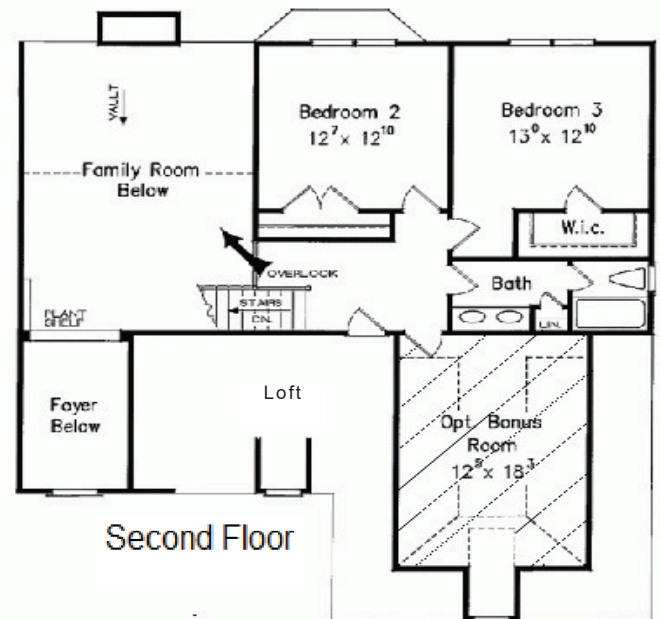
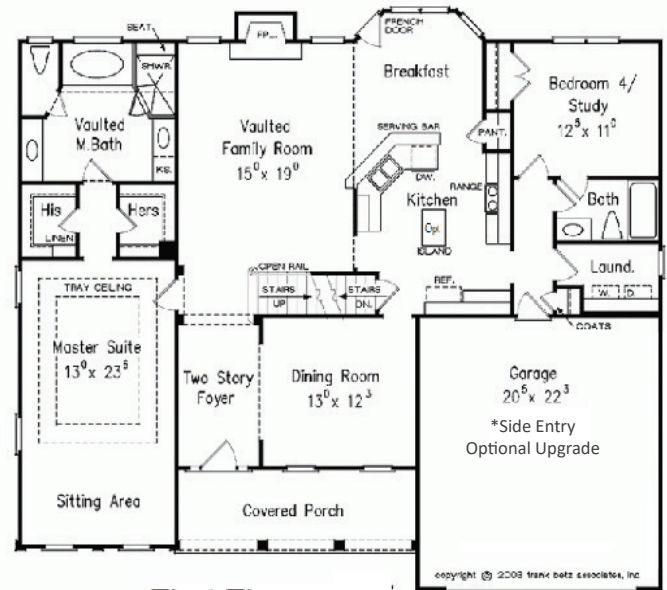
*Elevation A*



*\*Elevation B, upgrade*



*\*Elevation C, upgrade*



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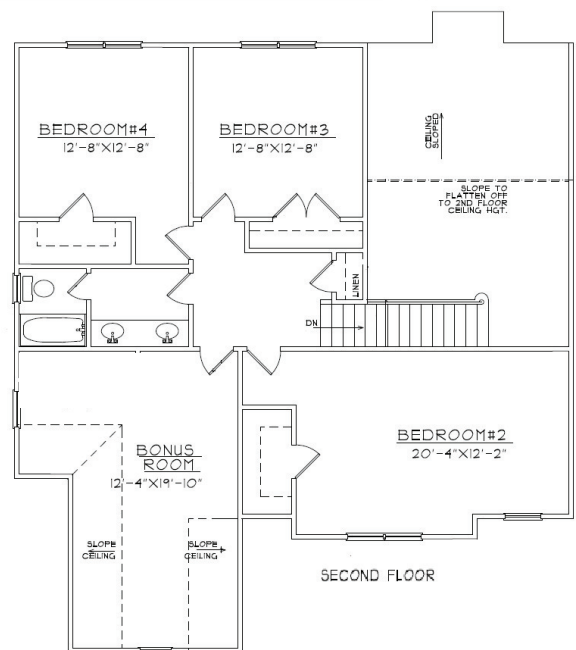
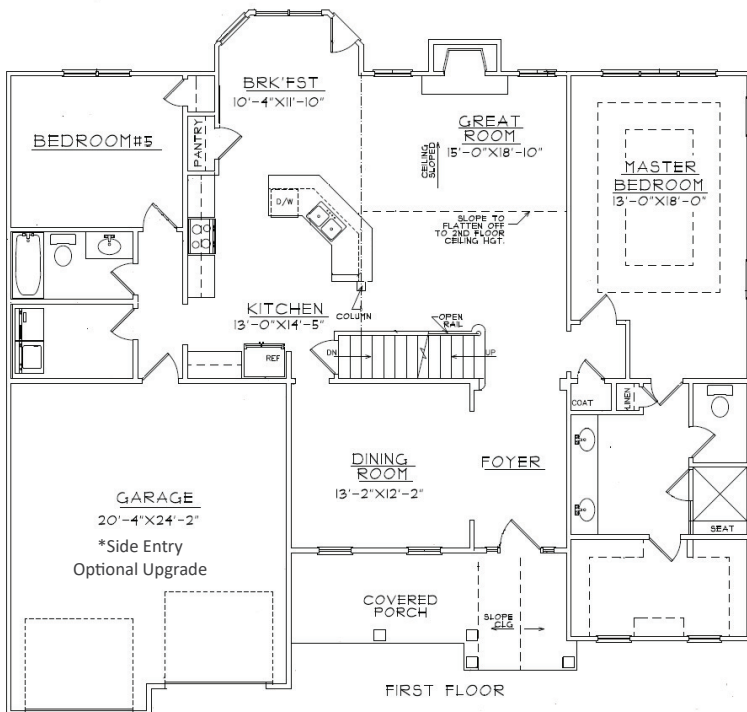


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## THE GARRISON POINTE

5 Bedrooms 3 Baths 3,085 sq.ft



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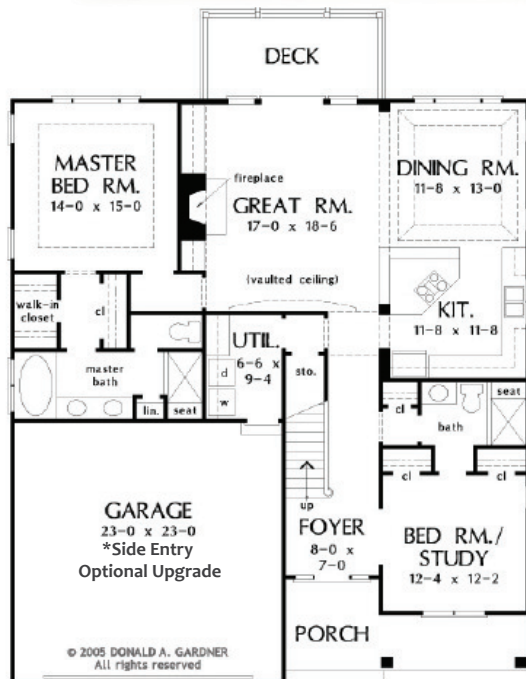
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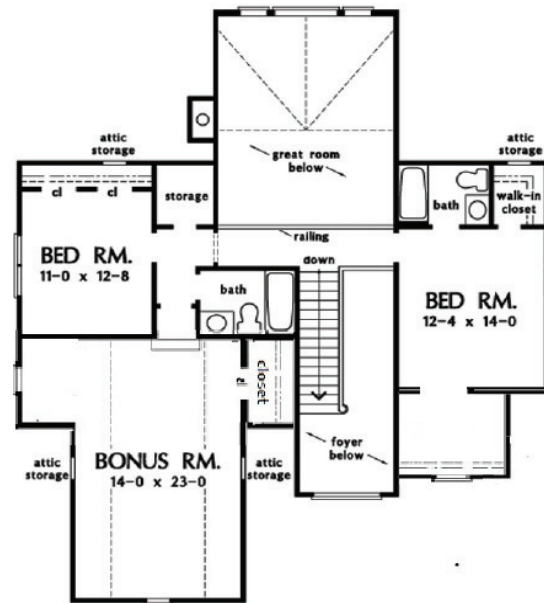
## THE STRATTON

4 Bedrooms 3 Baths 2900 sq.ft

*Elevation C, upgrade*



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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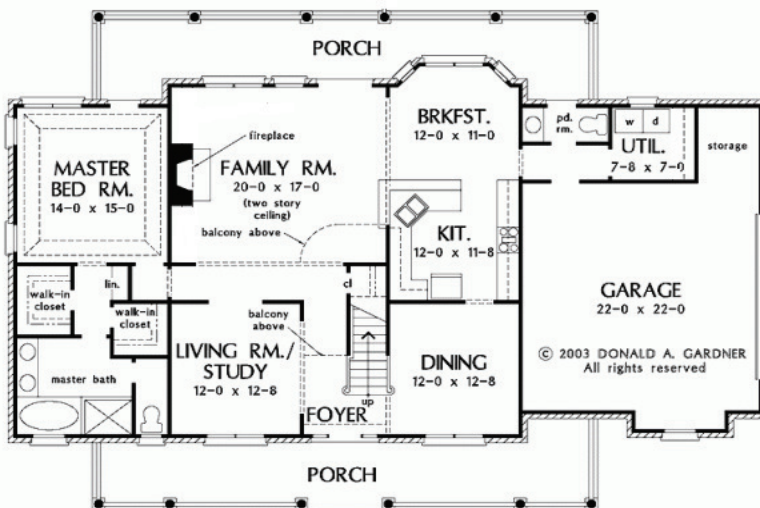


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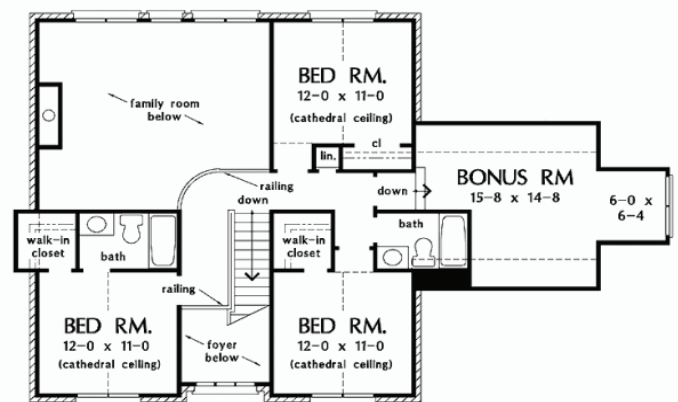
# The Flower Farm

## THE AMELIA

4 Bedrooms 3.5 Baths 2850 sq.ft



FIRST FLOOR



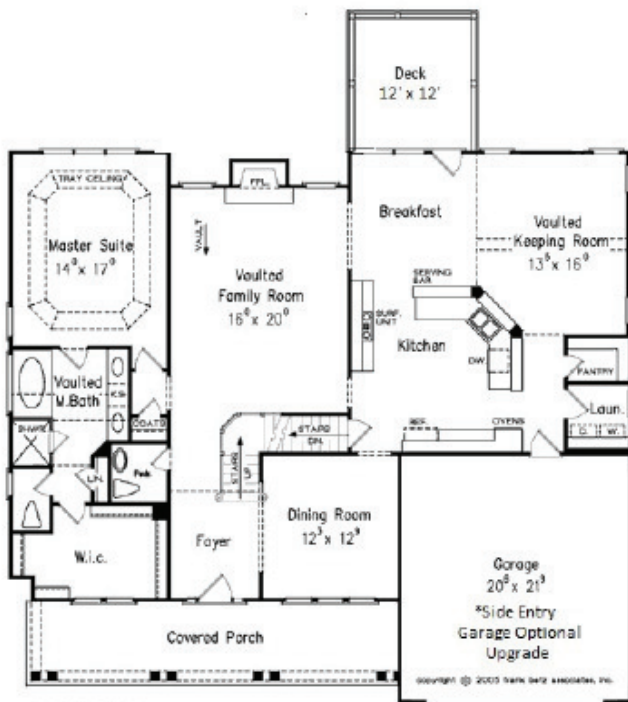
SECOND FLOOR

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4 Bedrooms 3.5 Baths 2795 sq.ft



SECOND FLOOR PLAN

### SECOND FLOOR PLAN



EQUAL HOUSING  
OPPORTUNITY

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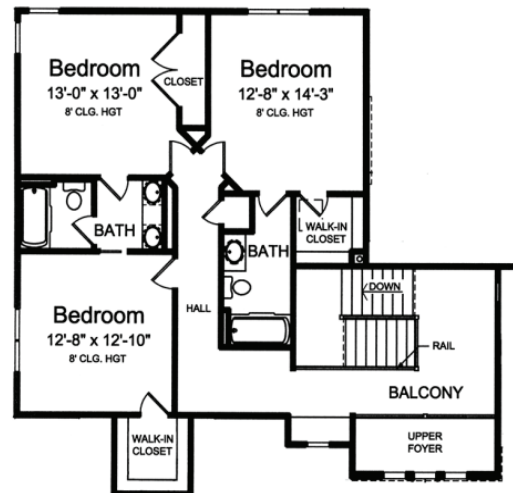
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## THE GREENWICH

4 Bedrooms 3 Baths 3250 sq.ft



First Floor



Second Floor

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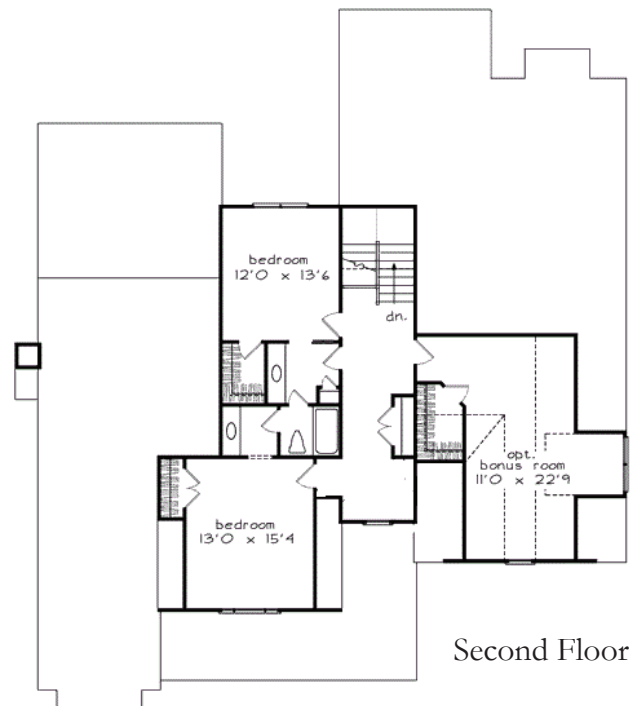
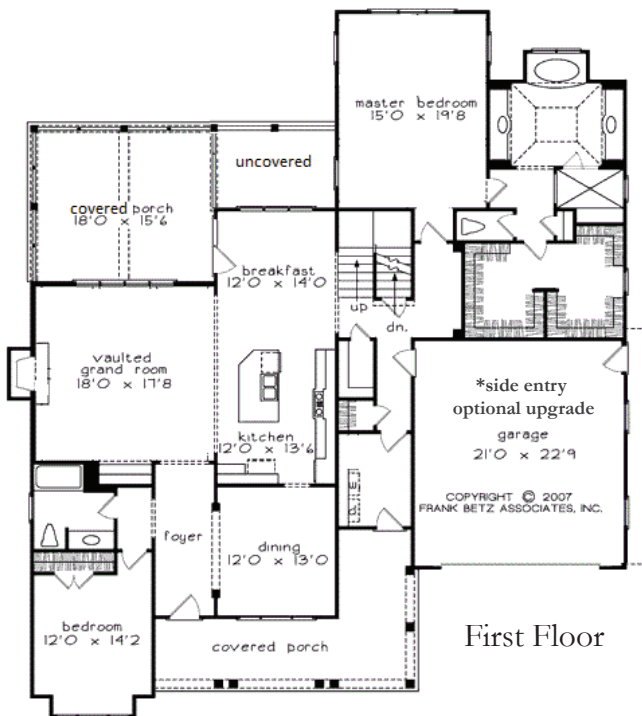


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## THE BUCKNELL

4 Bedrooms 3 Baths 3047 sq.ft



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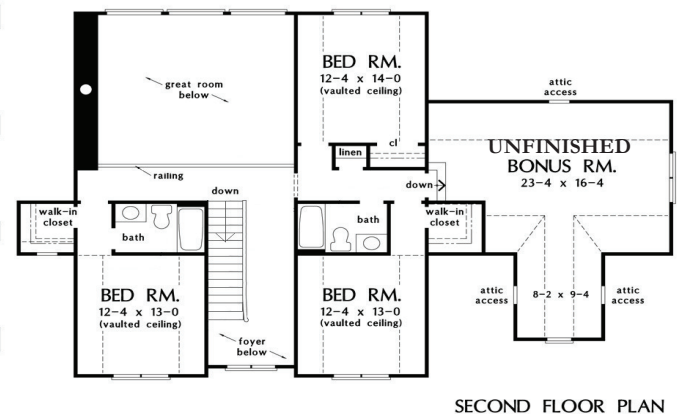
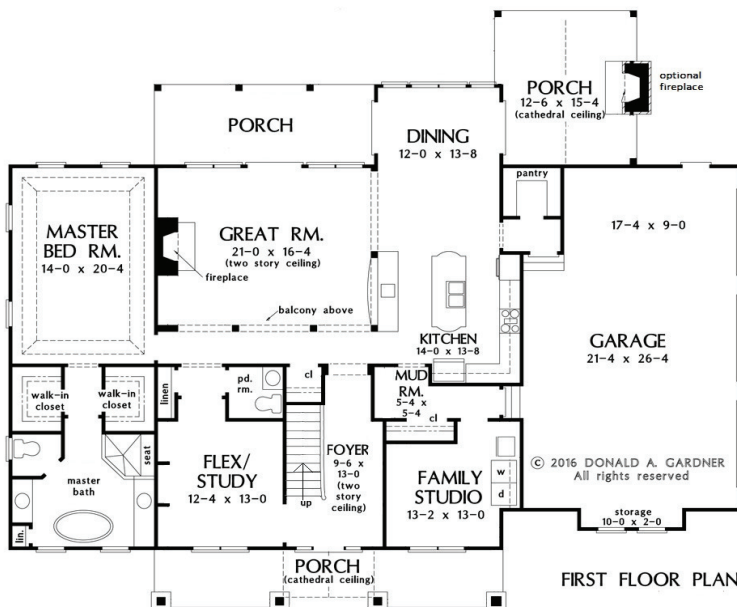


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## THE BLARNEY

4 Bedrooms 3.5 Baths 3102 sq.ft



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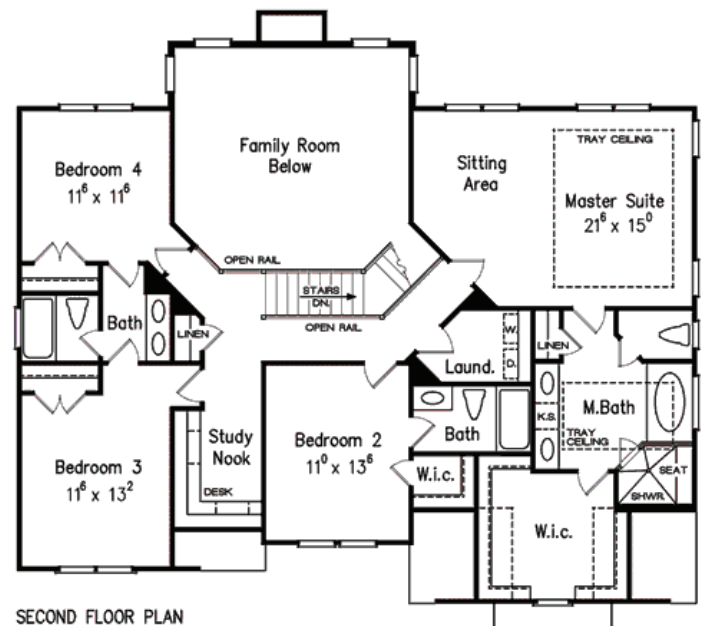
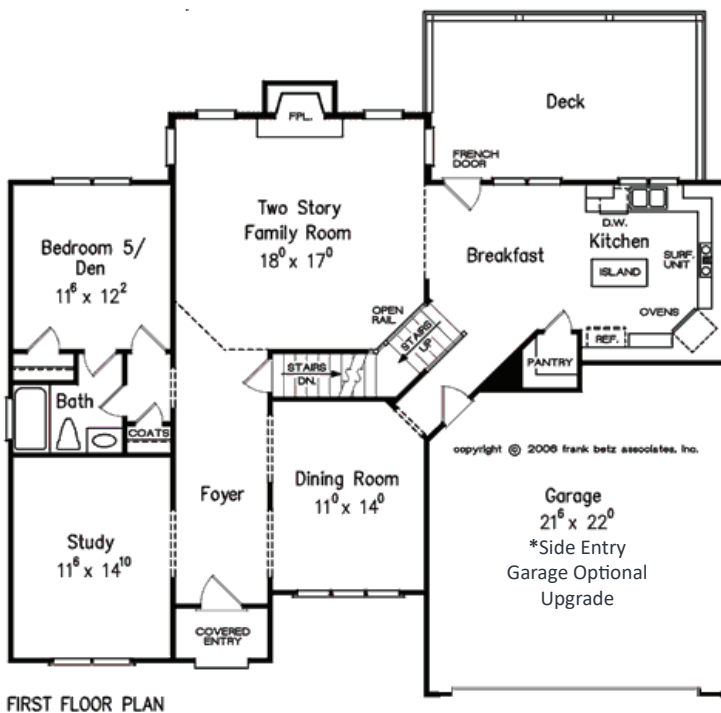
## THE MEADOW GLEN

5 Bedrooms 4 Baths 3000 sq.ft

*\*Elevation A*



*\*Elevation B, upgrade*



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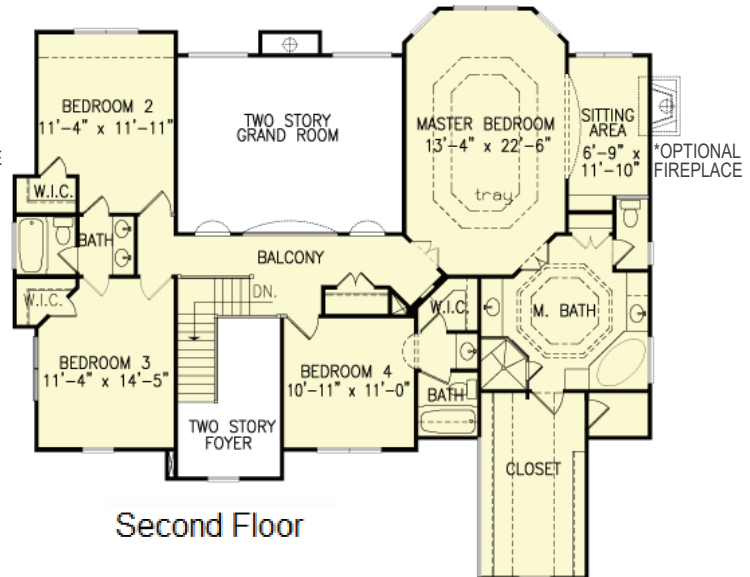
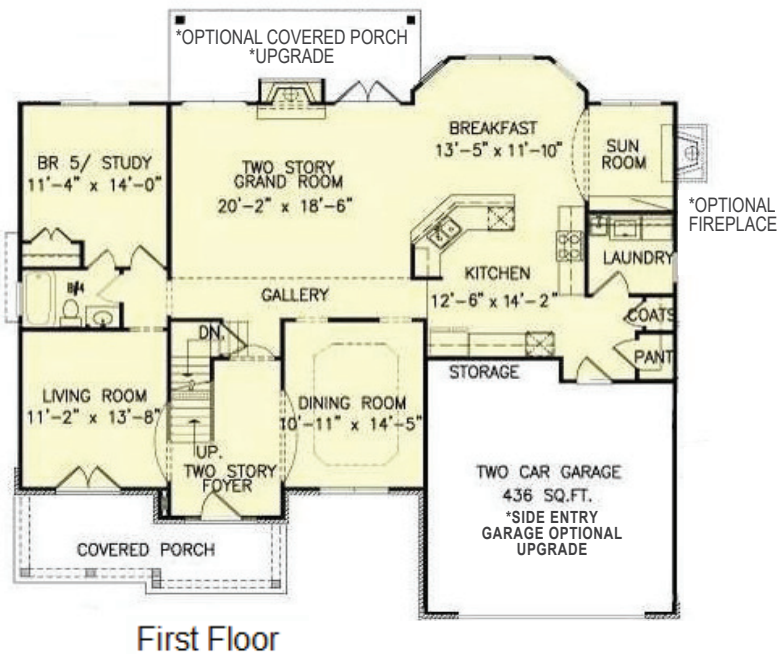
## THE ASTORIA

5 Bedrooms 4 Baths 3100 sq.ft

*\*Elevation A*



*\*Elevation B, upgrade*



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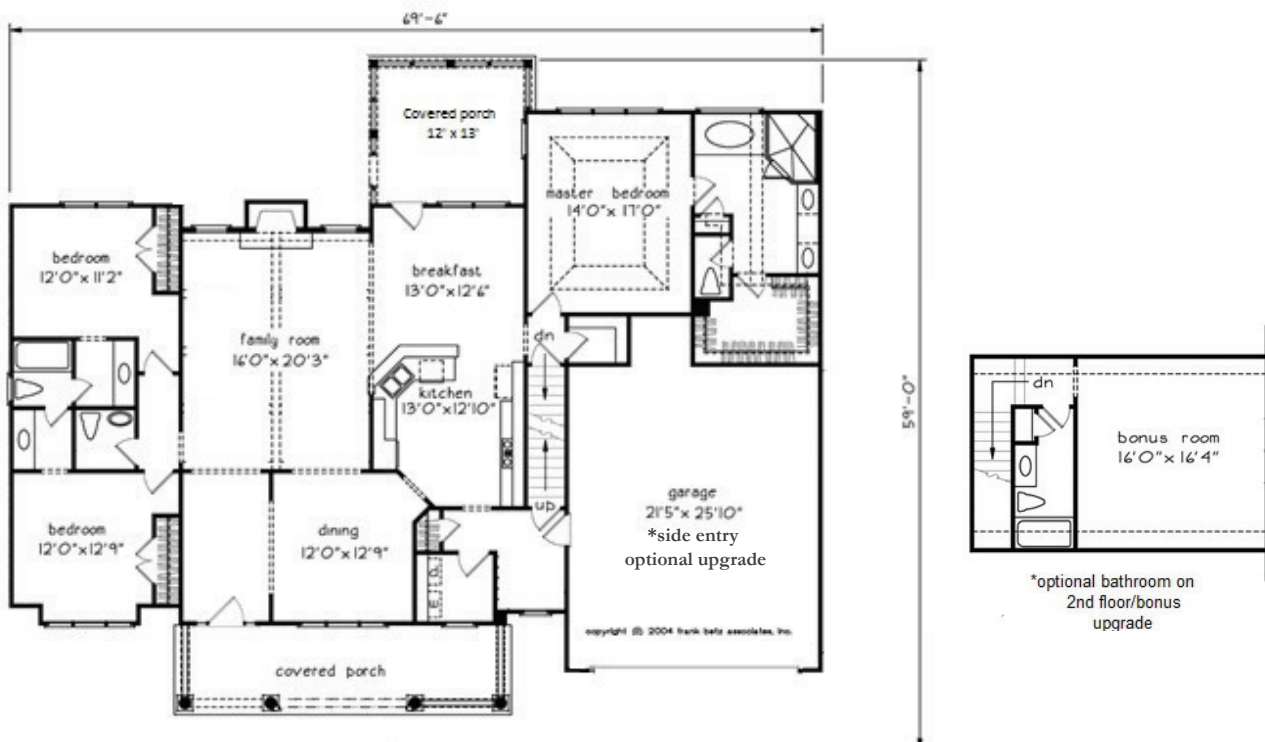


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## THE HUNTLEIGH

3 Bedrooms 2.5 Baths 2524 sq.ft

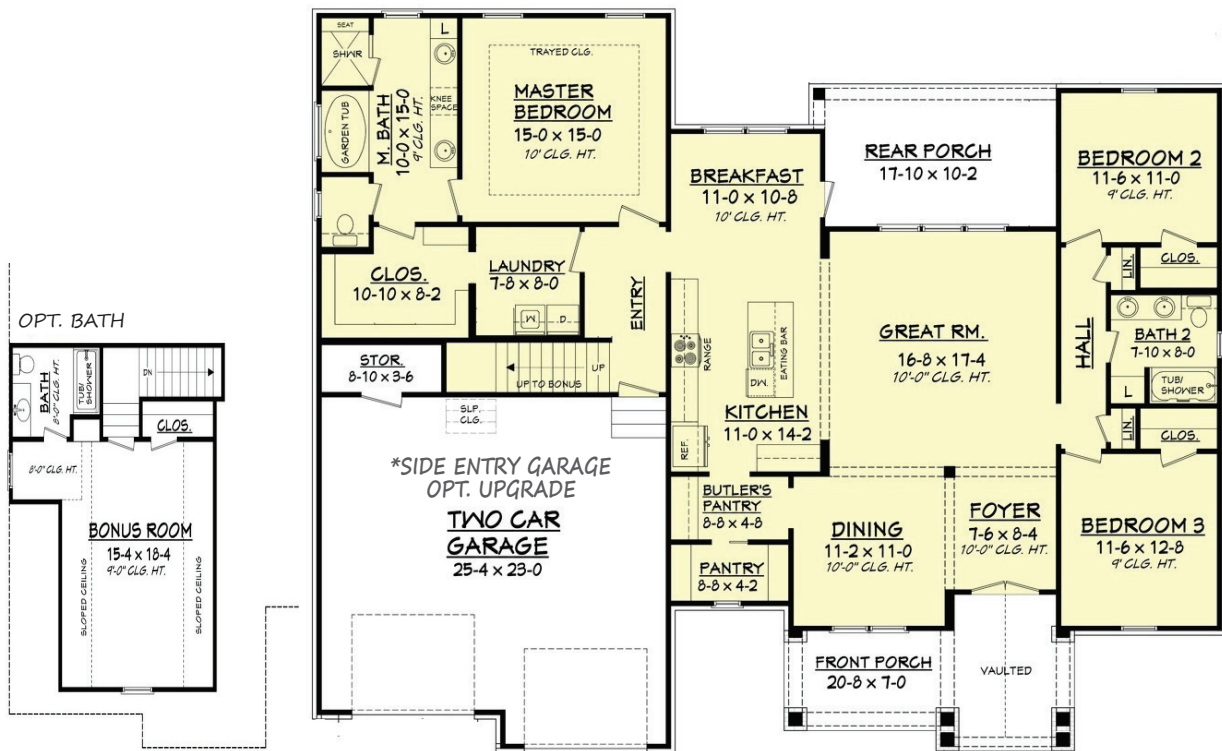


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4 Bedrooms 2 Baths 2503 sq.ft

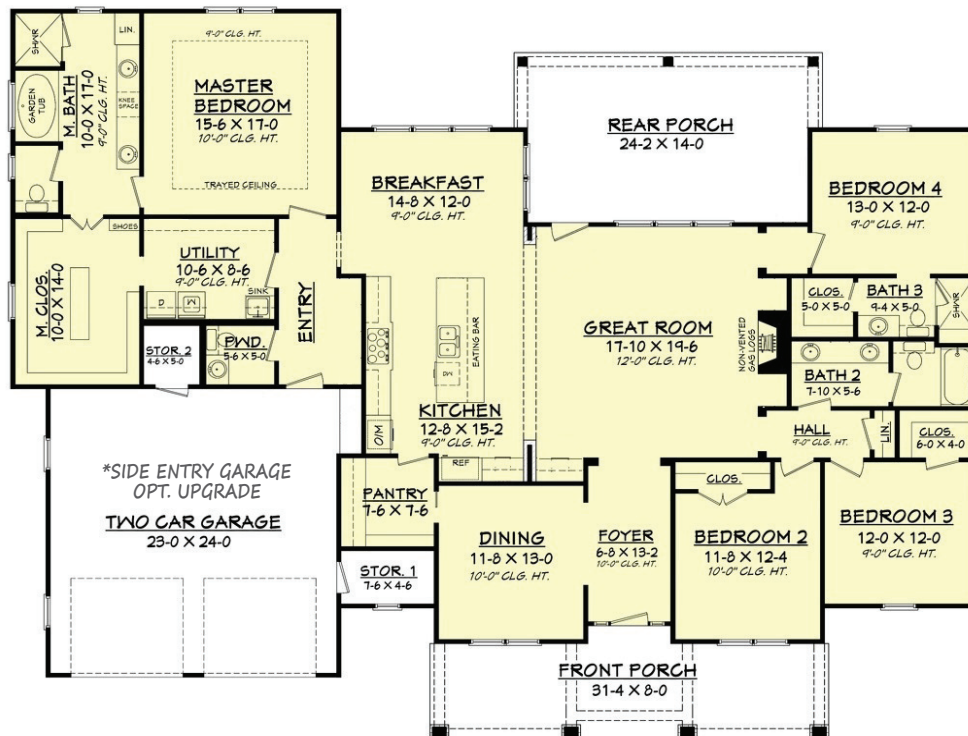


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## THE WALDON

4 Bedrooms 3.5 Baths 2759 sq.ft



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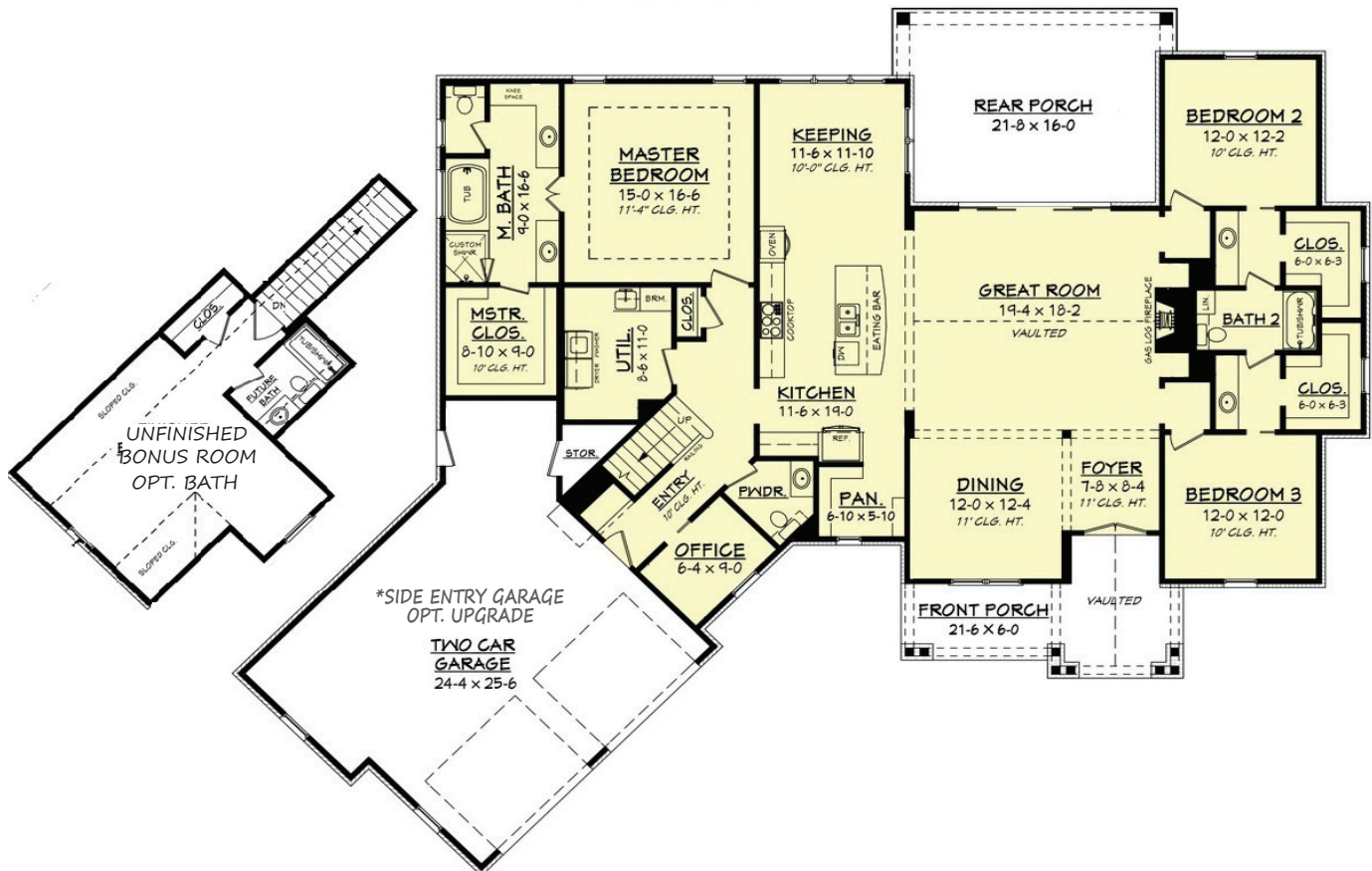


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## THE ELLWOOD

3 Bedrooms 2.5 Baths 2588sq.ft



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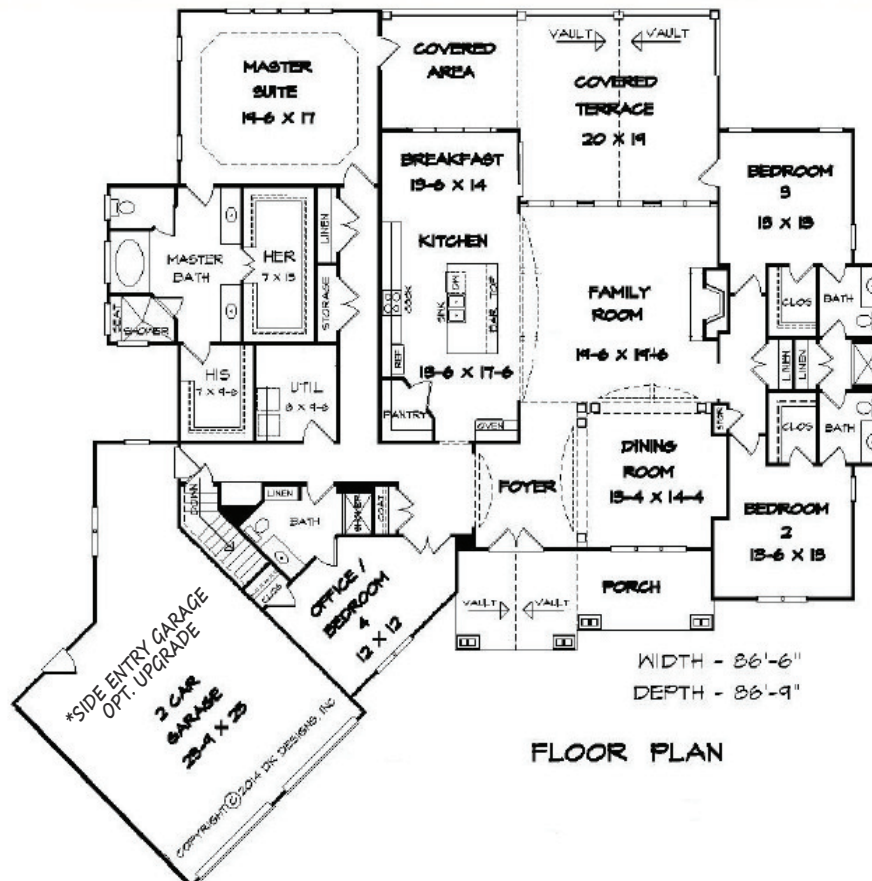


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## THE LAUREL PARK

4 Bedrooms 3 Baths 3337 sq.ft



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