

# The Capitol

## *at Senator's Ridge*

### Now Pre-Selling Quality Built Custom Homes

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



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\*\$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.

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## Features

### 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 gas 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
- Sentricon® ProActive termite control system
- Insulated garage doors & openers included!
- 10' x 10' concrete patio (slab houses per plan)
- 12'x12' Wood deck for basement homes (per plan)

### ENERGY FEATURES

- Fiberglass insulation (R-30 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 11 months after closing

### BASEMENT

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

### SCHOOLS

- Burnt Hickory Elementary
- Sammy McClure SR.
- North Paulding

Floor Plans: 12+ Plans or Custom Home Plans Available

HOA: \$560/yr, \$560 Initiation fee

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## Available Lots

### Capitol at Senator's Ridge Lots

Lot 7—165 Lincoln Drive

Lot 11—485 Georgetown Drive

Lot 16—380 Georgetown Drive

Lot 70—107 Independence Avenue

Lot 72—145 Independence Avenue

Lot 73—167 Independence Avenue

Lot 89—54 Dupont Court

Lot 92—Under Contract

Lot 93—35 Memorial Court

Lot 94—61 Memorial Court

Lot 104—76 Independence Ave

Lot 117—78 Jefferson Drive

Lot 118—58 Jefferson Drive

Lot 154—383 Georgetown Dr

### Senator's Ridge Lots

Lot 165- 581 Potomac Drive

Lot 177—84 Kennedy Cove

Lot 253—Lake Lot, Columbia Cove

Lot 254—Lake Lot, Columbia Cove

Lot 258—Lake Lot, Columbia Cove

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### Base Prices

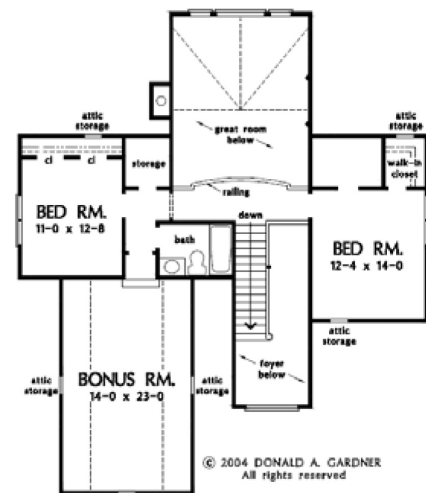
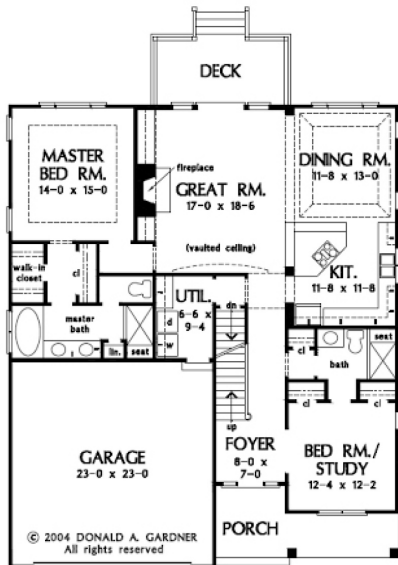
Plan	SQFT	Slab	Basement
Stratton	2700 sqft	-	-

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### Stratton

4 beds | 3.0 baths | 2700 sqft.



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## Additional Information

### 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 3.4 miles then turn Right into Subdivision/Washington Blvd

### Preferred Lenders



Matt Garcia, Sr. Loan Officer  
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