

**BUFORD
CITY
SCHOOLS**



EMChomes
Opening Doors



CHESTNUT PARK

Chestnut Park is a brand-new community situated in the heart of Buford. Recognized as a shop-eat-play type of community with top-notch schools, Buford offers a small-town feel with all the entertainment options of a big city.

CONTACT A NEW HOME SPECIALIST



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- SPECIAL INCENTIVE -

**GET \$5,000
ANY WAY YOU WANT IT!***

*Valid only on contracts written between 9/1/2020 - 9/30/2020 with financing through an EMC Homes preferred lender. Please consult with onsite agent(s) for approved lenders. Subject to buyer credit approval. Not valid for previously written contracts. Offer cannot be applied to reduce the purchase price below the list price or base price of the home, whichever is higher. Buyer incentive must be mentioned at time of initial written contract and all paperwork included with initial contract to be valid. Transaction must close on initial agreed upon closing date per the original written and signed contract paperwork. Paperwork with mentioned buyer incentive must be shown in final contract to be valid. Buyer incentive to be applied upon successful closing with EMC Homes LLC on original agreed upon closing date. Should any party require an extension or cause a delay from original closing date, with exception to any extensions filed by EMC Homes LLC, buyer incentive will be forfeited; no exceptions made. Cannot combine with any other promotion or offer. Restrictions apply. All information is believed to be accurate but is not guaranteed or warranted and subject to change without notice. Builder represented by Peggy Slappey Properties. See New Home Specialist for further details.



CHESTNUT PARK



Base Price Sheet

PLAN	BEDS / BATHS / SQ. FT.	SLAB PRICE	BASEMENT PRICE
The McMichael	4-5 Beds / 4 Baths / 2,619 Sq. Ft.	\$374,900	\$409,900
The Bradley	5 Beds / 3 Baths / 2,890 Sq. Ft.	\$389,900	\$424,900
The Elizabeth	4-5 Beds / 3-4 Baths / 2,862 Sq. Ft.	\$399,900	\$434,900
The Chadwick	4 Beds / 3 Baths / 3,099 Sq. Ft.	\$404,900	\$441,900
The Kensley	4 Beds / 2.5 Baths / 2,401 Sq. Ft.	\$404,900	\$449,900
The Garrison	4 Beds / 2.5-4 Baths / 3,369 Sq. Ft.	\$419,900	\$459,900

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Included Features

AUTHENTIC EXTERIORS

- 3 sided brick homes with fiber cement siding on the rear
- Sodded yards (up to 20 feet from house)
- Concrete patio or deck (per plan)
- Two exterior weather proof electrical outlets
- Two exterior water faucets
- Flood light over garage
- Aluminum gutters
- 6-Lite steel front entry door
- Borate Termite Treatment

DISTINCTIVE INTERIORS

- Open railing with iron spindles (first floor only)
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in kitchen and owner's suite
- Smoke detectors on both first and second floor
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Choice of two different lighting finishes
- Choice of multiple different interior paint colors
- Two-car garage prewired for garage door opener
- Ventilated shelving in pantry and closets
- Smooth ceilings, nine-foot plate on main floor of two-story plans
- Judges paneling in foyer and dining room
- Two-piece crown molding on first floor in family areas
- Two-piece crown molding in owner's suite
- Tray ceiling in owner's suite (per plan)
- Interior window casing

DURABLE FLOORING

- Hardwood flooring throughout main floor living areas
- Lush wall to wall carpet in bedrooms and hallways
- Luxurious ceramic tile in bathrooms and laundry room

GOURMET KITCHENS

- Granite countertops and tile backsplash
- 42" cabinets with crown molding
- Cabinet over refrigerator included (refrigerator not included)
- Ice-maker plumbing for refrigerator
- Stainless steel gas range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Garbage disposal
- Six recessed lights
- Kitchen island

ELEGANT BATHROOMS

- Luxurious tile shower surround with fiberglass pan and separate garden tub in owner's bath. Shower includes framed shower door.
- Comfort height double-bowl vanity counter in owner's bathroom and main level bathroom (per plan)
- Bathroom cabinets match color selection of kitchen cabinets
- Granite countertops in all bathrooms
- Elongated toilets in all bathrooms

QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Floor joists for less bounce
- Structurally engineered stair system
- 20-year warranty on architectural roof shingles
- Durable PEX plumbing

ENERGY EFFICIENCY

- Electric water heater
- Two-zoned HVAC system with thermostats on each floor
- Steel insulated high efficiency front and rear doors with adjustable thresholds and dead bolts
- Insulation: R-30 flat ceilings, R-30 vaulted ceilings and R-13 framed exterior walls (per code)
- All homes completed with house wrap

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