

FERGUSON CORNERS

NOW PRE-SELLING
NEW CONSTRUCTION HOMES.



QUALITY BUILT BY
T.I.G. CUSTOM HOMES

Bamford and Company

BAMFORDANDCOMPANY.COM

678-335-4130

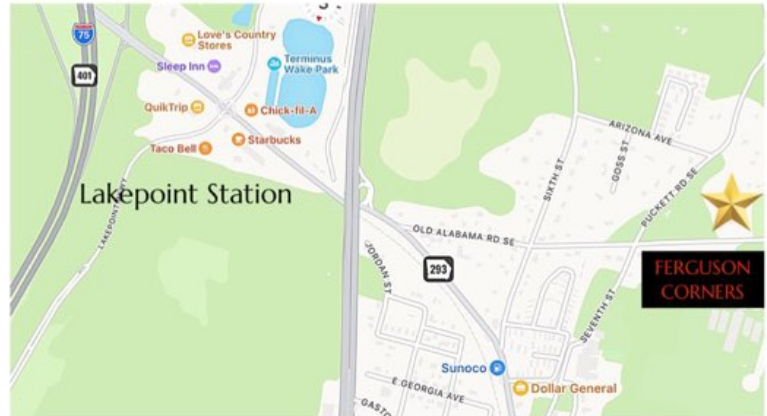
\$5000 towards closing
costs
when buyer uses our
preferred lender!



Each Atlanta Communities office is independently owned and operated. \$2,500 lender closing cost is reflected on final 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. Lots have additional premiums that must be added to the base price. See agent for details.

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LOCATION AND SCHOOLS



LOCATION

3 MINS FROM I-75 & LAKEPOINT STATION
CONVENIENT TO ACWORTH AND CARTERSVILLE

SCHOOLS

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



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FEATURES AND BENEFITS

KITCHEN

- Standard hardwood or tile floors (per plan)
- Optional Kitchen Island (per plan)
- 36" High end custom cabinetry with soft close and 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
- Granite countertop in master bath and all additional bathrooms

INTERIOR FEATURES

- Ceiling fans included in family room and master bedroom
- Pre-wired for ceiling fans in additional bedrooms
- Hardwood floors on main
- 9' ceilings on 1st and 2nd floor
- Carpet in bedrooms
- Tray ceilings (per plan)
- Ventless gas log fireplace
- Black or brushed nickel hardware
- Tile in bathrooms and laundry room
- Security system pre-wire and keypad
- Interior lighting allowance of \$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 with lifetime warranty
- Brick or stone accent
- White or black round rain gutters with downspouts and splash guards
- Thermal pane low E quality windows
- 2 Outside water faucets one on each side of the home
- 2 outside GFCI outlets 1 front and 1 back
- Professionally landscaped and sodded yards with shrubbery package
- Active termite control system
- Insulated garage doors with openers
- 10' x 10° concrete patio (slab houses per plan)
- Central mailboxes
- Walking trail, bridges and gazebo

QUALITY ASSURANCE

- Homebuyer quality pre-construction 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

HOA:

Annually \$TBD

Initiation \$TBD

Square Footage 2250-2416



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FERGUSON CORNERS

"THE ETOWAH"

4 bedroom 2.5 baths 2370 sq.ft

ELEVATION A CRAFTSMAN



ELEVATION B FARMHOUSE



REAR ELEVATION



Main Floorplan



Second Floorplan

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FERGUSON CORNERS

"THE EMERSON"

4 bedroom 2.5 baths 2250 sq.ft

ELEVATION A CRAFTSMAN



ELEVATION B FARMHOUSE



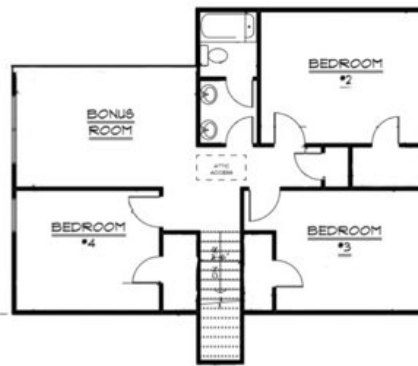
REAR ELEVATION



MAIN FLOORPLAN



SECOND FLOORPLAN



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"THE ASHBURY"

4 bedroom 2.5 baths 2362 sq.ft

ELEVATION A CRAFTSMAN



ELEVATION B FARMHOUSE



REAR ELEVATION



MAIN FLOORPLAN



SECOND FLOORPLAN



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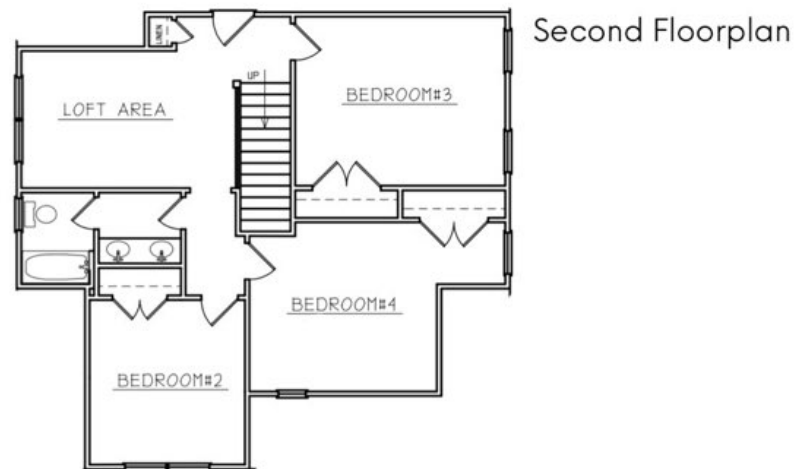
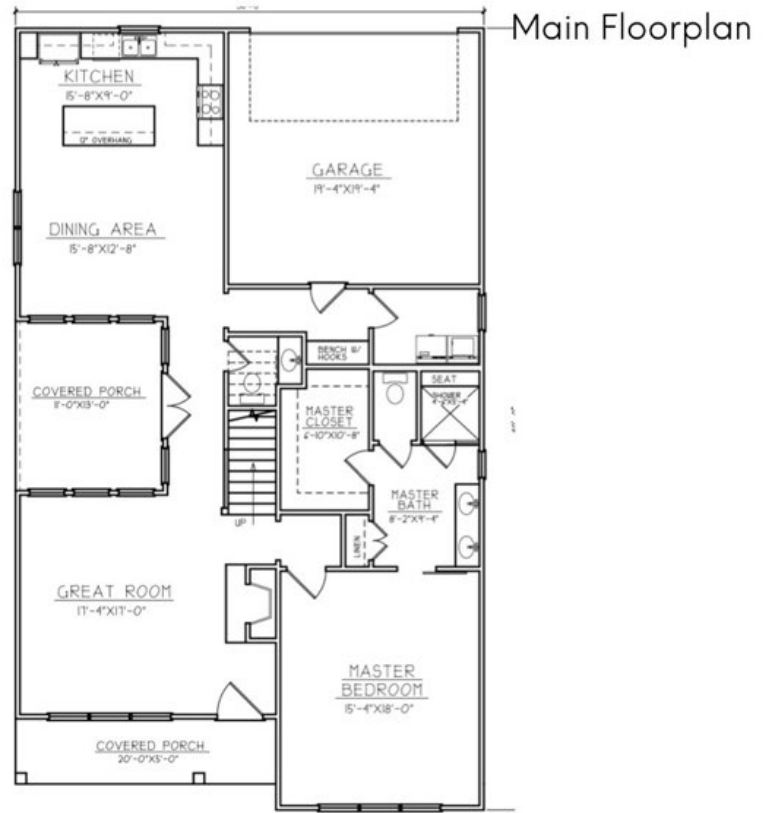


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"THE ADDISON"

4 bedroom 2.5 bath 2416 sqft



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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~ FAX 404.592.6487

MATT.GARCIA@SUPREMELENDING.COM

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ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE



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