

Carter Grove

Manor

Now Pre-Selling Quality Built Custom Homes



ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

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Features

KITCHEN

- Standard hardwood or tile floors (per plan)
- Custom design layout planOptional 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
- Tiled master shower

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 or satin nickel hardware
- Stacked stone fireplace with custom mantle

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)
- Exterior gasline on back patio/deck

ENERGY FEATURES

- Fiberglass insulation (R-30 Ceiling and R-13 Walls)
- 14 SEER A/C high efficiency system minimum 80% gas heating unit
- 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

- Cartersville Elementary
- Carsterville Middle
- Cartersville High

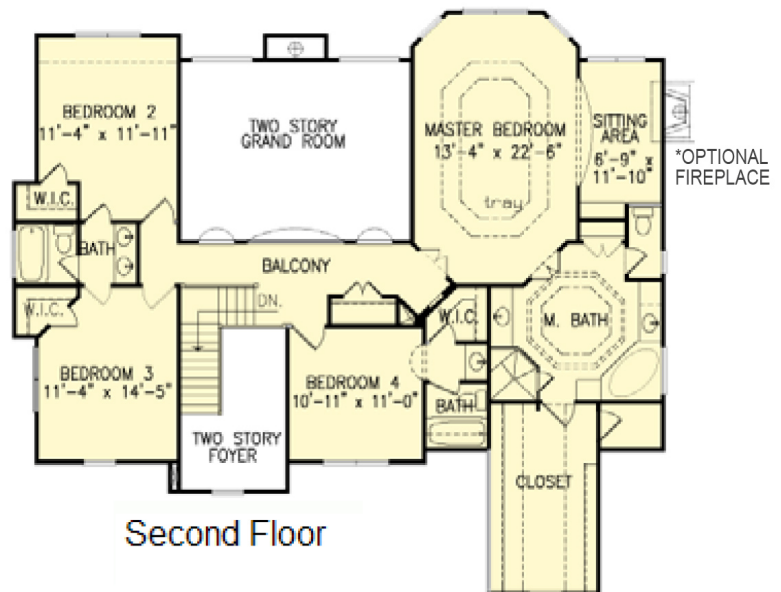
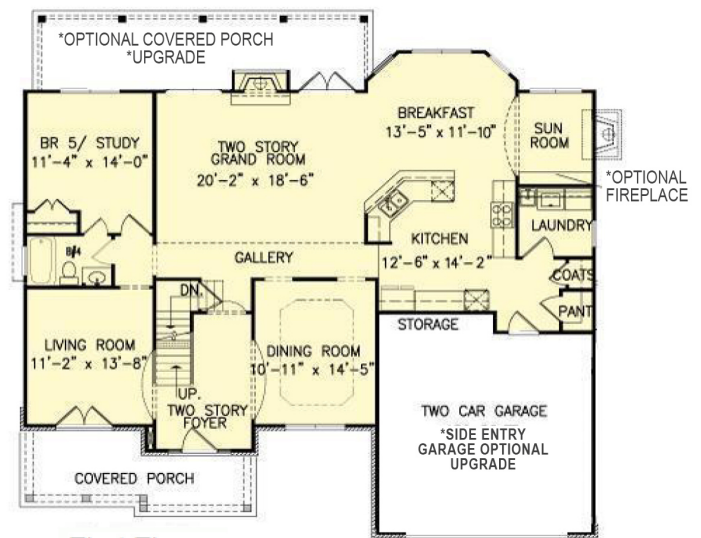
Square Footage: 2,200 - 2,400

HOA: \$500/yr, \$585 Initiation fee

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Astoria

5 beds | 4.0 baths | 3054 sqft.

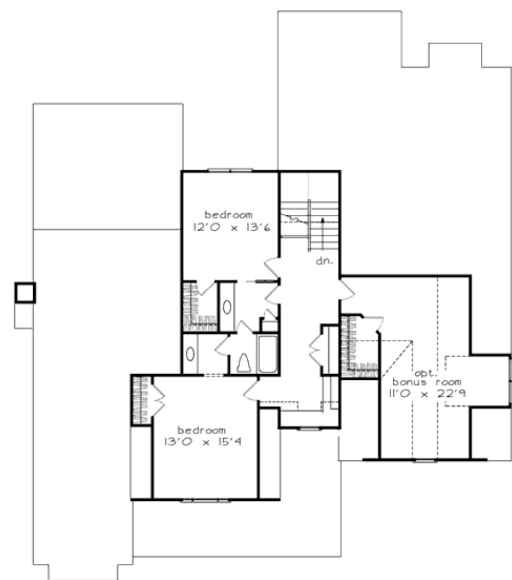
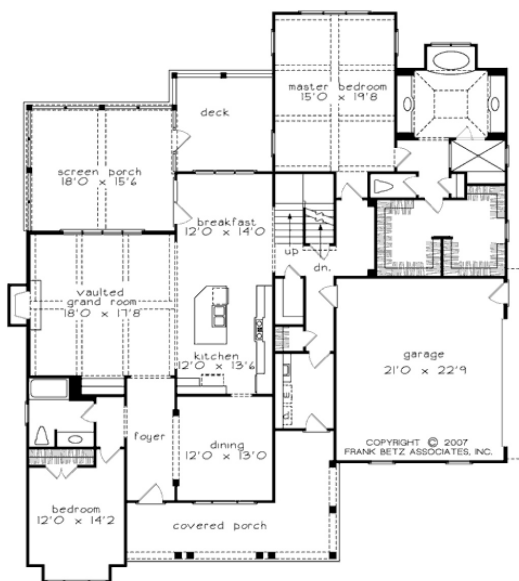


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Bucknell

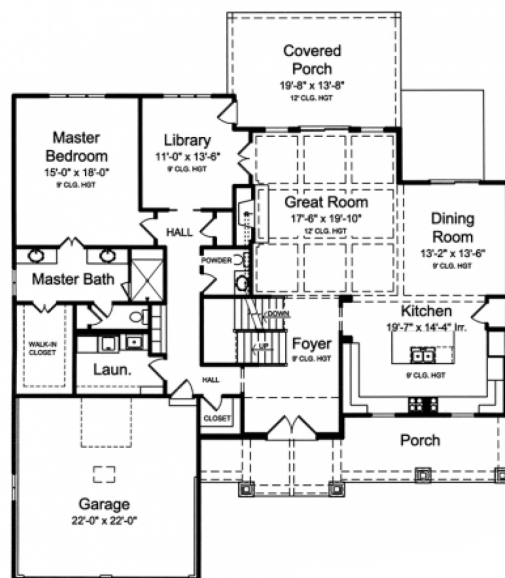
4 beds | 3.0 baths | 3289 sqft.



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Greenwich

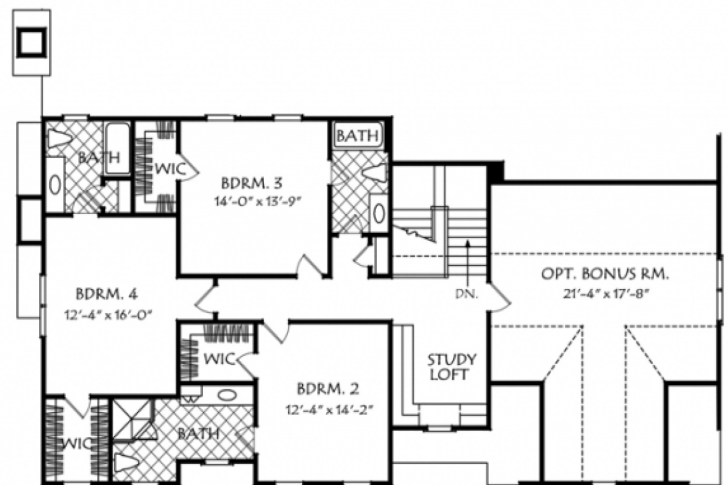
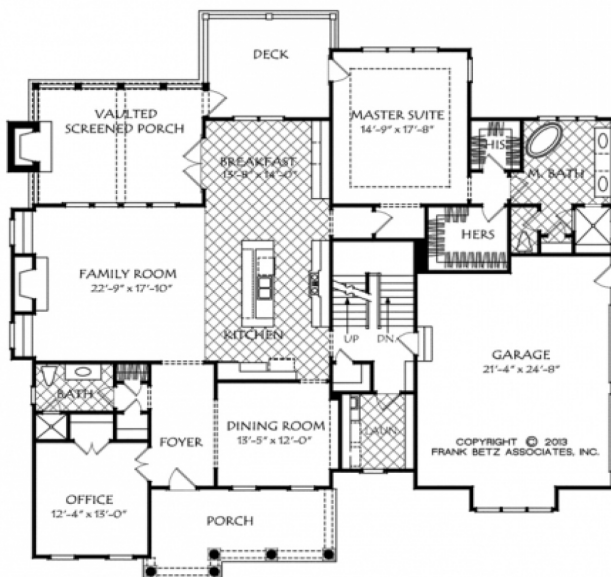
4 beds | 3.5 baths | 3250 sqft.



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Halloway

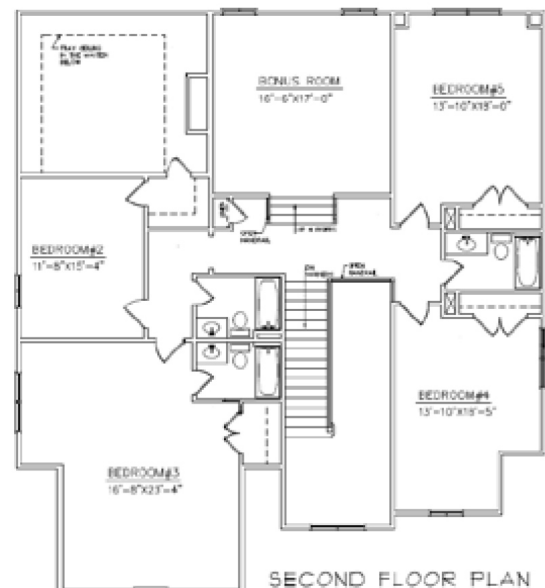
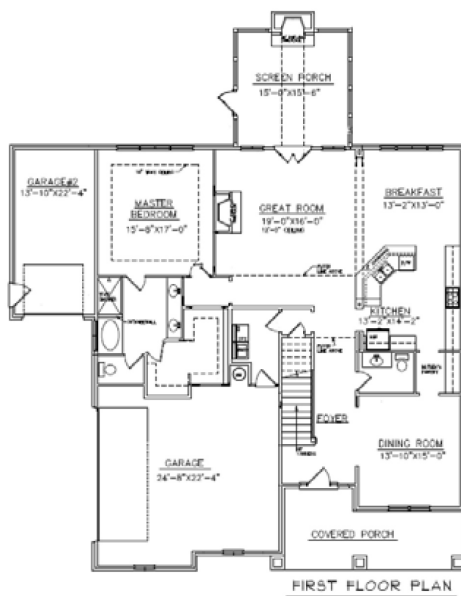
4 beds | 3.5 baths | 3999 sqft.



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Trickum

4 beds | 3.0 baths | 3998 sqft.



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Additional Information

Directions

From Atlanta I-75 North to exit 285, Red Top Mountain exit. Turn left onto Old Alabama Road and travel for approx. 5 miles. Carter Grove entrance is on the left.

Preferred Lenders

Supreme Lending

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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