



BROOKHAVEN

AT SUGARLOAF

A JIM CHAPMAN COMMUNITY

“NOW THIS IS A FUN WAY TO LIVE!”
BRICK RANCH CONDOS FOR ACTIVE ADULTS 55+

So, you're planning a move are you? Welcome to Brookhaven at Sugarloaf! We've



planned an extraordinary gated community waiting for you to call home. It's the choice for active adults, 55 or better, who are ready to enjoy the privacy of their spacious single-story home while enjoying a carefree lifestyle of professionally maintained home and lawn.

- Convenient Duluth location off I-85 near shopping and services.
- All-brick construction with inviting front porches
- Optional screened porch and bonus room
- Roomy, livable floor plans with vaulted ceilings and oversized master suites
- Beautiful pool and clubhouse with exercise room and social space



All this from \$260,000? You bet! Plus the peace of mind that comes from knowing you've made the right choice.



HOMES FROM THE \$260S

770.418.9875 • JimChapmanCommunities.com

Call today to take advantage of pre-construction specials!

SHOPPING

1. Costco
2. Discover Mills
3. Peachtree Hills Shopping Center
4. Duluth Station
5. Gwinnett Place Mall
6. Gwinnett Station Shopping Center
7. Harry's Farmers Market
8. Mall of Georgia
9. Sam's Club

PARKS & RECREATION

10. Bunten Road Park
11. Chattahoochee River National Recreation Area
12. Collins Hill Park and Indoor Aquatic Center
13. Collins Hill Park and Lake
14. Gwinnett Civic and Cultural Center
15. Gwinnett Bethesda Senior Center
16. Lake Lanier

GOLF COURSES

17. Sugarloaf Country Club
18. Atlanta Athletic Club
19. Singleton Creek Golf Course

MEDICAL FACILITIES

20. Joan Glancy Memorial
21. Gwinnett Medical Center
22. Emory Johns Creek

PLACES OF WORSHIP

23. Duluth First United Methodist Church
24. First Baptist Church of Duluth
25. Catholic Church of St. Monica

GOVERNMENT SERVICES

26. Duluth City Hall
27. Duluth Police Department
28. Gwinnett County Duluth Library
29. Gwinnett Fire Dept., Station #5
30. U.S. Post Office

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Brookhaven at Sugarloaf is located at the intersection of Duluth Highway (GA 120) and Meadow Church Road. From Atlanta take I-85 North to exit 107, GA 120 - Duluth- Lawrenceville. Exit towards Duluth on GA 120 heading West. The community will be approximately one mile on the right just past Meadow Church Road.

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