

FERGUSON CORNERS

**NOW PRE-SELLING
NEW CONSTRUCTION HOMES.**



**QUALITY BUILT BY
TIG CUSTOM HOMES**

\$5000 towards closing costs
when buyer uses our
preferred lender!



**SUPREME
LENDING**

Marketed By

Bamford and Company

BAMFORDANDCOMPANY.COM
678-335-4130



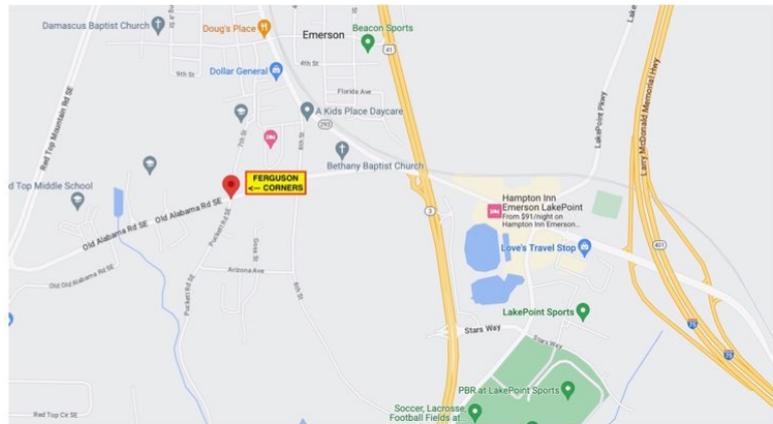
ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

2,500 Lender Closing Cost credit is reflected on final settlement statement when buyer uses our preferred lender \$2,500 Builder Closing Cost. This flyer is intended for professional and educational purposes only. This is not a guarantee of financing. All borrowers must meet certain underwriting guidelines and credit criteria. Rules and Regulations may apply. This advertisement is not intended to solicit property already listed. This does not guarantee nor assume liability for the content or accuracy of any information presented or contained herein. This information is not intended to be an indication of loan qualification, loan approval or a commitment to lend. Other limitations may apply. This information is subject to changes, errors, omission, and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added to the base price. See agent for details.

FERGUSON CORNERS

Location and Schools

LOCATION



3 mins from 1-75 & LakePoint station
CONVENIENT TO ACWORTH AND CARTERSVILLE

SCHOOLS
EMERSON ELEMENTARY SCHOOL
RED TOP MIDDLE SCHOOL
WOODLAND HIGH SCHOOL
(PERFORMING ARTS MAGNET SCHOOL)

Marketed By

BAMFORDANDCOMPANY.COM

678-335-4130

FERGUSON CORNERS

FEATURES AND BENEFITS

KITCHEN

- Standard hardwood or tile floors (per plan)
- Optional Kitchen Island (per plan)
- 36" High end custom cabinetry with soft close & dove-tailed drawers
- Granite counters
- Under mount stainless double sink
- Generous appliance package-up to \$2,500
- Food disposal

BATHROOMS

- Ceramic tile flooring in all bathrooms
- High end custom cabinetry (same as kitchen)
- Granite countertop in master bath & all additional bathrooms.

INTERIOR FEATURES

- Ceiling fans included in Family room & Master bedroom
- Pre-wired for ceiling fans in all other bedrooms
- Hardwood floors on main
- 9' ceilings on 1st and 2nd floor
- Trey ceilings (per plan)
- Ventless gas log fireplace
- Black or brushed nickel hardware
- Tile in bathrooms, laundry room
- Carpet in bedrooms
- Security system pre-wire and keypad
- Interior lighting allowance \$1,500
- 42" wide wood front door

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

EXTERIOR FEATURES

- Architectural style roof shingles - lifetime warranty
- Brick or stone
- White or black rain gutters with downspouts and splash guards
- Thermal pane low Equality windows
- 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 termite control system
- Insulated garage doors & openers included
- 10' x 10' concrete patio (slab houses per plan)
- Central mailboxes
- Walking trail, bridges and gazebo

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

Square Footage: 2250 - 2370

HOA:

\$ YEARLY

\$. INITIATION

Marketed By

Bamford and Company
BAMFORDANDCOMPANY.COM
678-335-4130


ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

FERGUSON CORNERS

FINANCING

RECEIVE \$5000 TOWARDS CLOSING COST
BY USING OUR PREFERRED LENDER

MATT GARCIA, SR. LOAN OFFICER NMLS#
218245~GA LIC.# 24481~BR# 422918
MOBILE 678.523.0981~ FAX404.592.6487

MATT.GARCIA@SUPREMELENDING.COM
WWW.SUPREMESOUTH.COM/MGARCIA
GEORGIA RESIDENTIAL MORTGAGE LICENSEE



Marketed By

Bamford and Company
BAMFORDANDCOMPANY.COM
678-335-4130



ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

FERGUSON CORNERS

“THE ETOWAH”

4 bedroom 2.5 baths 2370 sq.ft

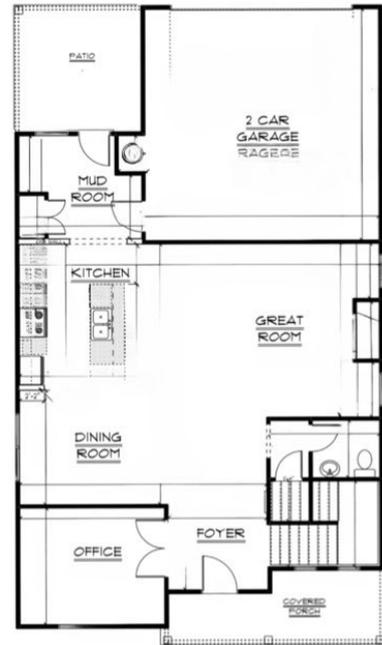
ELEVATION A CRAFTSMAN



ELEVATION B FARMHOUSE



REAR ELEVATION



MAIN FLOORPLAN



SECOND FLOORPLAN

Bamford and Company Inc.

678-335-4130

2,500 Lender Closing Cost credit is reflected on final settlement statement when buyer uses our preferred lender \$2,500 Builder Closing Cost. This flyer is intended for professional and educational purposes only. This is not a guarantee of financing. All borrowers must meet certain underwriting guidelines and credit criteria. Rules and Regulations may apply. This advertisement is not intended to solicit property already listed. This does not guarantee nor assume liability for the content or accuracy of any information presented or contained herein. This information is not intended to be an indication of loan qualification, loan approval or a commitment to lend. Other limitations may apply. This information is subject to changes, errors, omission, and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added to the base price. See agent for details.

FERGUSON CORNERS

“THE EMERSON”

4 bedroom 2.5 baths 2250 sq.ft

ELEVATION A CRAFTSMAN



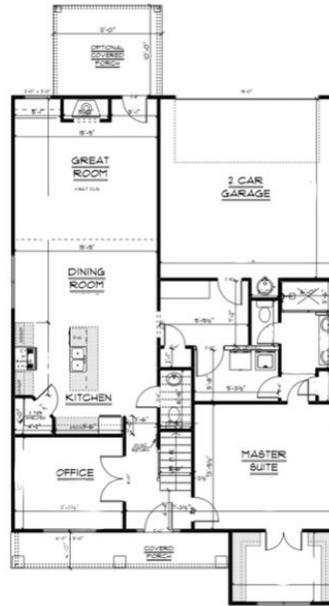
ELEVATION B FARMHOUSE



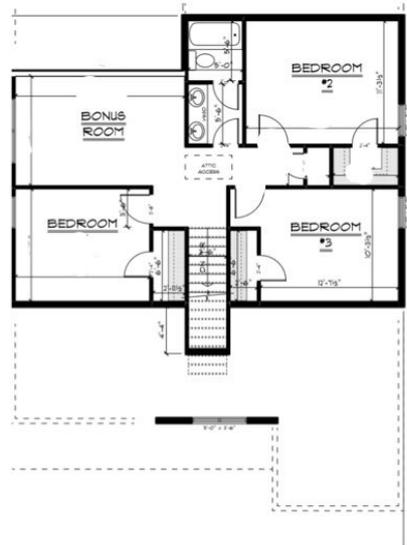
REAR ELEVATION



MAIN FLOORPLAN



SECOND FLOORPLAN



Bamford and Company Inc.

678-335-4130

2,500 Lender Closing Cost credit is reflected on final settlement statement when buyer uses our preferred lender \$2,500 Builder Closing Cost. This flyer is intended for professional and educational purposes only. This is not a guarantee of financing. All borrowers must meet certain underwriting guidelines and credit criteria. Rules and Regulations may apply. This advertisement is not intended to solicit property already listed. This does not guarantee nor assume liability for the content or accuracy of any information presented or contained herein. This information is not intended to be an indication of loan qualification, loan approval or a commitment to lend. Other limitations may apply. This information is subject to changes, errors, omission, and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added to the base price. See agent for details.

FERGUSON CORNERS

“THE ASHBURY”

4 bedroom 2.5 baths 2362 sq.ft



Bamford and Company Inc.

678-335-4130

2,500 Lender Closing Cost credit is reflected on final settlement statement when buyer uses our preferred lender \$2,500 Builder Closing Cost. This flyer is intended for professional and educational purposes only. This is not a guarantee of financing. All borrowers must meet certain underwriting guidelines and credit criteria. Rules and Regulations may apply. This advertisement is not intended to solicit property already listed. This does not guarantee nor assume liability for the content or accuracy of any information presented or contained herein. This information is not intended to be an indication of loan qualification, loan approval or a commitment to lend. Other limitations may apply. This information is subject to changes, errors, omission, and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added to the base price. See agent for details.

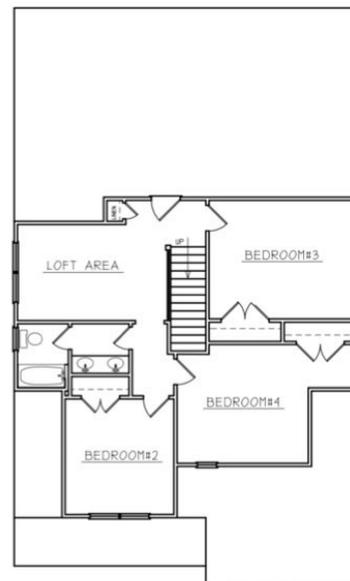
FERGUSON CORNERS

“THE ADDISON”

4 bedroom 2.5 baths 2416 sq.ft



MAIN FLOORPLAN



SECOND FLOORPLAN

Bamford and Company Inc.

678-335-4130

2,500 Lender Closing Cost credit is reflected on final settlement statement when buyer uses our preferred lender \$2,500 Builder Closing Cost. This flyer is intended for professional and educational purposes only. This is not a guarantee of financing. All borrowers must meet certain underwriting guidelines and credit criteria. Rules and Regulations may apply. This advertisement is not intended to solicit property already listed. This does not guarantee nor assume liability for the content or accuracy of any information presented or contained herein. This information is not intended to be an indication of loan qualification, loan approval or a commitment to lend. Other limitations may apply. This information is subject to changes, errors, omission, and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added to the base price. See agent for details.