

Site Map

THE OVERLOOK —AT OLD ATLANTA—



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COMMUNITIES

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Information contained herein is subject to change without notice, including change in size, location and configuration of lots, structures, streets and recreational amenities. 9-15-17



THE OVERLOOK —AT OLD ATLANTA—

SHOPPING

1. Publix
2. Walmart Supercenter, Target, Home Depot
3. North Point Mall
4. Avalon
5. The Collection at Forsyth
6. The Forum on Peachtree Parkway
7. Perimeter Mall
8. Mall of Georgia, Target, Sam's Club, Costco Wholesale
9. Sugarloaf Mills
10. Gwinnett Place Mall

PARKS & RECREATION

11. Fowler Park
12. Ed Isakson/Alpharetta Family YMCA
13. Big Creek Park
14. Country Club of Roswell
15. Horseshoe Bend Golf Club
16. Rivermont Golf & Country Club
17. Country Club of the South
18. River Pines Golf
19. Atlanta Athletic Club
20. St. Ives Country Club
21. The Standard Club
22. Old Atlanta Park Recreation Center
23. The River Club Bear's Best Atlanta
24. Settles Bridge Park
25. Buford Dam Park
26. Sims Lake Park
27. George Pierce Park
28. Suwanee Creek Park

CULTURAL VENUES

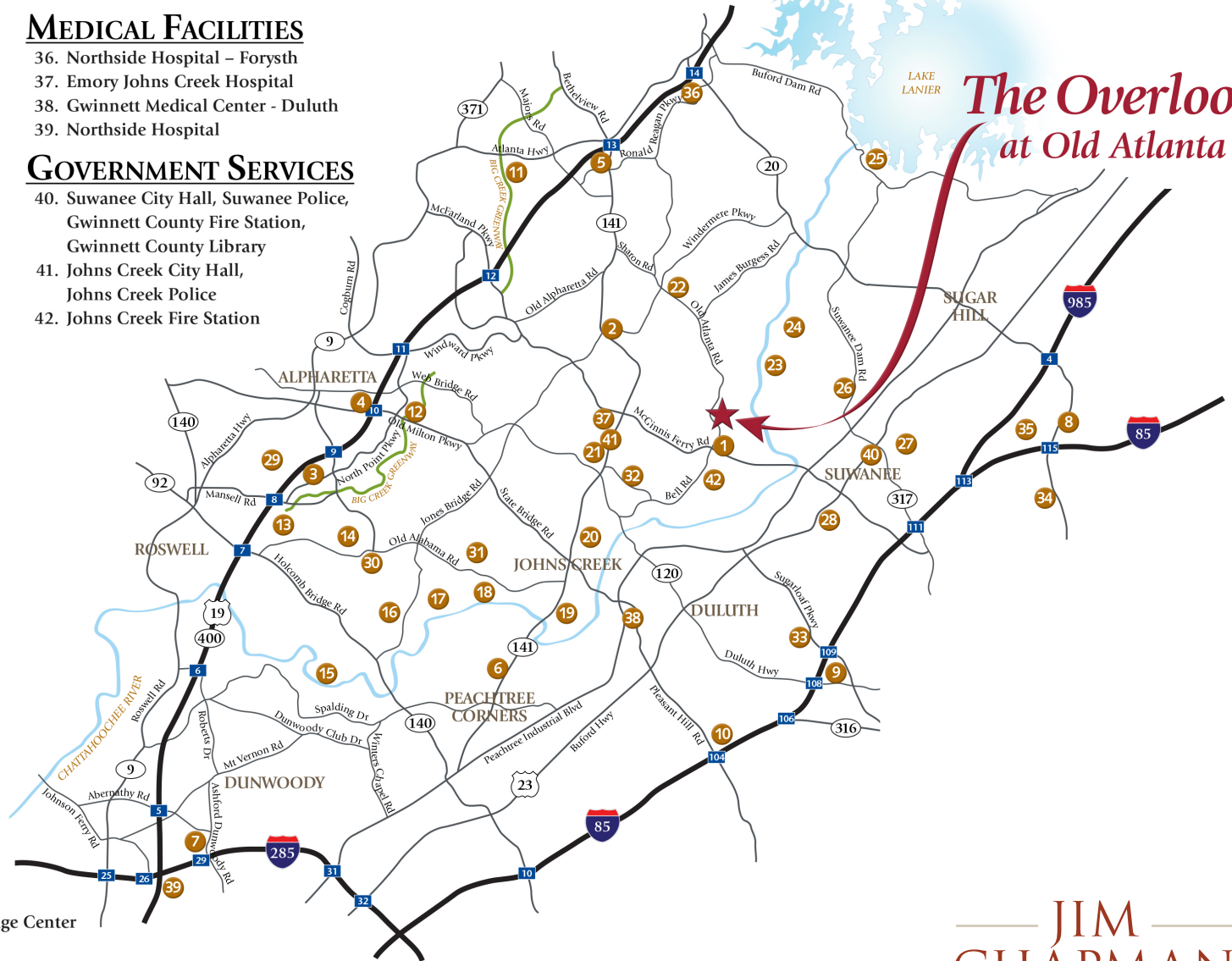
29. Verizon Wireless Amphitheatre
30. Newtown Senior Recreation Center
31. Autrey Mill Nature Preserve & Heritage Center
32. Bellmere Garden
33. Infinite Energy Center
34. Gwinnett Braves Coolray Field
35. Gwinnett Environmental & Heritage Center

MEDICAL FACILITIES

36. Northside Hospital - Forsyth
37. Emory Johns Creek Hospital
38. Gwinnett Medical Center - Duluth
39. Northside Hospital

GOVERNMENT SERVICES

40. Suwanee City Hall, Suwanee Police, Gwinnett County Fire Station, Gwinnett County Library
41. Johns Creek City Hall, Johns Creek Police
42. Johns Creek Fire Station



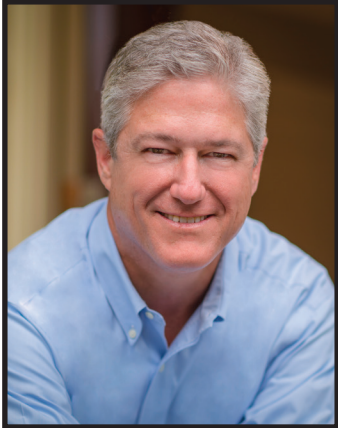
*The Overlook
at Old Atlanta*

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MEET OUR BUILDER JIM CHAPMAN



Jim Chapman, an Atlanta native and graduate of The Westminster Schools, is a home building veteran who started his own custom home building firm, Jim Chapman Fine Homes, in 1998 after earning an MBA from Kenan-Flagler Business School at the University of North Carolina – Chapel Hill in 1996. From 1998 through 2005, his firm primarily built custom homes in Buckhead, Alpharetta and Highlands, North Carolina. In 2005, he began to

also build and develop an active adult portfolio under the brand of Jim Chapman Communities, which has now become synonymous with high quality single level living. Currently, he is building under both his Jim Chapman Fine Homes' brand and his Jim Chapman Communities' brand throughout Buckhead, Vinings, Cobb, Forsyth, Fulton, Cherokee and Douglas counties. His design and architectural flair is heavily influenced by his design partner, mentor and father, Jim Chapman Sr., who is a well-known Atlanta architect.

He is currently serving as the Chairman of the ALL Home program, a voluntary statewide certification created by the Home Builders Association of Georgia to promote accessibility and universal design. He recently served as the 2016 Chairman of the 55 Plus Housing Industry Council of the National Association of Home Builders. Jim is quickly becoming known throughout Georgia and now the country as a leading expert in active adult building and development.

Jim remains very active in his church, Northside Methodist. He and his wife Katherine and two children make their home in Atlanta.

Jim's resume also includes a host of industry leadership roles and responsibilities as follows:

- Founding Chairman of the ALL Home program, a voluntary statewide certification created by the Home Builders Association of Georgia to promote accessibility and universal design
- Chairman of the 55 Plus Housing Industry Council of the National Association of Home Builders for 2016
- Recently re-appointed to the Home Builders Association of Georgia's Regulatory Affairs and Government Affairs Committees
- Current Executive Board member (Vice President) of the Greater Atlanta Home Builders Association; will serve as President in 2018
- One of two Georgia BUILD PAC Trustees – Builders United in Legislative Decisions Political Action Committee which helps elect pro-business pro-building candidates to the US Congress
- Certified Professional Home Builder – the Greater Atlanta HBA's program of self-imposed standards, far more rigid than state standards, to bring a much higher degree of professionalism and customer satisfaction to the home building industry; Jim also holds a builder's license through the State of Georgia

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Base Prices

THE OVERLOOK

—AT OLD ATLANTA—

ATTACHED VILLAS

Dalton	2,270 sq ft	3 Bedrooms / 3 Bathrooms	\$399,900
Newbury	2,298 sq ft	3 Bedrooms / 3 Bathrooms / Bonus Room	\$401,900
Avery	2,300 sq ft	3 Bedrooms / 3 Bathrooms	\$403,900
Hanover	2,339 sq ft	3 Bedrooms / 3 Bathrooms	\$405,900

SINGLE FAMILY DETACHED HOMES

Coventry A	2,793 sq ft	4 Bedrooms / 3.5 Bathrooms	\$510,000
Ansley A	2,844 sq ft	3 Bedrooms / 3.5 Bathrooms	\$510,000
Medlock A	3,392 sq ft	3 Bedrooms / 3.5 Bathrooms / Bonus Room	\$525,000

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Prices are for non-basement homes. Information is believed accurate but not warranted and is subject to changes, omissions, errors, and withdrawal without notice 9-15-17

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Homesite		Premium
1	MODEL	\$30,000
3	Basement	\$25,000
4	Basement	\$30,000
16	Basement	\$10,000
17	Basement	\$10,000
18	Slab	\$7,500
27	Basement	\$0
28	Basement	\$0
29	Basement	\$0
31	Basement	\$0
32	Basement	\$0
33	Basement	\$0

Homesite		Premium
34	Basement	\$0
35	Basement	\$10,000
40	Slab	\$7,500
41	Slab	\$7,500
42	Slab	\$7,500
43	Slab	\$7,500
48	Basement	\$0
49	Basement	\$0
50	Slab	\$0
51	Slab	\$0
52	Slab	\$0
54	Slab	\$0

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THE OVERLOOK

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Homesite		Premium
62	End Unit	\$20,000
63	Interior	\$10,000
64	Interior	\$10,000
65	Interior	\$10,000
66	End Unit	\$20,000
67	End Unit	\$20,000
68	Interior	\$10,000
69	Interior	\$10,000
70	End Unit	\$20,000
71	End Unit	\$20,000
72	Interior	\$10,000
73	Interior	\$10,000
74	Interior	\$10,000
75	End Unit	\$20,000
92	End Unit	\$20,000
93	Interior	\$0
94	Interior	\$0

Homesite		Premium
95	End Unit	\$20,000
96	End Unit	\$20,000
97	Interior	\$0
98	Interior	\$0
99	End Unit	\$20,000
100	End Unit	\$20,000
101	Interior	\$0
102	Interior	\$0
103	End Unit	\$20,000
104	End Unit	\$20,000
105	Interior	\$0
106	Interior	\$0
107	End Unit	\$20,000
108	End Unit	\$20,000
109	Interior	\$10,000
110	Interior	\$10,000
111	End Unit	\$20,000

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Features & Specifications

Single Family Detached Home

THE OVERLOOK

—AT OLD ATLANTA—

COMMUNITY FEATURES

- Private gated 55+ age-restricted community near the City of Suwanee in Forsyth County convenient to grocery, dining, shopping, health care and fine arts
- Architecturally designed, professionally decorated clubhouse featuring catering kitchen, fireplace, exercise room, meeting and gathering rooms, 2 handicap-accessible bathrooms and an expansive front veranda
- Large outdoor pool with two lighted pickle ball / tennis courts
- Walking and pet friendly community offering sidewalks on the interior community roads, walking trails, dog park and community garden with adjoining bathroom
- Landscaping of detached homes is maintained by the mandatory Homeowners Association promoting a maintenance-free lifestyle
- Optional finished basements available

EXTERIOR FEATURES

Architecturally Inspired and Built to Last

- Designer-selected paint colors complement four sides masonry exteriors (per plan)
- Brick with cultured stone and cedar shake accents (per plan)
- Spacious Southern front entry porch with flagstone floor, columns and bead-board ceiling (per plan)
- Spacious rear porches (per plan)
- Stain Mahogany ¾ Lite front door
- Exterior doors double bored for deadbolt (included)
- Maintenance-free Low E vinyl windows with screen package – almond colored
- Exterior shutters (per plan)
- James Hardie masonry cornice materials
- Architectural roof shingles with lifetime manufacturer's warranty (Weathered Wood or Moire Black)
- All homes include 2-car front entry attached garage, covered entry porch, and rear porch

- Screened-in covered porch includes: choice of three outdoor tiles, Shake Siding, painted tongue & groove ceiling, 2 recessed can lights, 1 ceiling fan with light kit. (STANDARD) (Optional 42" fireplace with cultured stone and real limestone hearth and mantle)
- Two options are available for rear porch (per plan)
 1. Fully enclosed heated and cooled porch with windows - Exterior finishes inside structure include: choice of three outdoor tiles, painted tongue & groove ceiling, 2 recessed can lights, 1 ceiling fan with light kit (Optional 42" fireplace with cultured stone and real limestone hearth and mantle)
 2. Fully enclosed heated and cooled porch with windows - Interior finishes inside structure includes: raised floor, choice of three outdoor tiles, smooth finished drywall walls and ceiling, 2 recessed can lights, 1 interior ceiling fan with light kit. (Optional 42" fireplace with cultured stone and real limestone hearth and mantle)
- Two-car garage with smooth sheetrock finish, trimmed, and painted
- Insulated maintenance-free garage door with carriage-door styling (per plan)
- Garage door opener with 2 remotes per door included
- Decorative light fixtures at front door, rear porch and garage (per plan)
- Professionally designed and installed landscaping with Bermuda sod (4-sides) and nursery grown plants (3-sides)
- High performance irrigation system (4-sides)
- Quality gutter and downspout system

Features & Specifications

Single Family Detached Home (continued)

THE OVERLOOK

—AT OLD ATLANTA—

KITCHEN FEATURES

Designer Inspired Elegance

- 42" Timberlake brand kitchen cabinetry
- Wood hood to match cabinets
- Double under mount stainless steel kitchen sink with choice of 50/50 or 60/40 bowl sizes
- Garbage disposal
- Granite Countertop with eased or 1/4" beveled edge
- Kohler Simplice Sink Fixture with single lever handle in brushed nickel
- Kitchen Aid Stainless Steel 30" gas Cooktop vented to outside
- Kitchen Aid Stainless Steel Double Ovens
- Kitchen Aid Stainless Steel built-in dishwasher
- SHARP Built-in Microwave Drawer
- Under Cabinet lighting with light valance
- 5" Recessed Cans (per plan)
- 2 Pendants over island

BATH FEATURES

Designer Inspired Elegance

Master Bath Includes:

- Gentlemen's height double vanities with full 42" high mirrors
- Granite countertop with eased or 1/4" beveled edge
- Kohler Alteo brushed nickel fixtures with eight inch spread
- Comfort height elongated commode
- Ceramic-tiled floor and shower surround / floor
- Step-less shower entry
- Brushed Nickel glass shower door enclosure (per plan)
- Garden Tub(per plan)

Secondary Baths Include:

- Gentlemen's height vanities with full 42" high mirrors
- Granite Countertop with eased or 1/4" beveled edge

- Kohler Alteo brushed nickel fixtures with center set four inch spread
- Comfort height elongated commode except closets and garage
- Ceramic-tiled floors and acrylic bath tub with ceramic tile shower surround

INTERIOR FEATURES

Designer Inspired Elegant Trim Package

- 10' First floor ceiling height, 9' Second floor ceiling height
- 7 1/4" Speed Base
- 2-Panel 8' Smooth Square Solid Core Carrara Style interior doors on Main
- 2-Panel 6'8" Smooth Square Hollow Core Carrara Style interior doors on 2nd Floor
- Windows Cased with RB3 casing and wood jambs
- 4" Crown mould standard throughout except in closets and garage
- Brushed Nickel Seville by Schlage door hardware – lever style
- Black Metal interior stair pickets
- Cased Openings (per plan)
- 42" switch-operated gas log fireplace in family room (per plan)
- Norcross mantel and Crema Europa surround
- Walk-in laundry room - full-size washer/dryer hook-ups
- One row of cabinets above washer/dryer and lower cabinet with under mount stainless steel laundry sink and granite counter top (per plan)
- Cable TV ready bedrooms and family room (per plan)
- Phone-ready kitchen
- Pre-wired for security system: exterior doors, motion sensors and two keypad locations
- Ceiling fan with light kit in family room, master bedroom

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Features & Specifications

Single Family Detached Home (continued)

THE OVERLOOK

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INTERIOR FEATURES (continued)

- Smoke/Carbon Monoxide detectors per code
- Oversized master bedrooms with walk-in closet (per plan)
- Walk-in Master closet(s) with generous custom closet system (white)
- Ventilated shelving in all other closets
- Built-ins (base cabinets with upper bookcases) in family room beside fireplace (per plan)

FLOORING

Designer Inspired Elegance

- Prefinished 5" Engineered hardwood flooring throughout main level (Except: bedrooms, bedroom closets, full baths and laundry)
- Tile on all bathroom floors, shower surrounds, and laundry floors
- Carpet with 6 lb. high density pad in all bedrooms, bedroom closets, and upper stair sections (per plan)

CHAPMAN ACCESSIBILITY PACKAGE

- Step-less entrance from garage
- Meets ALL Program standards – A Livable Lifestyle Home (www.aliveablelifestylehome.com)
- Extra blocking behind walls in shower and toilet areas for optional grab bars

ENERGY EFFICIENT FEATURES

- Low E Single Hung double paned insulated glass windows
- Zoned gas heating and electric central air with one programmable thermostat per finished floor
- Quick-recovery 50-gallon gas water heater with recirculating pump
- Techshield foil backed radiant roof sheathing
- House wrap
- Insulation factors: Walls R-13, Vaults and Flat Ceilings R-30, Garage Ceilings R-19 under conditioned space

CUSTOMER CARE COMMITMENT

- Certified engineered foundations
- One Year Homebuilders Warranty (Administered by New Home Warranty Management) (www.newhomeatl.com)
- 2-10 Homebuilders Warranty (www.2-10.com)
- Low Voltage extras selection meeting (Administered by Phoenix Systems)
- Pre-Construction Orientation with Project Manager
- Pre-Drywall walk through with Project Manager
- Final New Home Orientation walk through (Administered by New Home Warranty Management)
- Homeowner Referral Program

Features & Specifications

Attached Villas

THE OVERLOOK

—AT OLD ATLANTA—

COMMUNITY FEATURES

- Private gated 55+ age-restricted community near the City of Suwanee in south Forsyth County convenient to grocery, dining, shopping, health care and fine arts
- Architecturally designed, professionally decorated clubhouse featuring catering kitchen, fireplace, exercise room, meeting and gathering rooms, 2 handicap-accessible bathrooms and an expansive front veranda
- Large outdoor pool with two lighted pickle ball / tennis courts
- Walking and pet friendly community offering sidewalks on the interior community roads, walking trails, dog park and community garden with adjoining bathroom
- Landscaping and exteriors of attached homes are maintained by the mandatory Condominium Owners Association promoting a maintenance-free lifestyle

EXTERIOR FEATURES

Architecturally Inspired and Built to Last

- Designer-selected paint colors complement four sides masonry exteriors (per plan)
- Brick with cultured stone and cedar shake accents (per plan)
- Spacious Southern front entry porch with flagstone floor, columns and bead-board ceiling (per plan)
- Spacious rear porches (per plan)
- Stain Mahogany ¾ Lite front door
- Exterior doors double bored for deadbolt (included)
- Maintenance-free Low E vinyl windows with screen package – almond colored
- Exterior shutters (per plan)
- James Hardie masonry cornice materials
- Architectural roof shingles with lifetime manufacturer's warranty (Weathered Wood or Moire Black)
- All units include 2-car attached garage, a covered entry porch, and a rear porch

- Three options are available for rear porch (per plan):

1. Screened-in covered porch includes: choice of three outdoor tiles, Shake Siding, painted tongue & groove ceiling, 2 recessed can lights, 1 ceiling fan with light kit, and screen door to outside. (Optional)
 2. Fully enclosed heated and cooled porch with windows - Exterior finishes inside structure include: choice of three outdoor tiles, painted tongue & groove ceiling, 2 recessed can lights, 1 ceiling fan with light kit, and smooth fiberglass 1 lite French door to outside. (Optional)
 3. Fully enclosed heated and cooled porch with windows - Interior finishes inside structure includes: raised floor, choice of three outdoor tiles, smooth finished drywall walls and ceiling, 2 recessed can lights, 1 interior ceiling fan with light kit, and a smooth fiberglass 1 lite French door to outside. (Optional)
- Two-car garage with smooth sheet-rock finish, trimmed and painted
 - Insulated maintenance-free garage door with carriage-door styling (per plan)
 - Garage door opener with 2 remotes per door included
 - Decorative light fixtures at front door, rear porch and garage (per plan)
 - Professionally designed and installed landscaping with Bermuda sod and nursery grown plants
 - High performance irrigation system (4-sides)
 - Quality gutter and downspout system

KITCHEN FEATURES

Designer Inspired Elegance

- 42" Timberlake brand kitchen cabinetry
- Double under-mount stainless steel kitchen sink with choice of 50/50 or 60/40 bowl sizes
- Garbage disposal
- Granite Countertop with eased or ¼" beveled edge

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Features & Specifications

Attached Villas (continued)

THE OVERLOOK

—AT OLD ATLANTA—

KITCHEN FEATURES (continued)

- Kohler Simplice Sink Fixture with single lever handle in brushed nickel
- Whirlpool Stainless Steel 30" Gas Cooktop
- Whirlpool Stainless Steel Double Ovens
- Whirlpool Stainless Steel built-in dishwasher
- SHARP Built-in Microwave Drawer
- Zephyr Stainless Steel Venthhood vented to outside
- Under Cabinet lighting with light valance
- 5" Recessed Cans (per plan)
- 2 Pendants over island

BATH FEATURES

Designer Inspired Elegance

Master Bath Includes:

- Gentleman's height double vanities with full 42" high mirrors
- Granite countertop with eased or 1/4" beveled edge
- Kohler Alteo brushed nickel fixtures with eight inch spread
- Comfort height elongated commode
- Step-less shower entry
- Ceramic-tiled floor and shower surround / floor
- Brushed Nickel glass shower door enclosure (per plan)
- Garden Tub (per plan)

Secondary Baths Include:

- Gentleman's height vanities with full 42" high mirrors
- Granite countertop with eased or 1/4" beveled edge
- Kohler Alteo brushed nickel fixtures with center-set four inch spread
- Ceramic-tiled floors and acrylic bath tub with ceramic tile shower surround

INTERIOR FEATURES

Designer Inspired Elegant trim package

- 10' First floor ceiling height, 9' Second floor ceiling height
- 7 1/4" Speed Base
- 2-Panel 8' Smooth Square Solid Core Carrara Style interior doors on Main
- 2-Panel 6'8" Smooth Square Hollow Core Carrara Style interior doors on 2nd Floor
- Windows Cased with RB3 casing and wood jambs

- 4" Crown mold standard except closets and garage
- Brushed Nickel Seville by Schlage door hardware – lever style
- Black Metal interior stair pickets
- Cased openings (per plan)
- 42" switch-operated gas log fireplace in family room (per plan)
- Norcross mantel and Crema Europa surround
- Walk-in laundry room - full-size washer/dryer hook-ups
- Cable TV ready bedrooms and family room (per plan)
- Phone-ready kitchen
- Pre-wired for security system: exterior doors, motion sensors and two keypad locations
- Ceiling fan with light kit in family room, master bedroom
- Smoke/Carbon Monoxide detectors per code
- Oversized master bedrooms with walk-in closet (per plan)
- Walk-in Master closet(s) with generous custom closet system (white)
- Ventilated shelving in all other closets
- Built-ins (base cabinets with upper bookcases) in family room beside fireplace (per plan)
- Spacious open storage area in attic mechanical room

FLOORING

Designer Inspired Elegance

- Pre-finished 5" engineered hardwood flooring throughout main level (Except: bedrooms, bedroom closets, full bath and laundry)
- Tile on all bathroom floors, shower surrounds, and laundry floors
- Carpet with 6 lb. high density pad in all bedrooms, bedroom closets, and upper stair sections (per plan)

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Features & Specifications

Attached Villas (continued)

THE OVERLOOK

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CHAPMAN ACCESSIBILITY PACKAGE

- Step-less entrance from garage
- Meets ALL Program standards – A Livable Lifestyle Home (www.aliveablelifestylehome.com)(per plan)
- Extra blocking behind walls in shower and toilet areas for optional grab bars

ENERGY EFFICIENT FEATURES

- Low E Single Hung double paned insulated glass windows
- Zoned gas heating and electric central air with one programmable thermostat per finished floor
- Quick-recovery 50-gallon gas water heater with recirculating pump
- Techshield foil backed radiant roof sheathing
- House wrap
- Insulation factors: Walls R-13, Vaults and Flat Ceilings R-30, Garage Ceilings R-19 under conditioned space

CUSTOMER CARE COMMITMENT

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Medlock A

Single Family Detached Home
3392 Square Feet • 3 Bedrooms, 3.5 Baths
Bonus Room

THE OVERLOOK

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Due to the evolutionary nature of our design improvement process, there may be actual versus design variations in room dimensions, door swings and window and door locations. These floor plans and any dimensions and square footages shown herein are only approximations. Any homeowner who is concerned about any representations regarding the floor plans should do his or her own investigation as to the dimensions, measurements and square footage of his/her home. We reserve the right to substitute materials of comparable quality. These plans are the sole and absolute property of Jim Chapman Communities, Inc. Use or copying of these plans, without the express written consent of Jim Chapman Communities, Inc., is illegal.

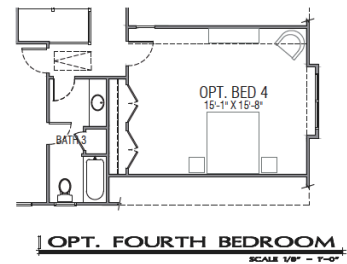
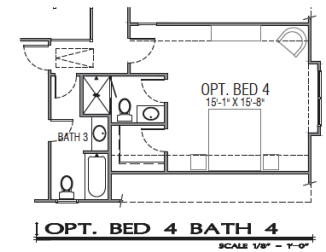
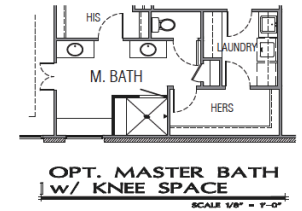
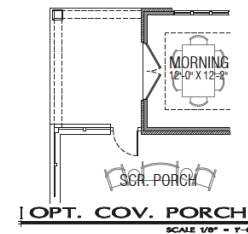
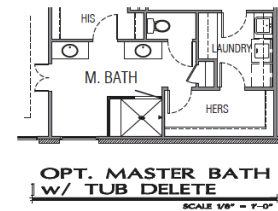
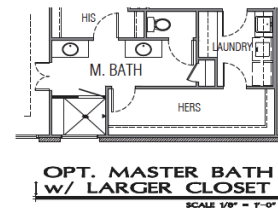
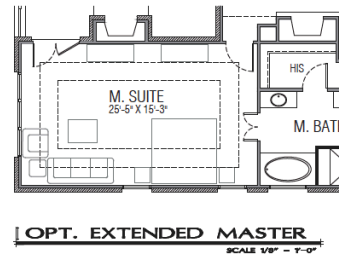
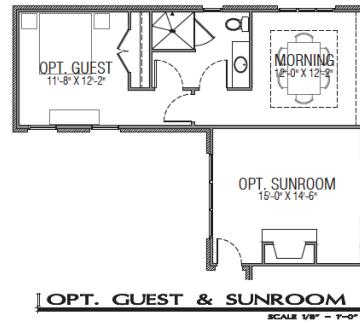
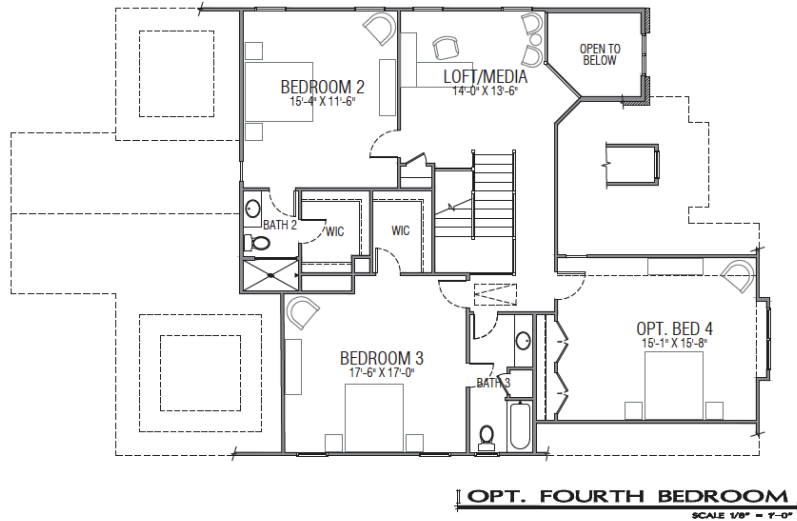


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Medlock Options

Single Family Detached Home
 3392 Square Feet • 3 Bedrooms, 3.5 Baths
 Bonus Room

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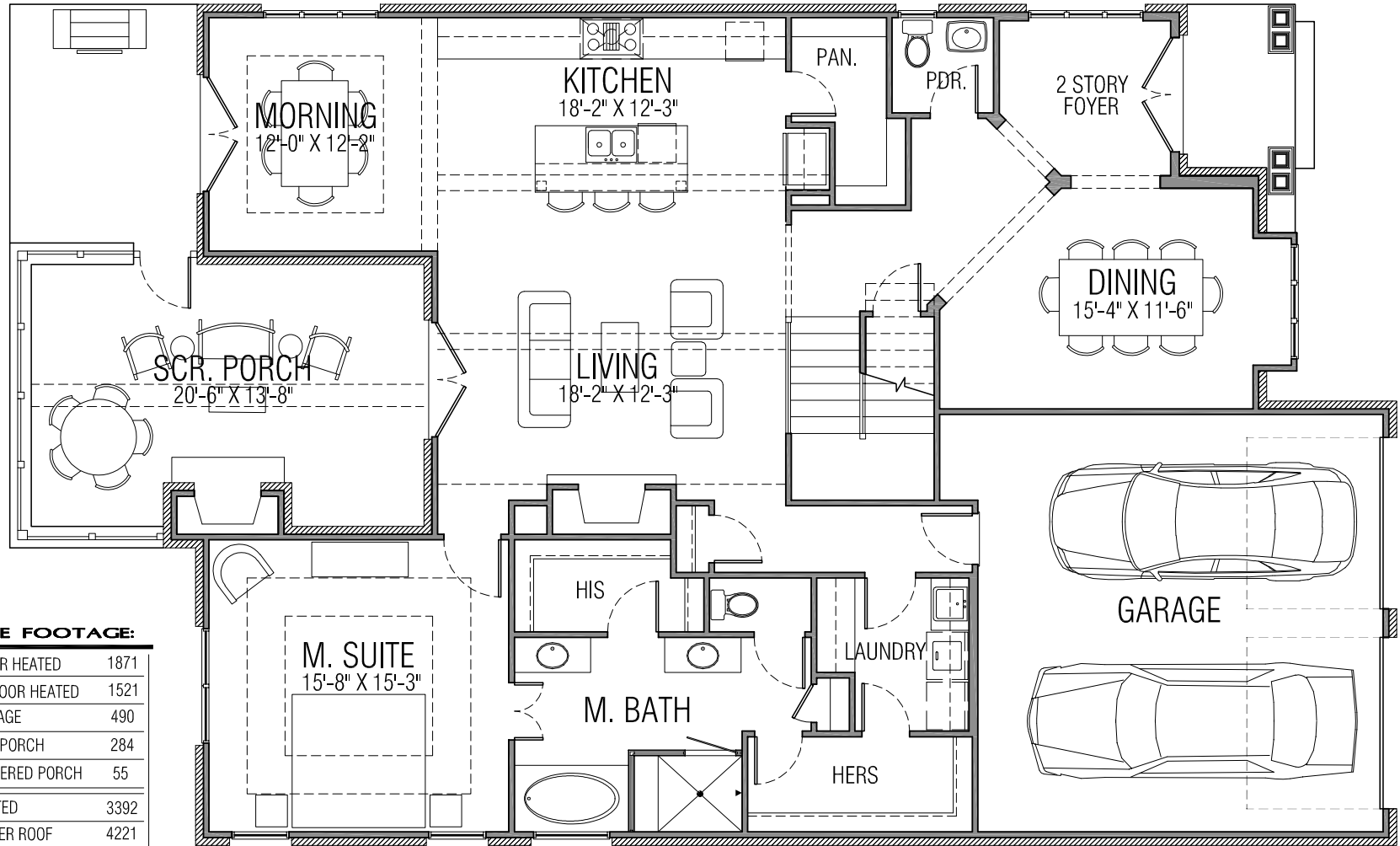


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Medlock Floor Plan

Main Level



SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221

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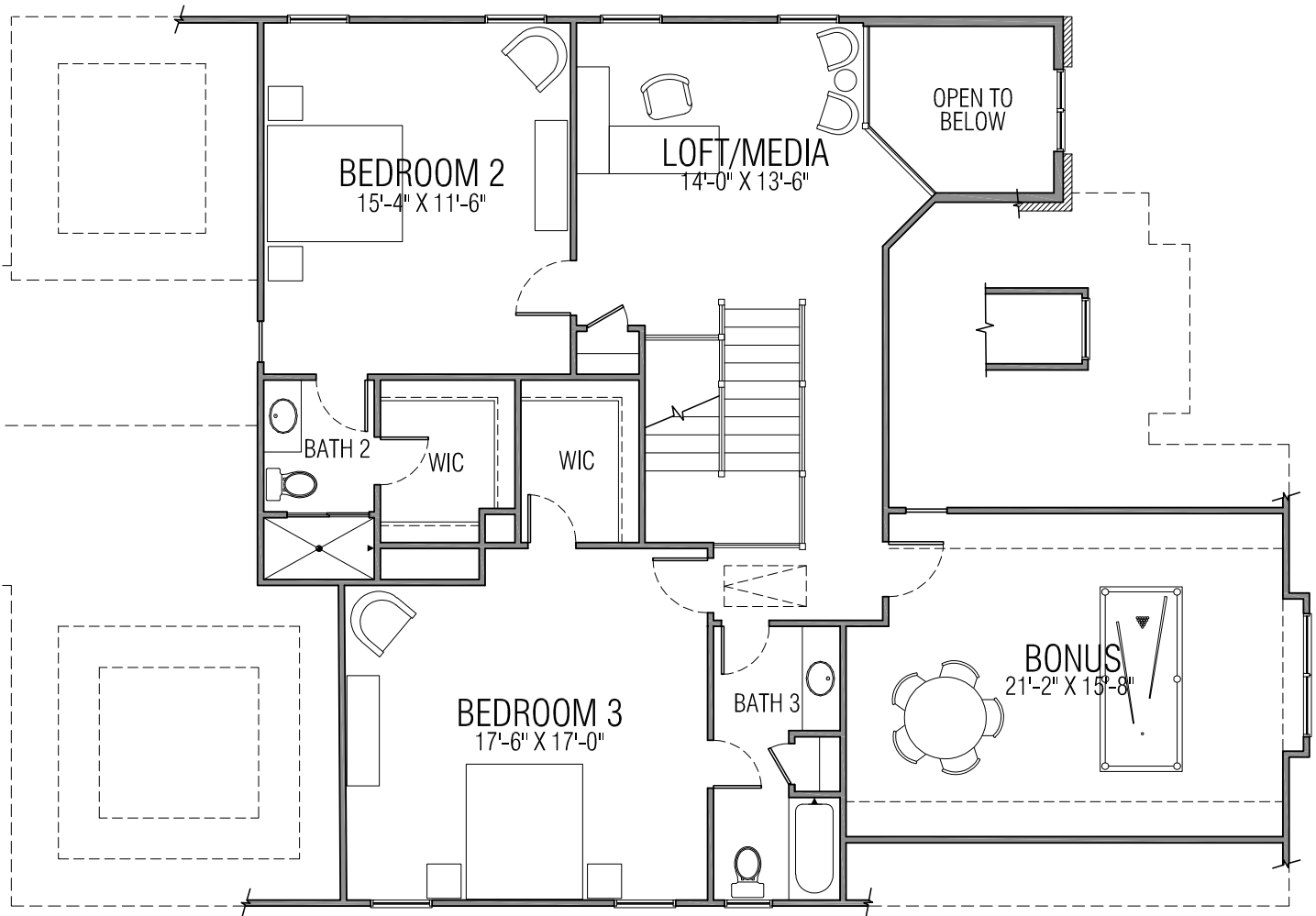


Medlock Floor Plan

Upper Level

SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221



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Medlock B

Single Family Detached Home
3392 Square Feet • 3 Bedrooms, 3.5 Baths
Bonus Room

THE OVERLOOK

—AT OLD ATLANTA—



— JIM —
CHAPMAN
— COMMUNITIES —

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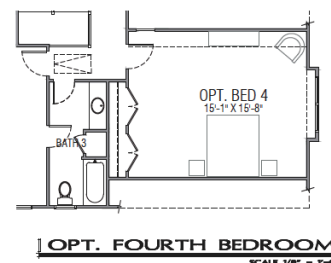
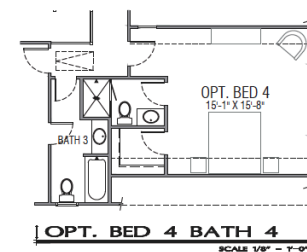
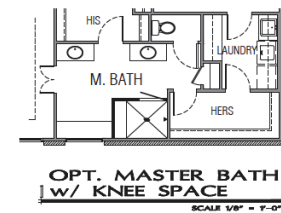
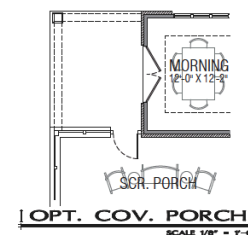
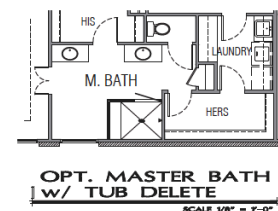
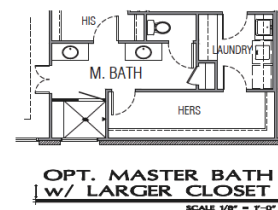
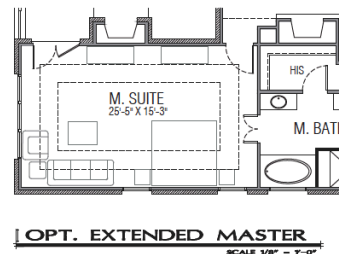
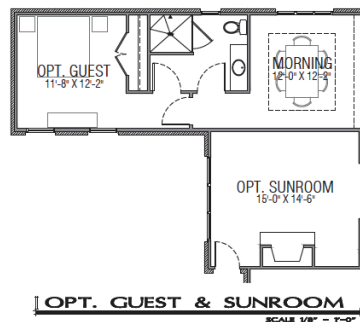
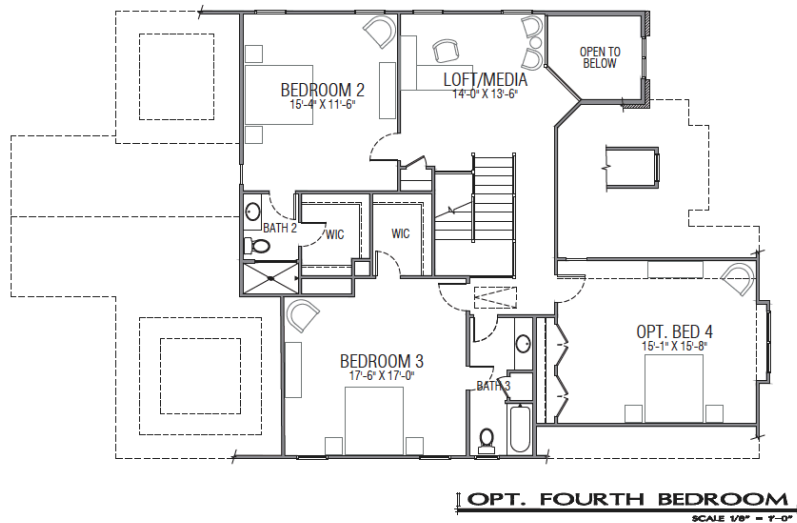
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Medlock Options

Single Family Detached Home
 3392 Square Feet • 3 Bedrooms, 3.5 Baths
 Bonus Room

THE OVERLOOK —AT OLD ATLANTA—



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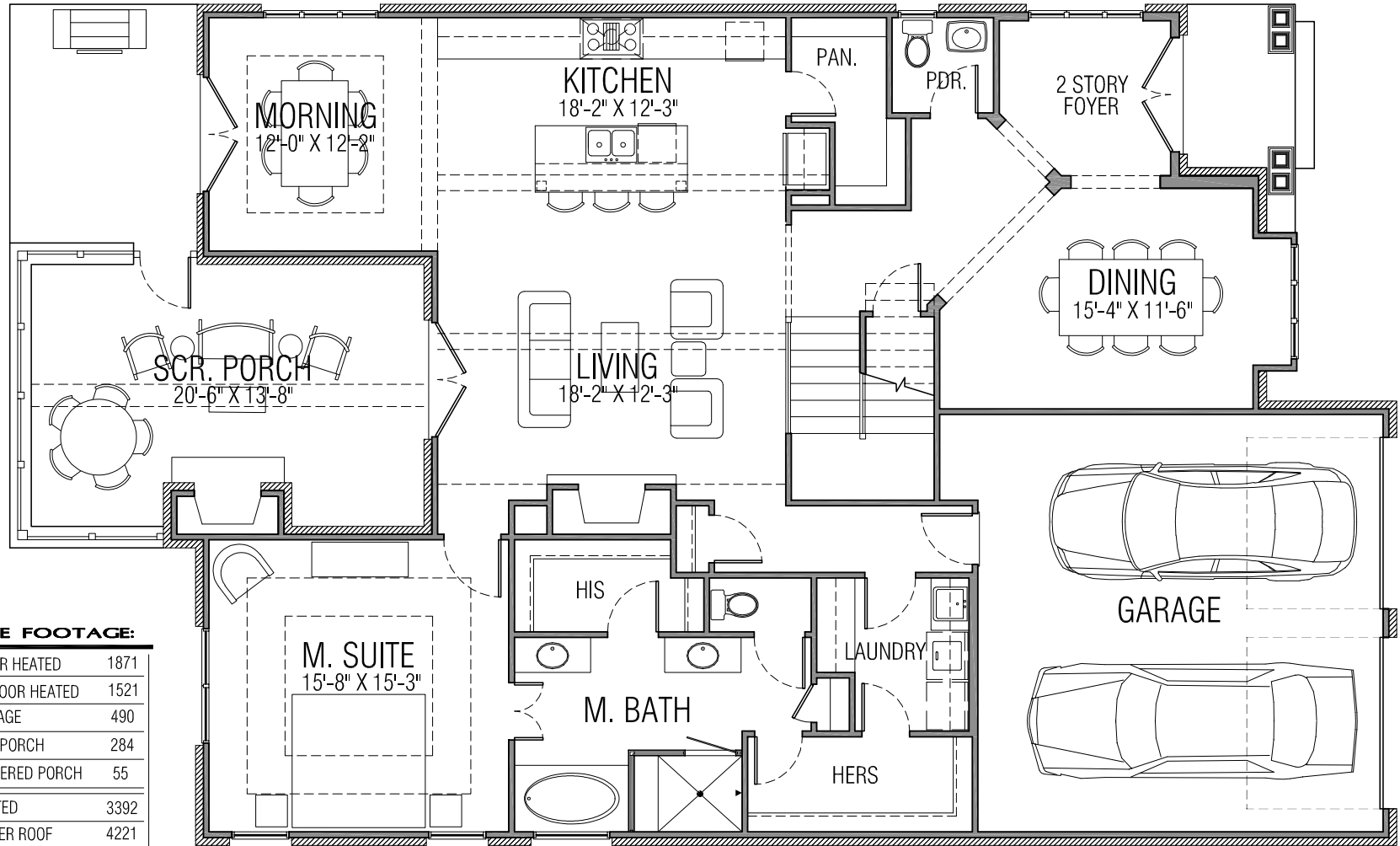


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Medlock Floor Plan

Main Level



SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221

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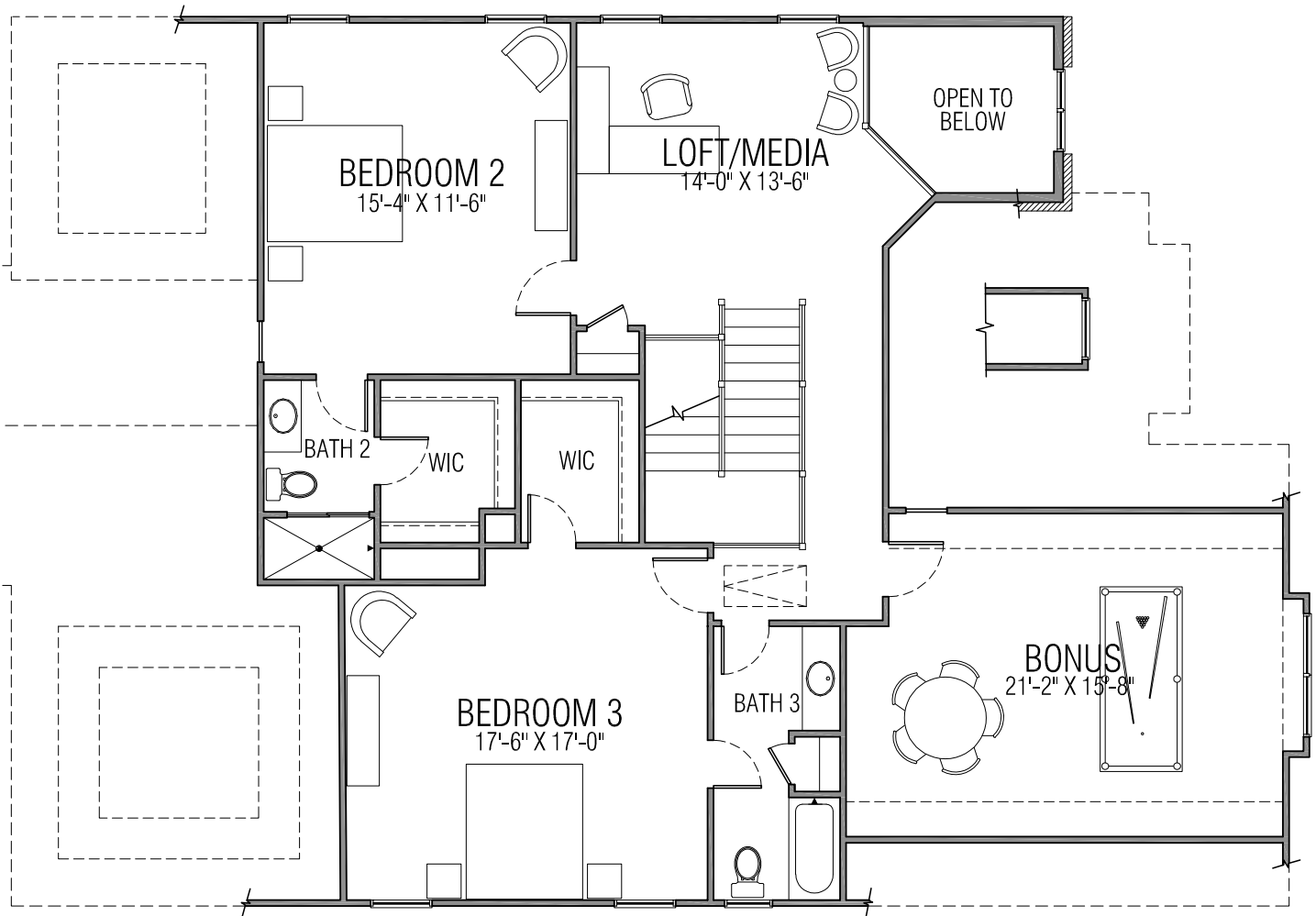


Medlock Floor Plan

Upper Level

SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221



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Medlock C

Single Family Detached Home
3392 Square Feet • 3 Bedrooms, 3.5 Baths
Bonus Room

THE OVERLOOK

—AT OLD ATLANTA—



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CHAPMAN
— COMMUNITIES —

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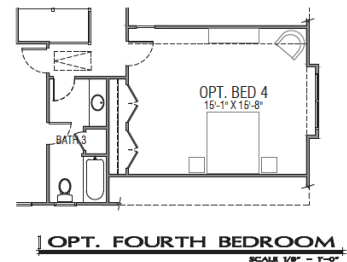
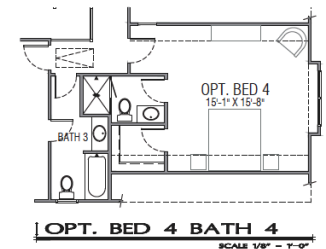
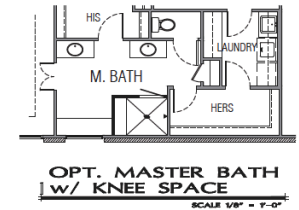
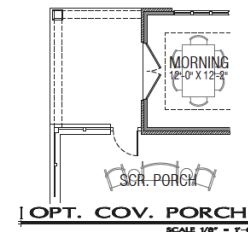
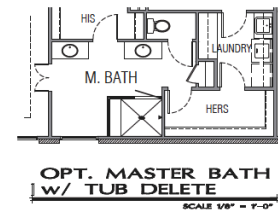
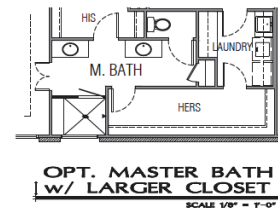
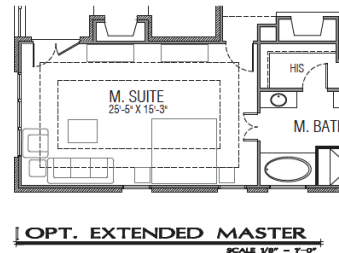
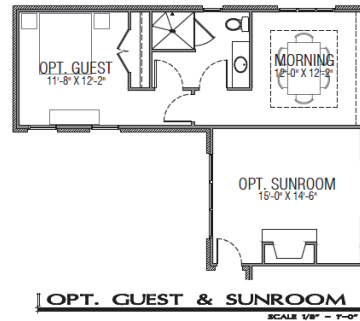
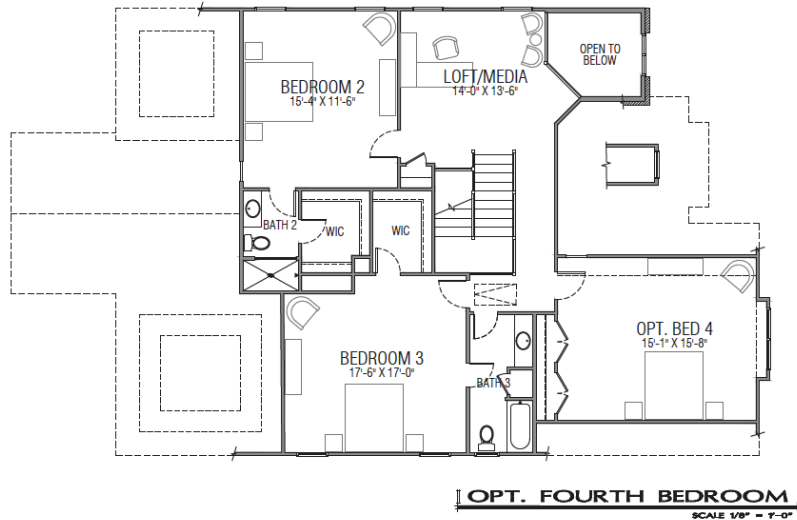
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Medlock Options

Single Family Detached Home
 3392 Square Feet • 3 Bedrooms, 3.5 Baths
 Bonus Room

THE OVERLOOK —AT OLD ATLANTA—



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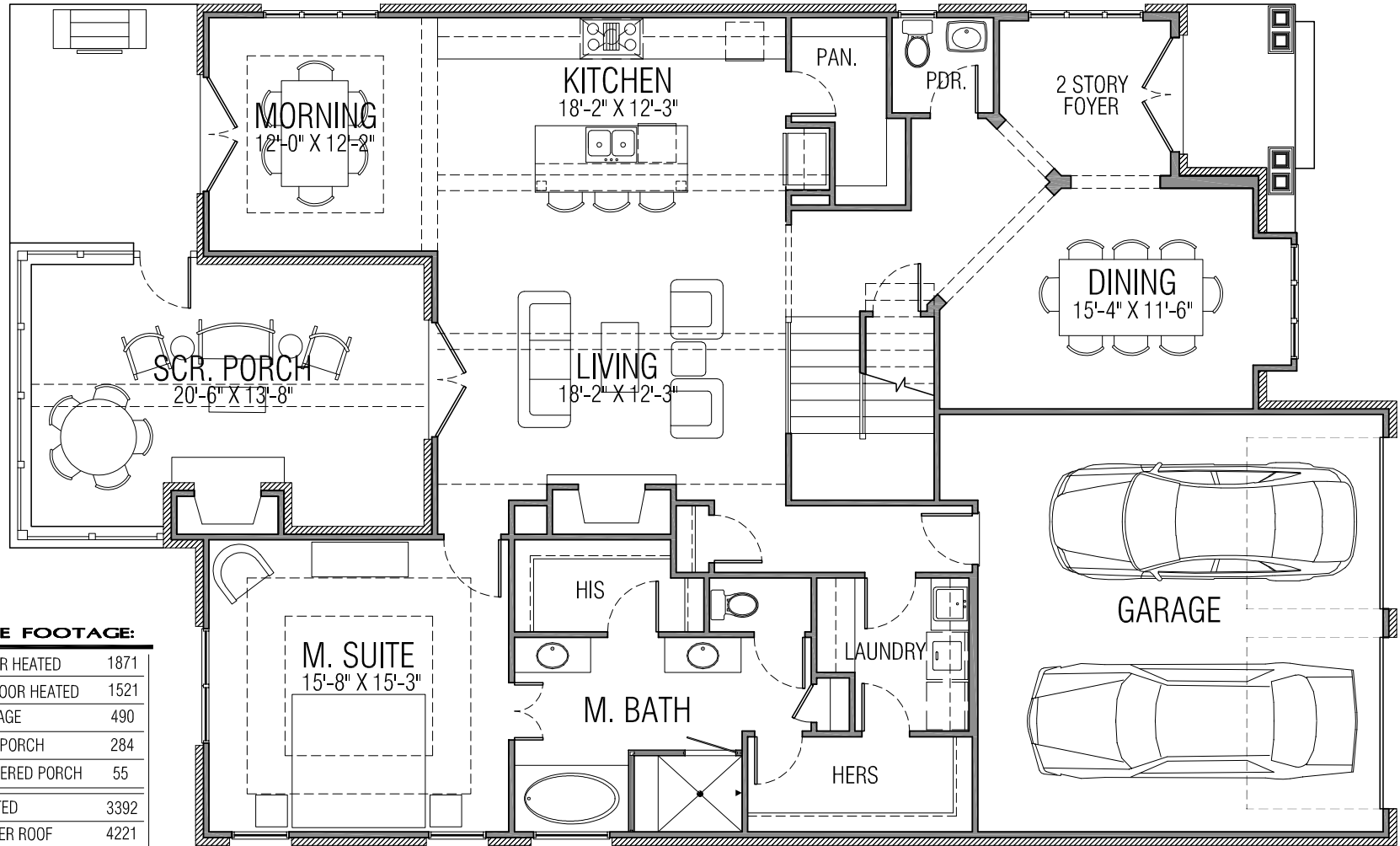


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Medlock Floor Plan

Main Level



SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221

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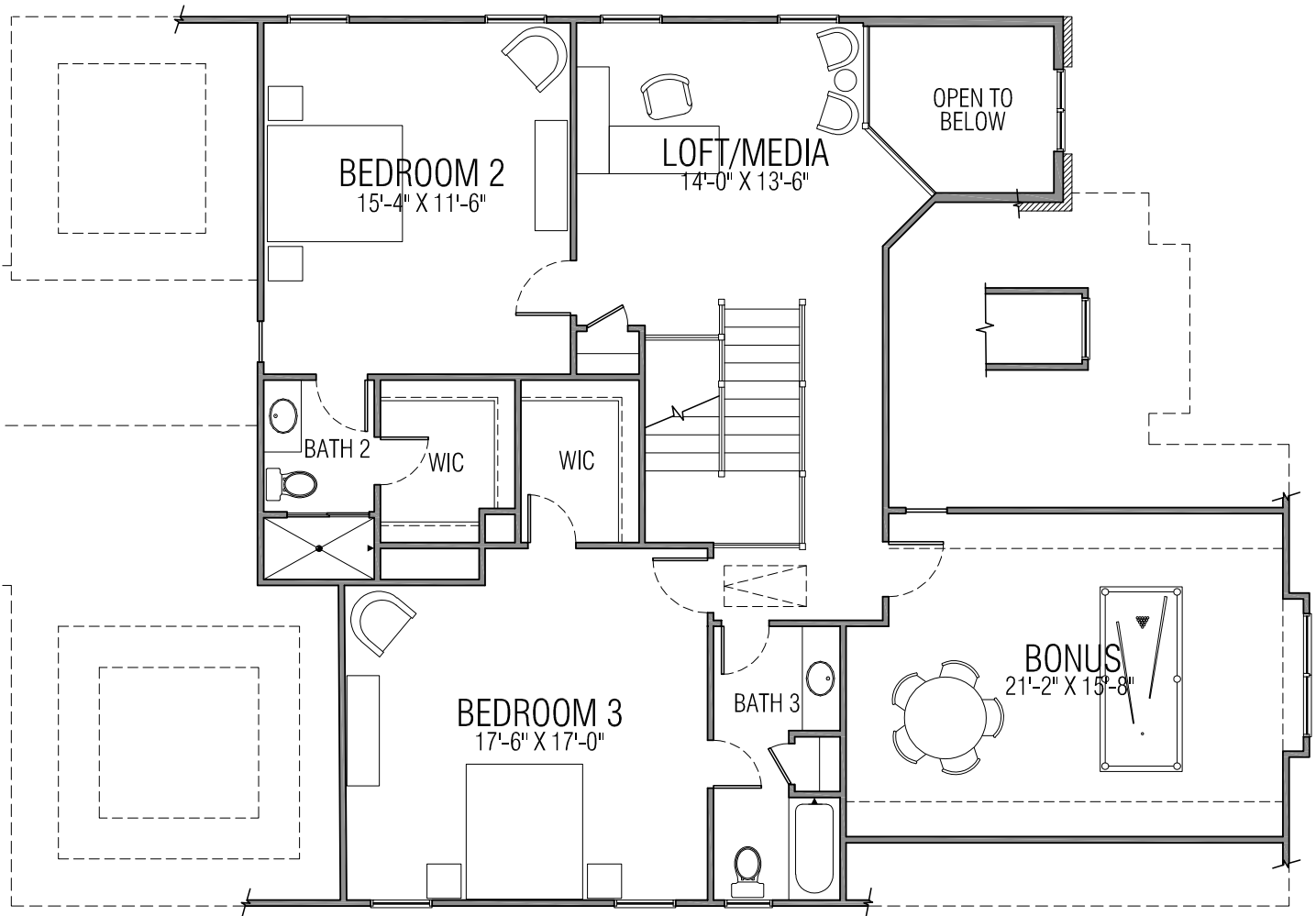


Medlock Floor Plan

Upper Level

SQUARE FOOTAGE:

FIRST FLOOR HEATED	1871
SECOND FLOOR HEATED	1521
2 CAR GARAGE	490
SCREENED PORCH	284
FRONT COVERED PORCH	55
TOTAL HEATED	3392
TOTAL UNDER ROOF	4221



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Ansley A

Single Family Detached Home

2844 Square Feet • 3 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



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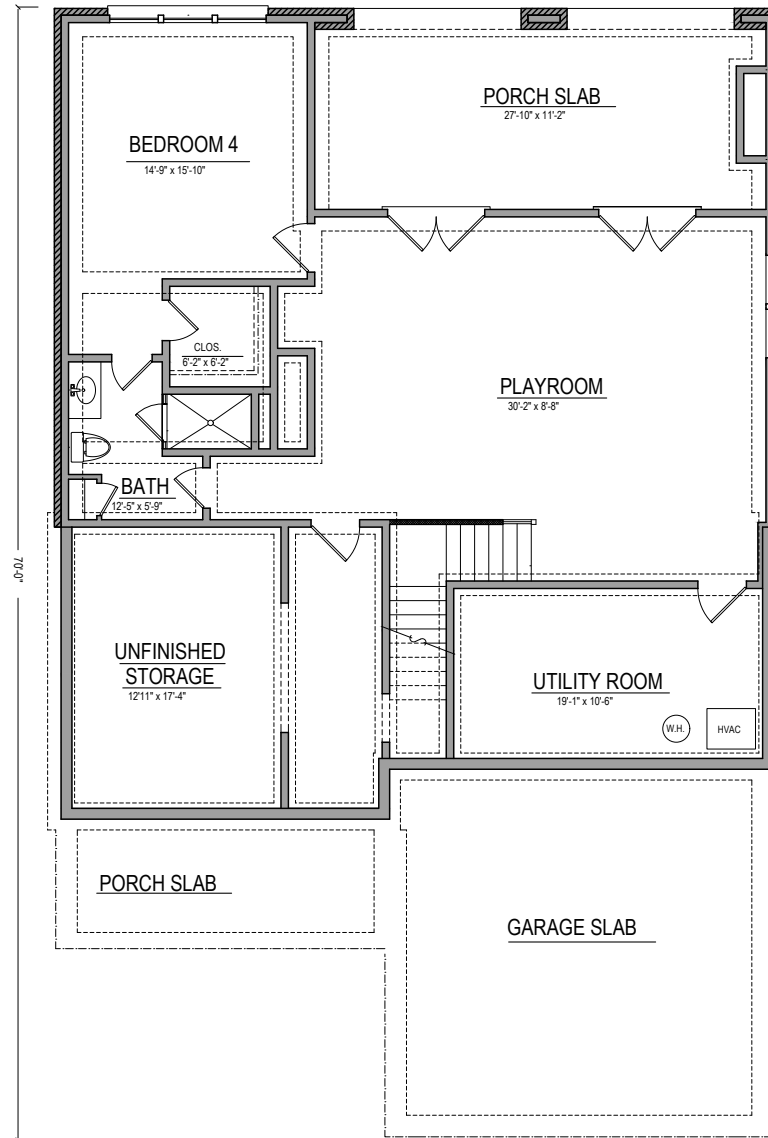
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THE OVERLOOK

—AT OLD ATLANTA—

Optional Basement



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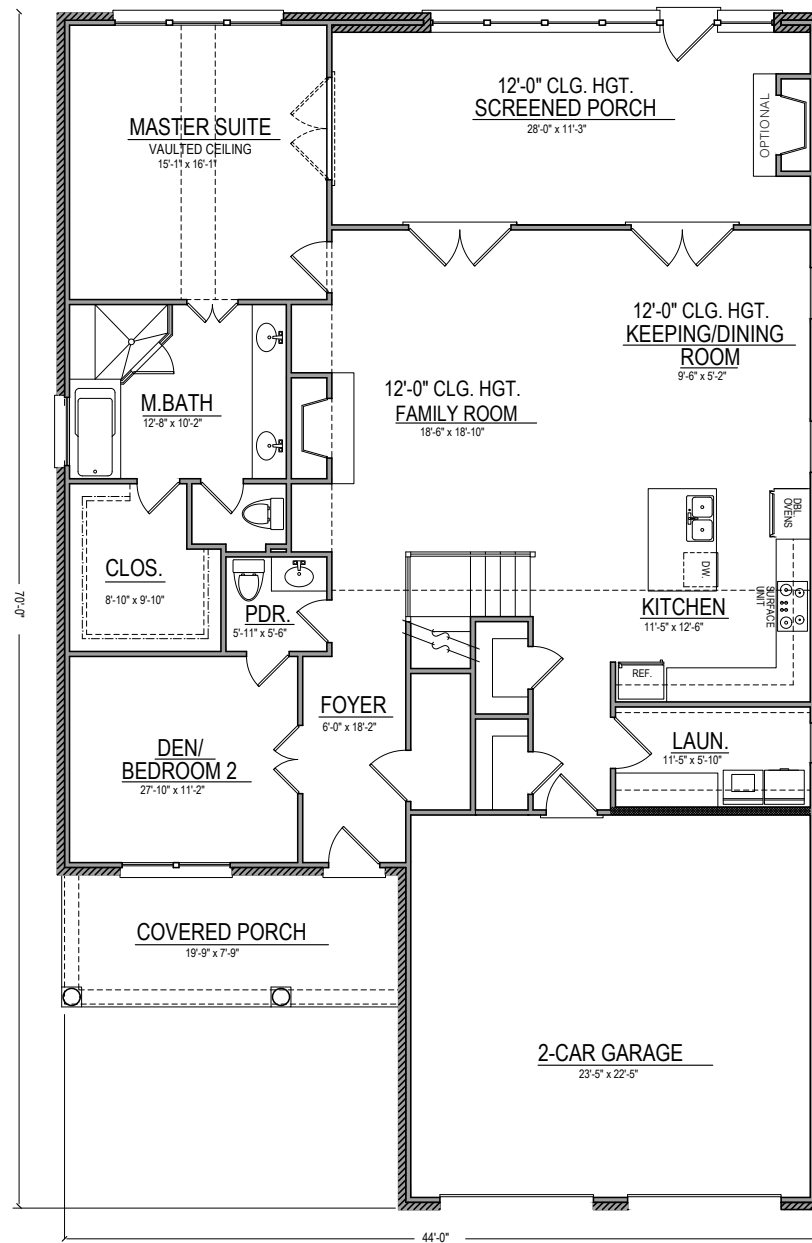


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— COMMUNITIES —

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Ansley Floor Plan

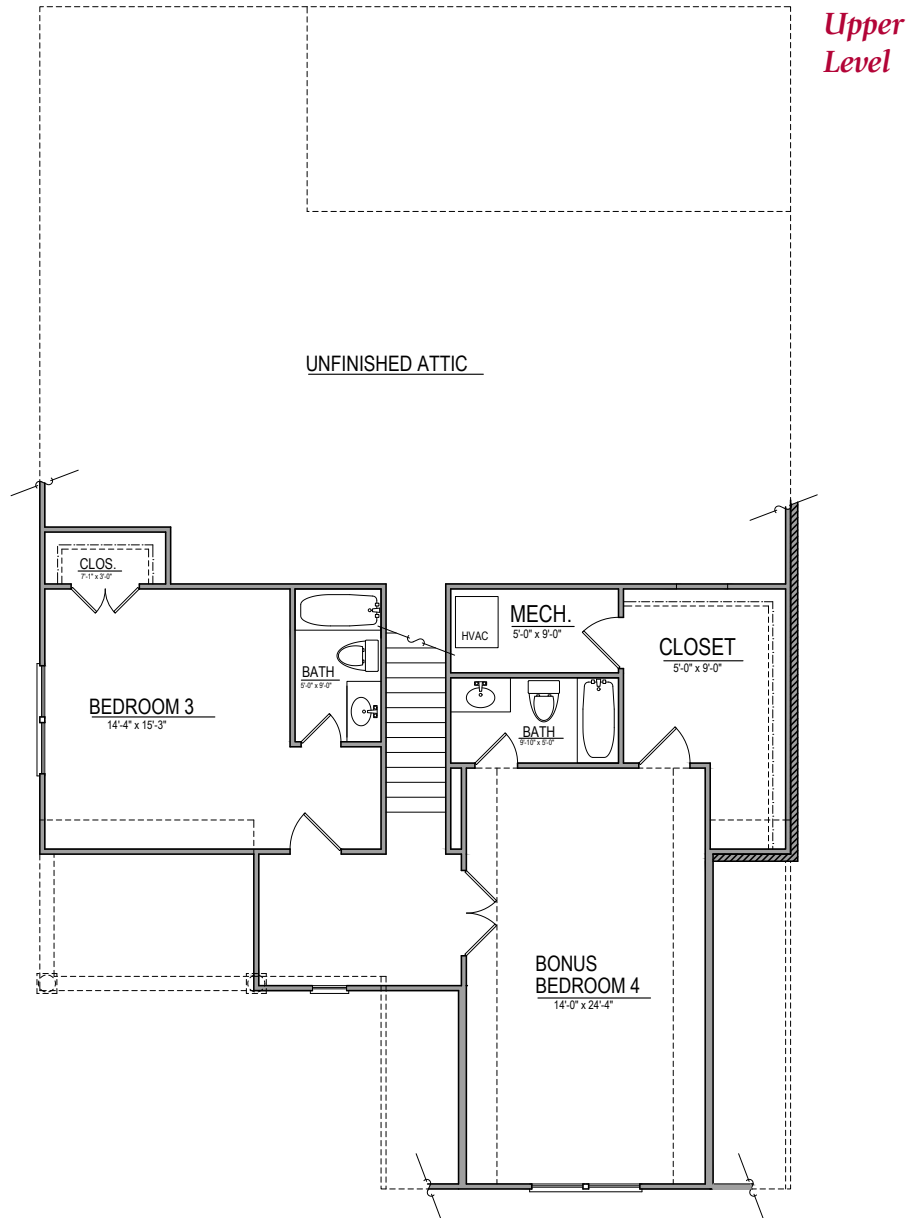
Main Level



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Ansley Floor Plan



Upper
Level

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Ansley B

Single Family Detached Home

2844 Square Feet • 3 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



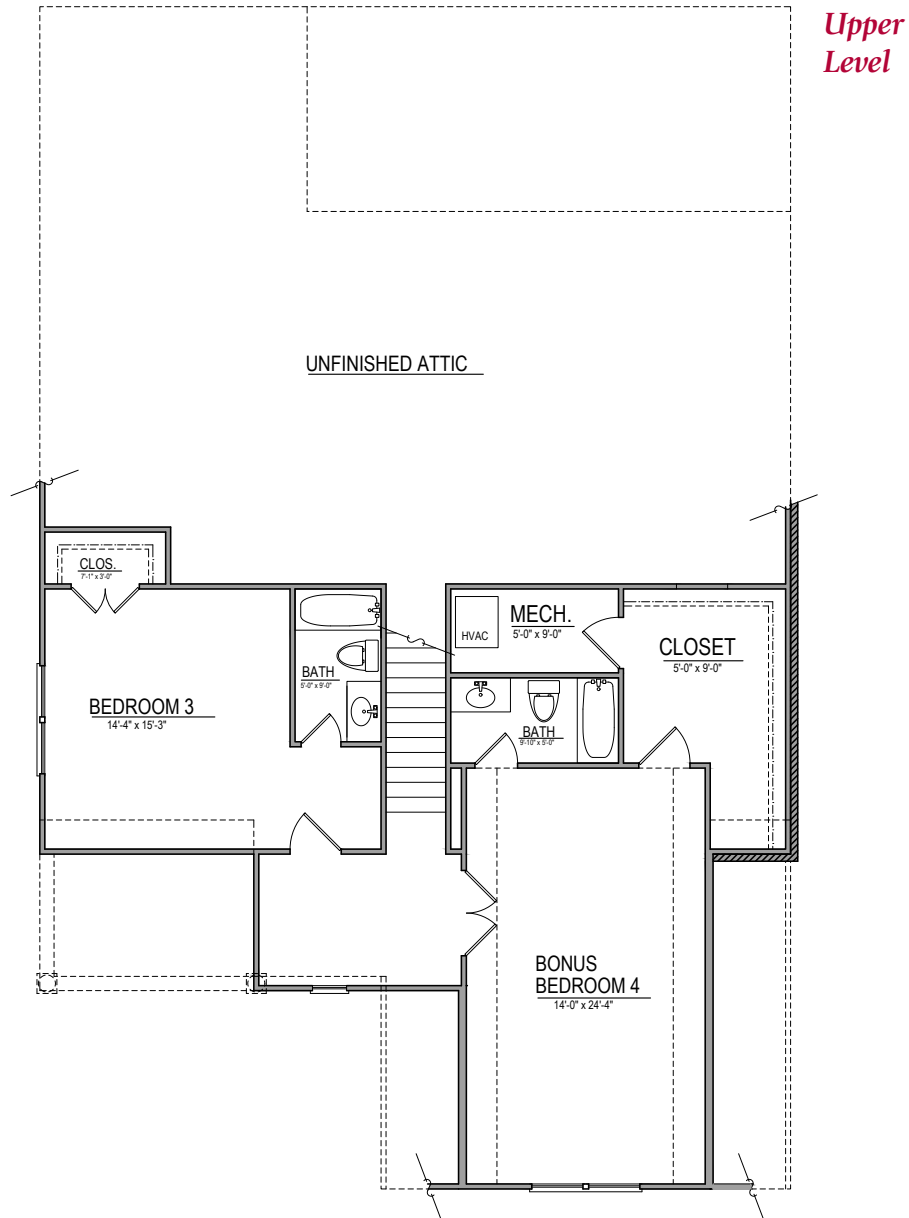
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Ansley Floor Plan



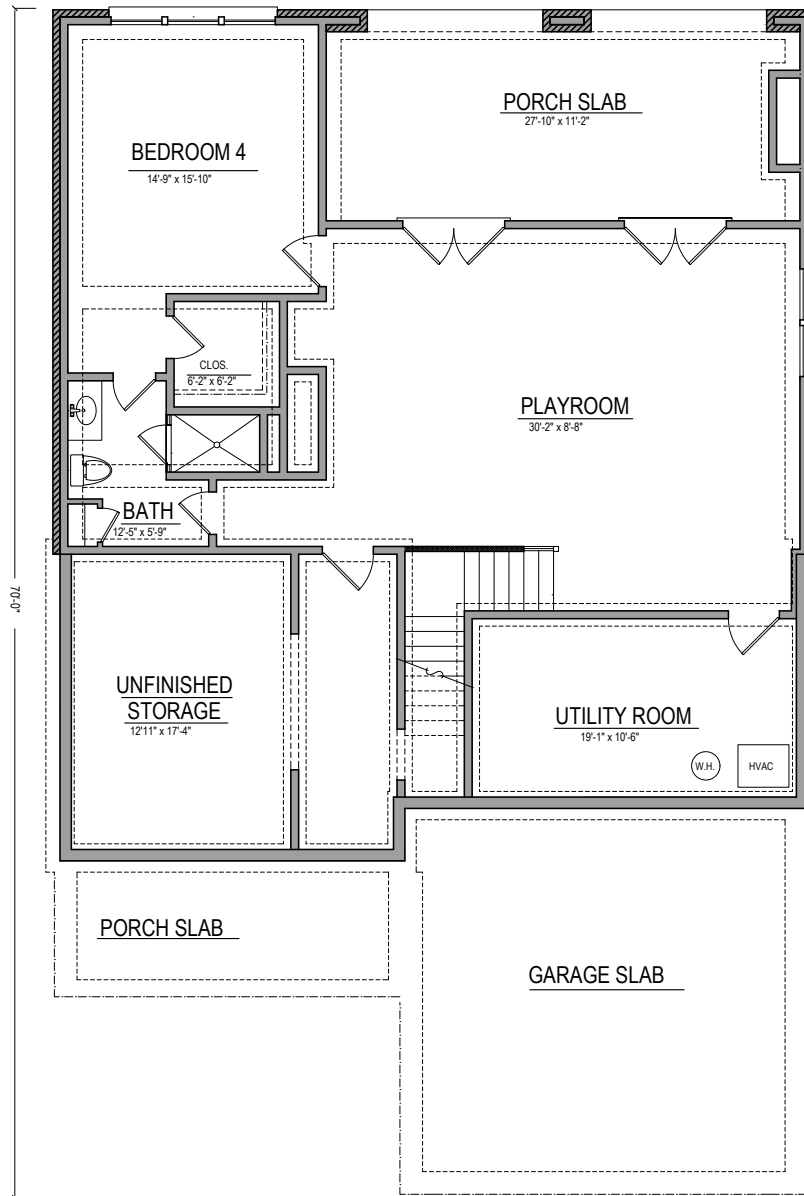
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THE OVERLOOK

—AT OLD ATLANTA—

Optional Basement



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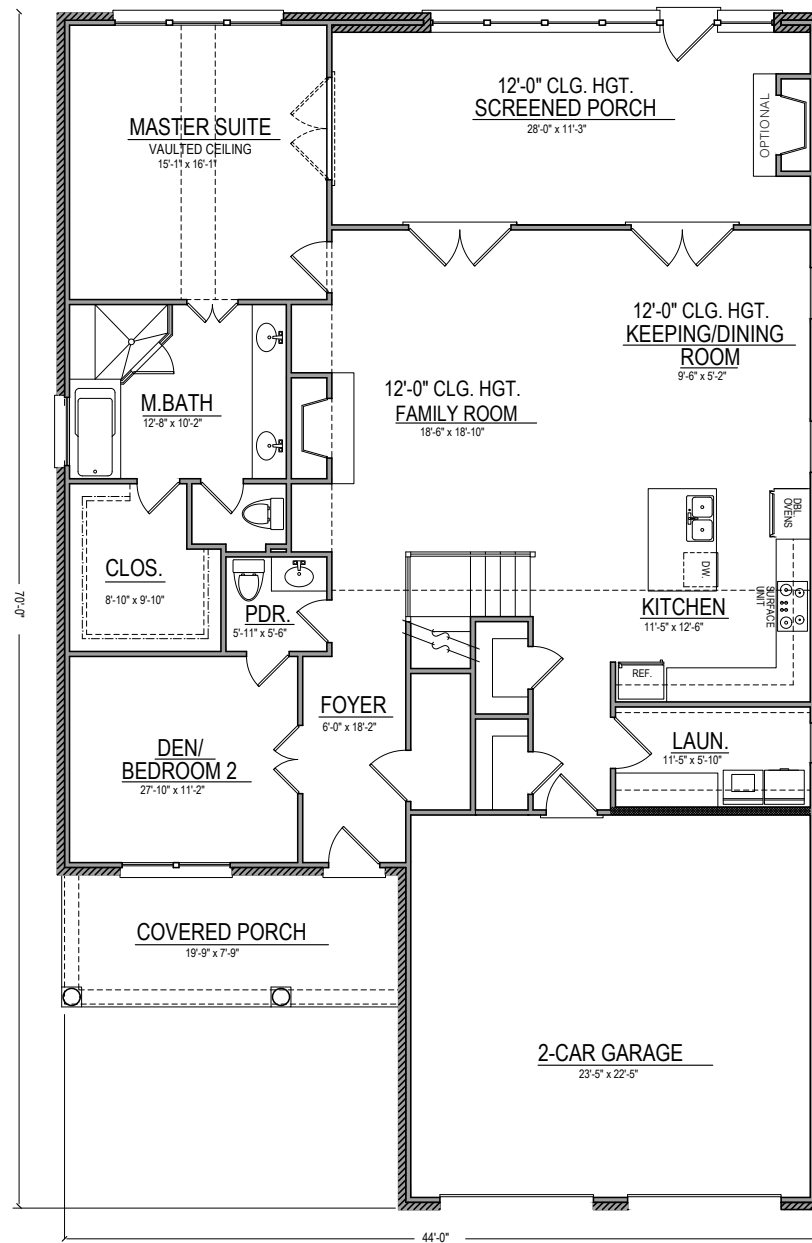


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Ansley Floor Plan

Main Level



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Ansley C

Single Family Detached Home

2844 Square Feet • 3 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



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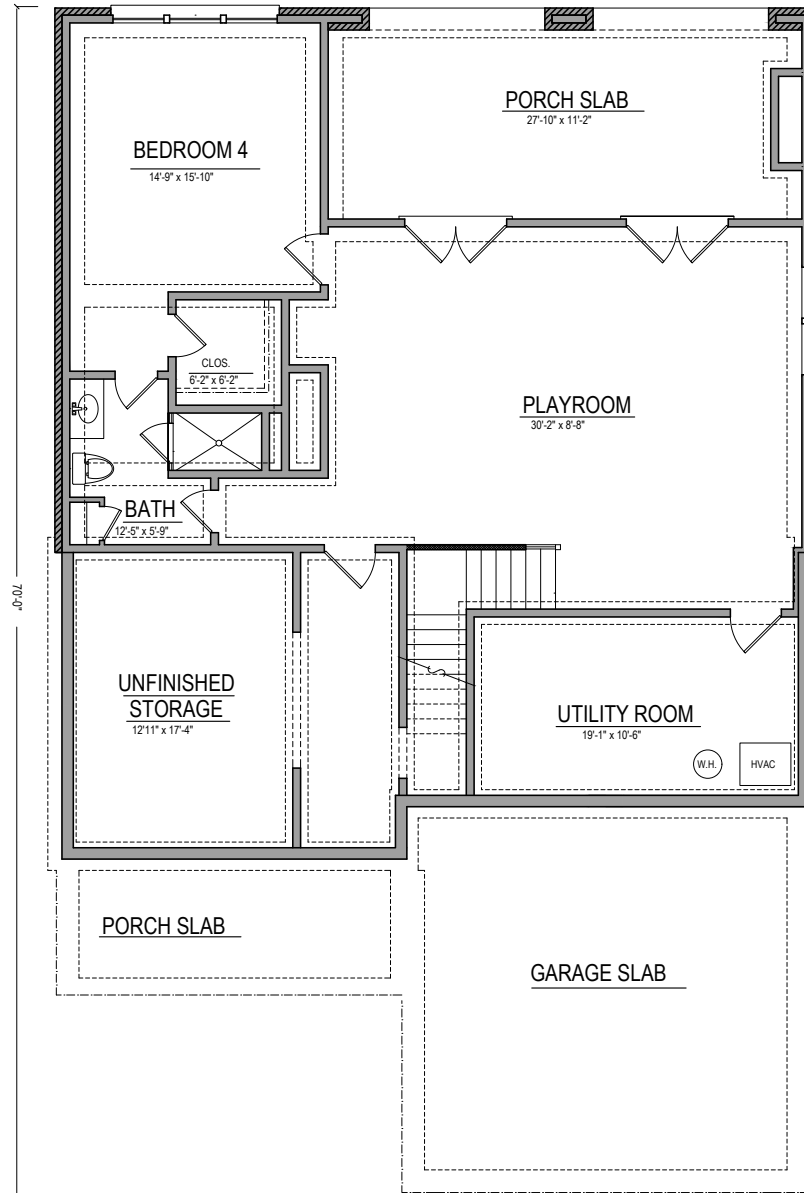
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THE OVERLOOK

—AT OLD ATLANTA—

Optional Basement



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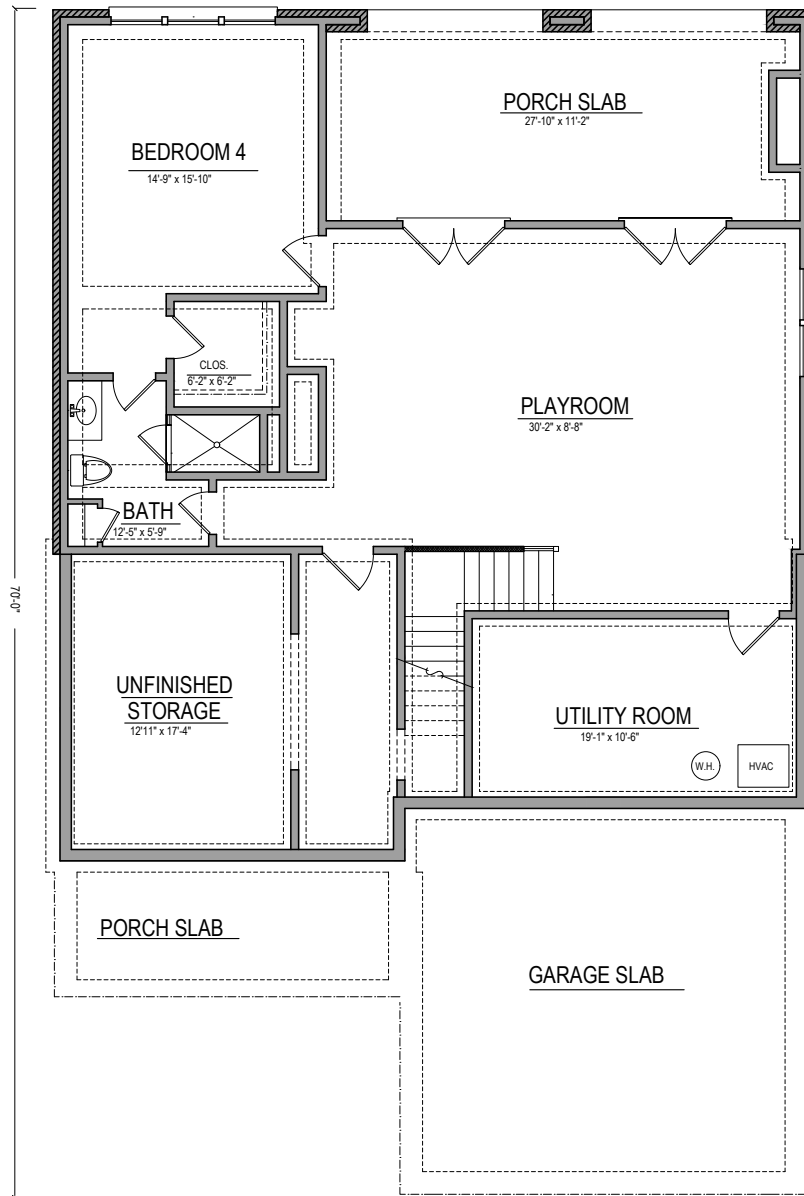
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THE OVERLOOK

—AT OLD ATLANTA—

Optional Basement



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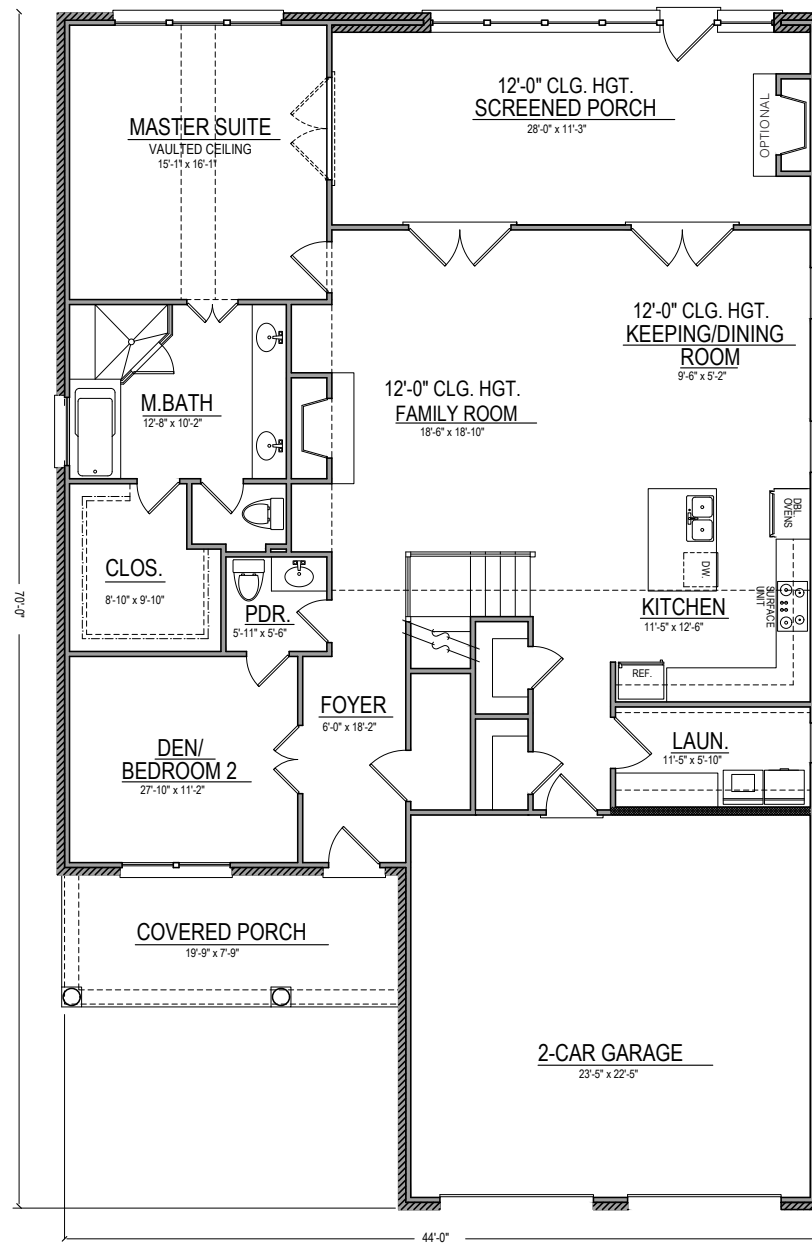


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Ansley Floor Plan

Main Level



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Coventry A

Single Family Detached Home

2793 Square Feet • 4 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



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— COMMUNITIES —

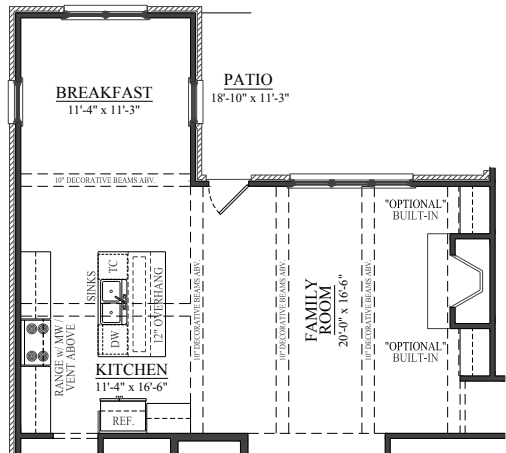
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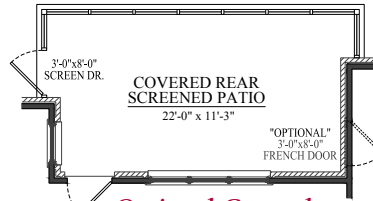


THE OVERLOOK

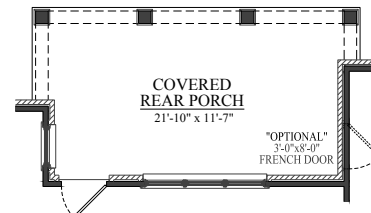
—AT OLD ATLANTA—



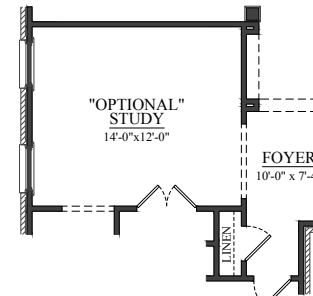
Optional Family Room/Kitchen with Beams & Larger Breakfast Area



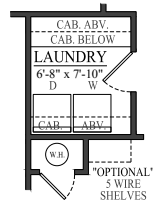
Optional Covered Rear Screened Patio



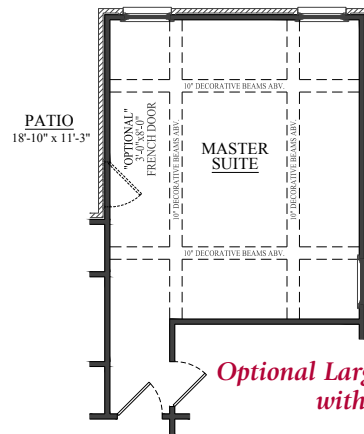
Optional Covered Rear Porch



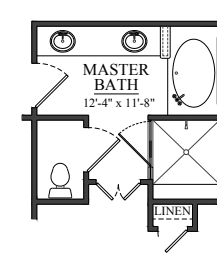
Optional Study in lieu of Bedroom 3



Optional Laundry



Optional Larger Master Suite with Beams



Optional Master Bath with Tub

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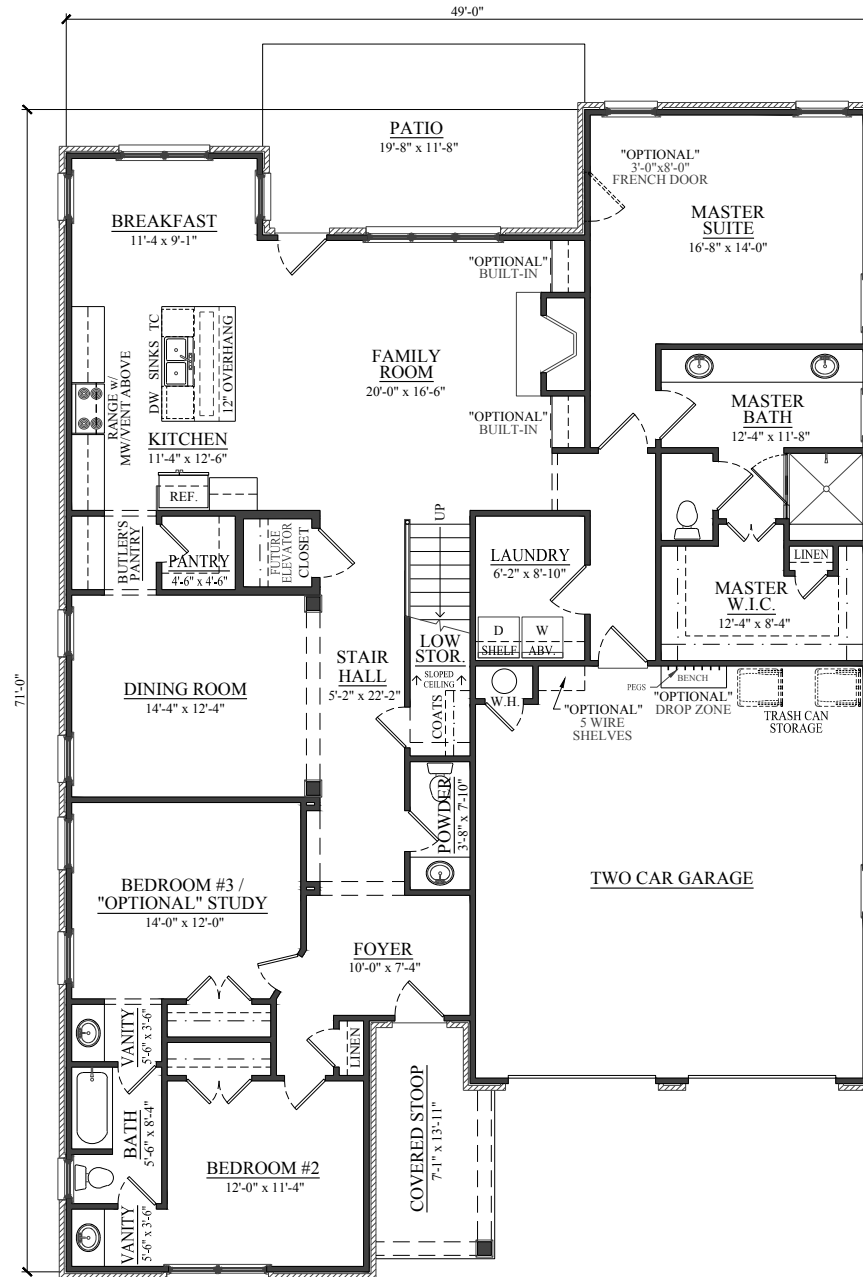
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Coventry Floor Plan

Main Level

Upper Level



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Coventry B

Single Family Detached Home

2793 Square Feet • 4 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



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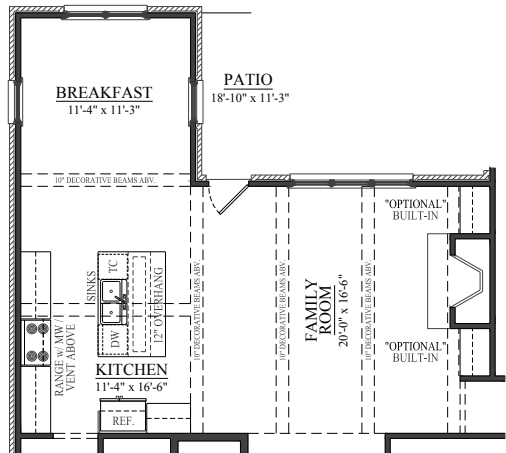
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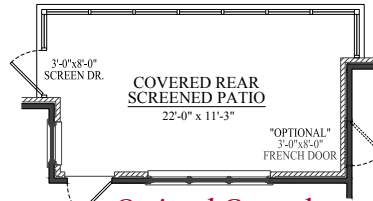


THE OVERLOOK

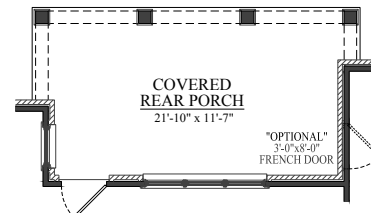
—AT OLD ATLANTA—



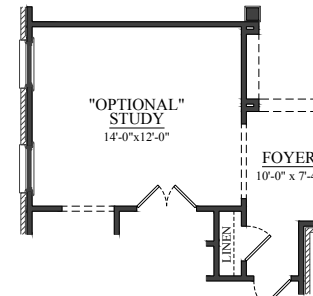
Optional Family Room/Kitchen with Beams & Larger Breakfast Area



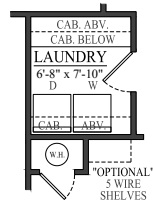
Optional Covered Rear Screened Patio



Optional Covered Rear Porch



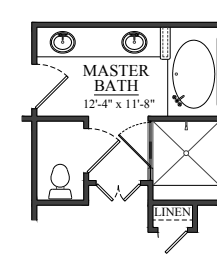
Optional Study in lieu of Bedroom 3



Optional Laundry



Optional Larger Master Suite with Beams



Optional Master Bath with Tub

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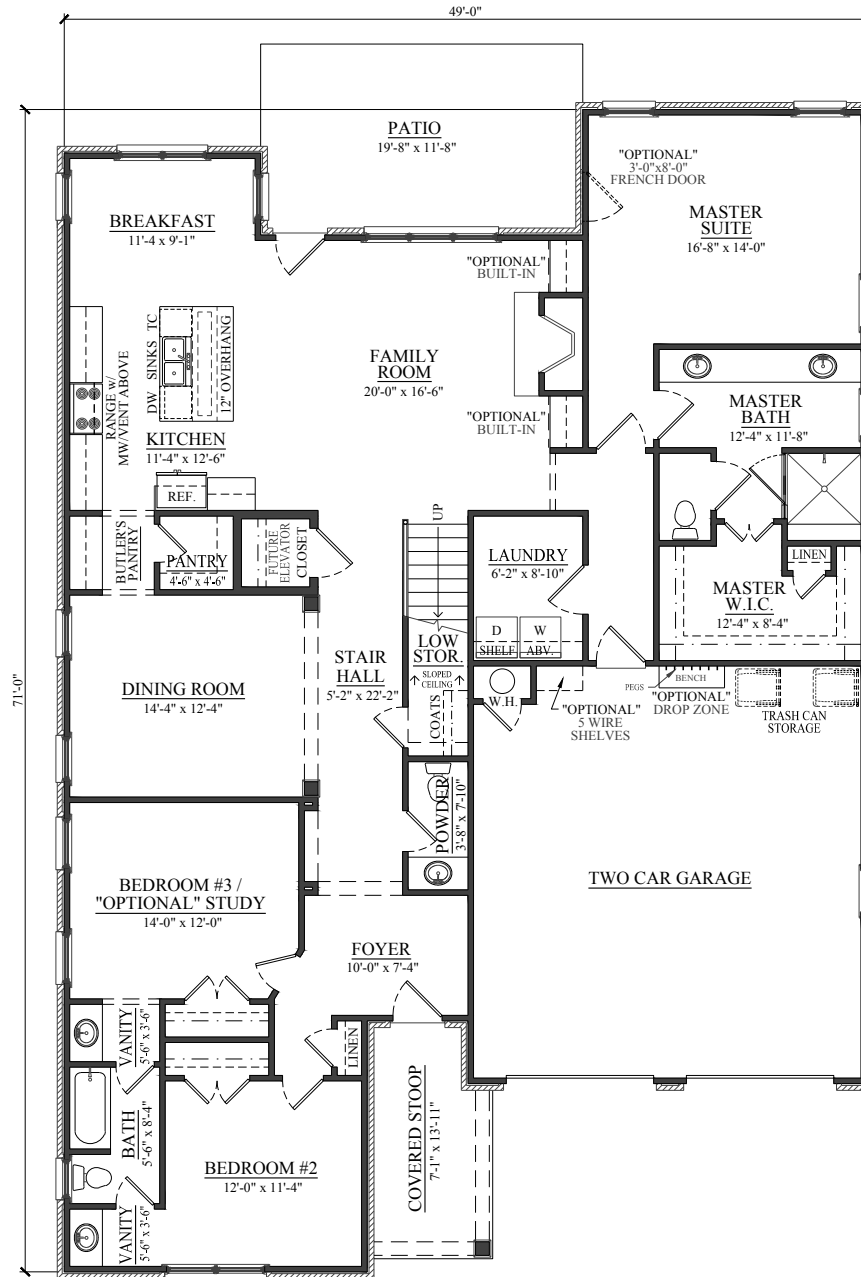


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Coventry Floor Plan

Main Level



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Coventry B

Single Family Detached Home
2793 Square Feet • 4 Bedrooms, 3.5 Baths
Additional One Car Garage Option

THE OVERLOOK

—AT OLD ATLANTA—



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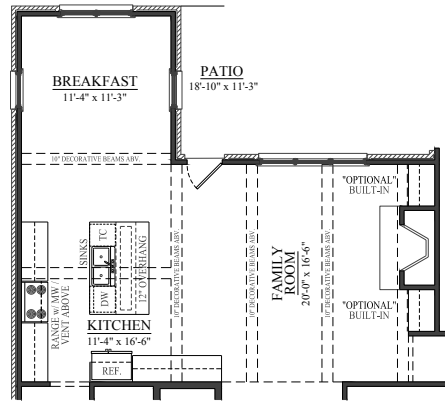
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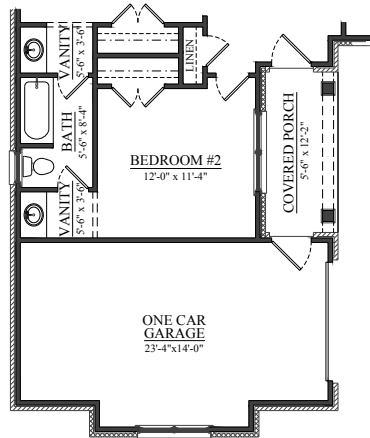
FOUR HOUSING
COMMUNITIES

THE OVERLOOK

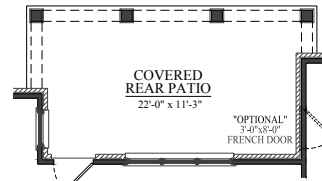
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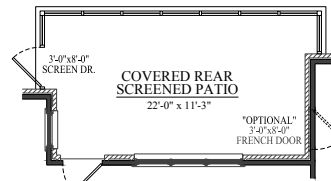
Optional Family Room/Kitchen with Beams & Larger Breakfast Area



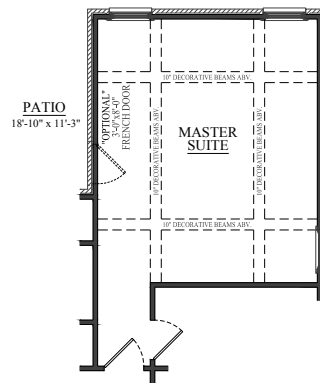
Optional One Car Garage



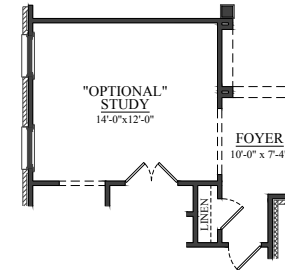
Optional Covered Rear Porch



Optional Covered Rear Screened Patio



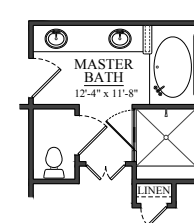
Optional Larger Master Suite with Beams



Optional Study in lieu of Bedroom 3



Optional Laundry



Optional Master Bath with Tub

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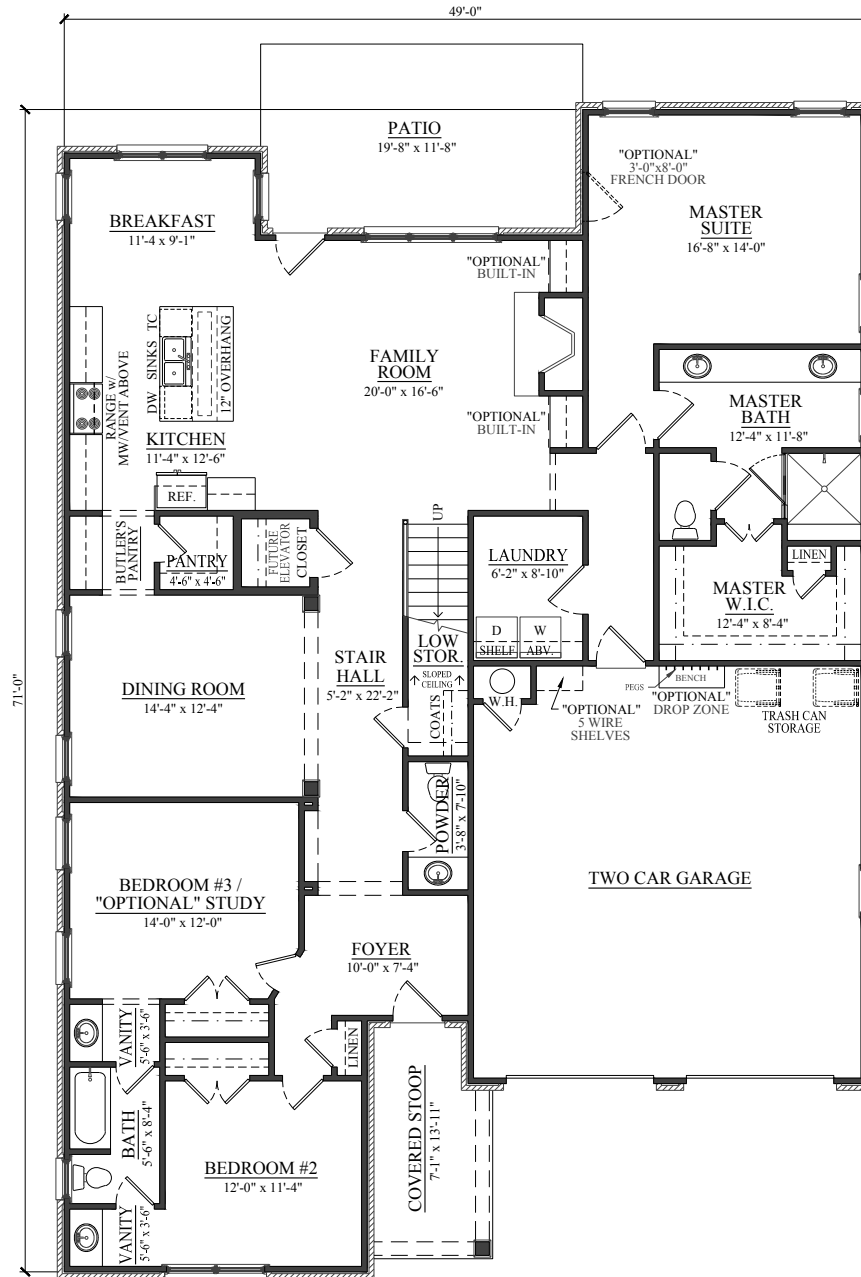


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Coventry Floor Plan

Main Level



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Coventry C

Single Family Detached Home

2793 Square Feet • 4 Bedrooms, 3.5 Baths

THE OVERLOOK

—AT OLD ATLANTA—



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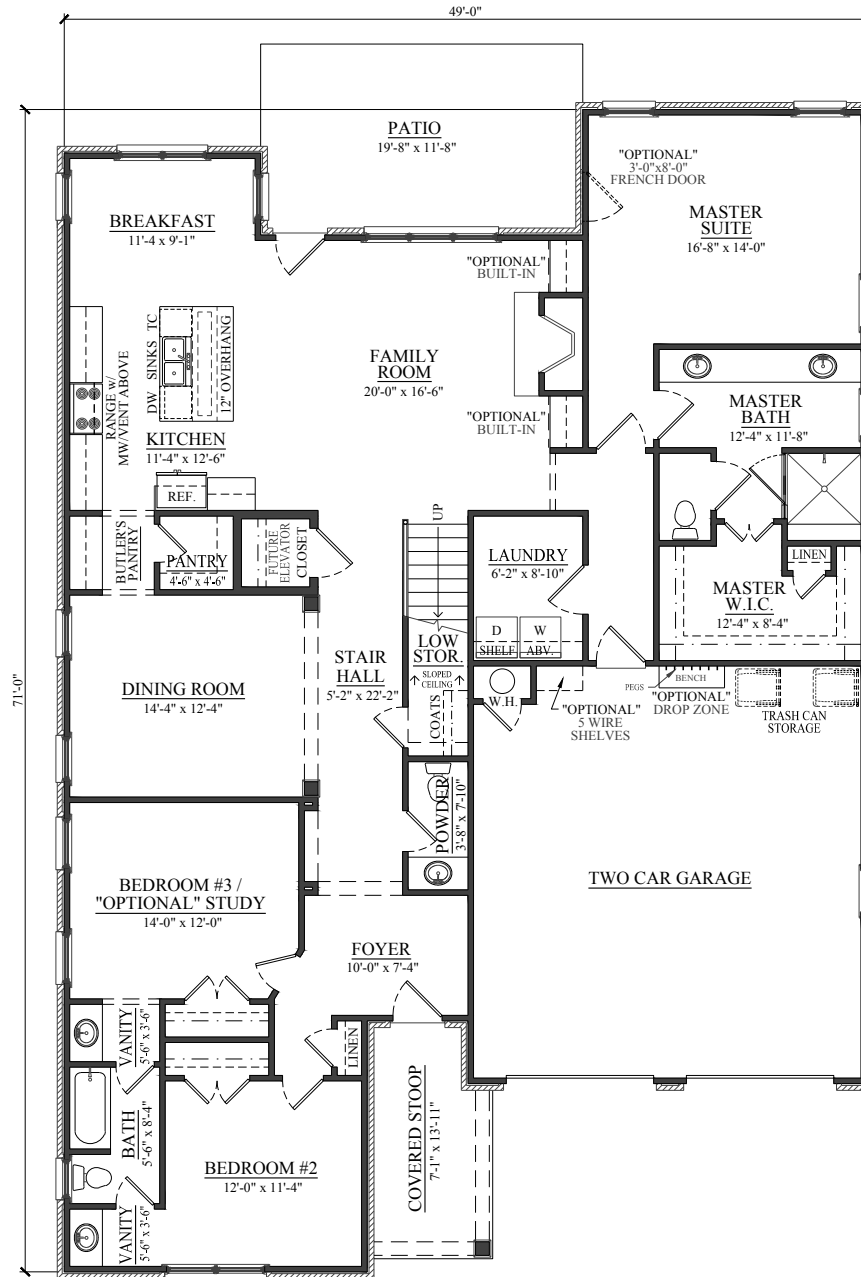


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Coventry Floor Plan

Main Level



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Avery A

Attached Villa

2300 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



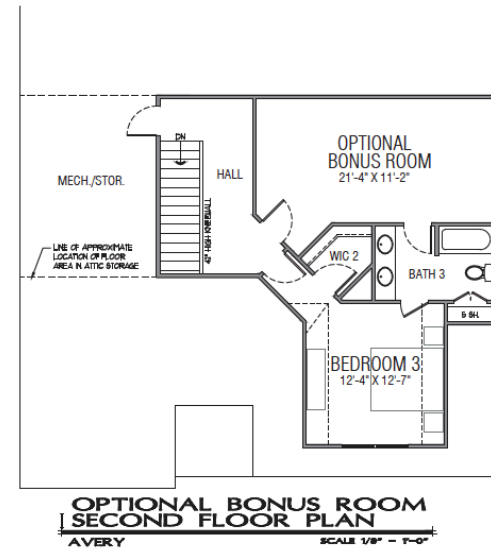
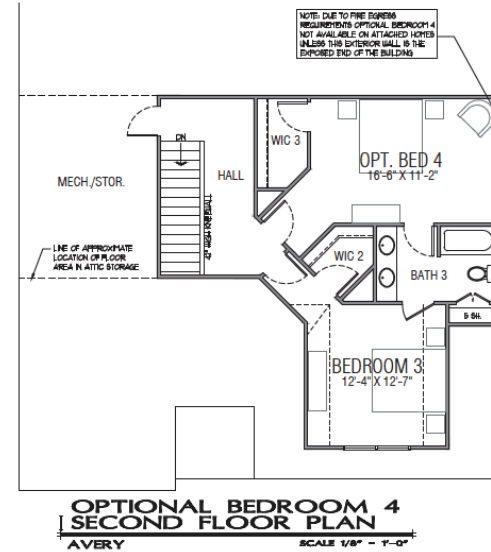
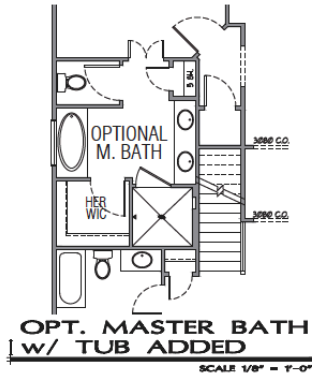
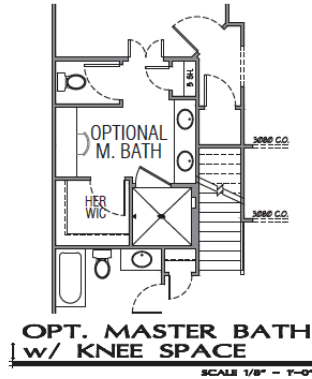
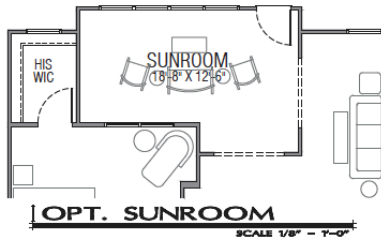
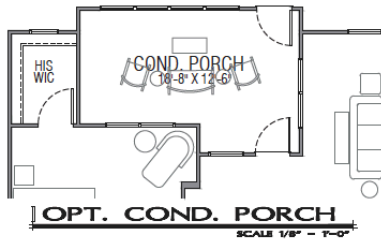
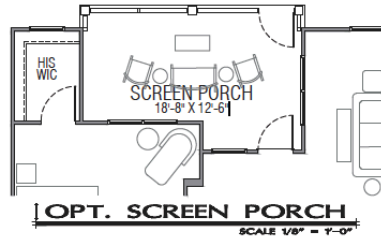
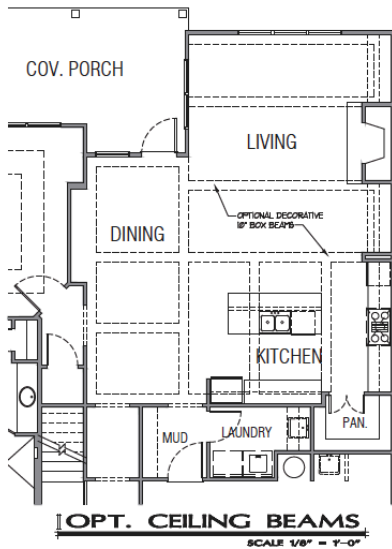
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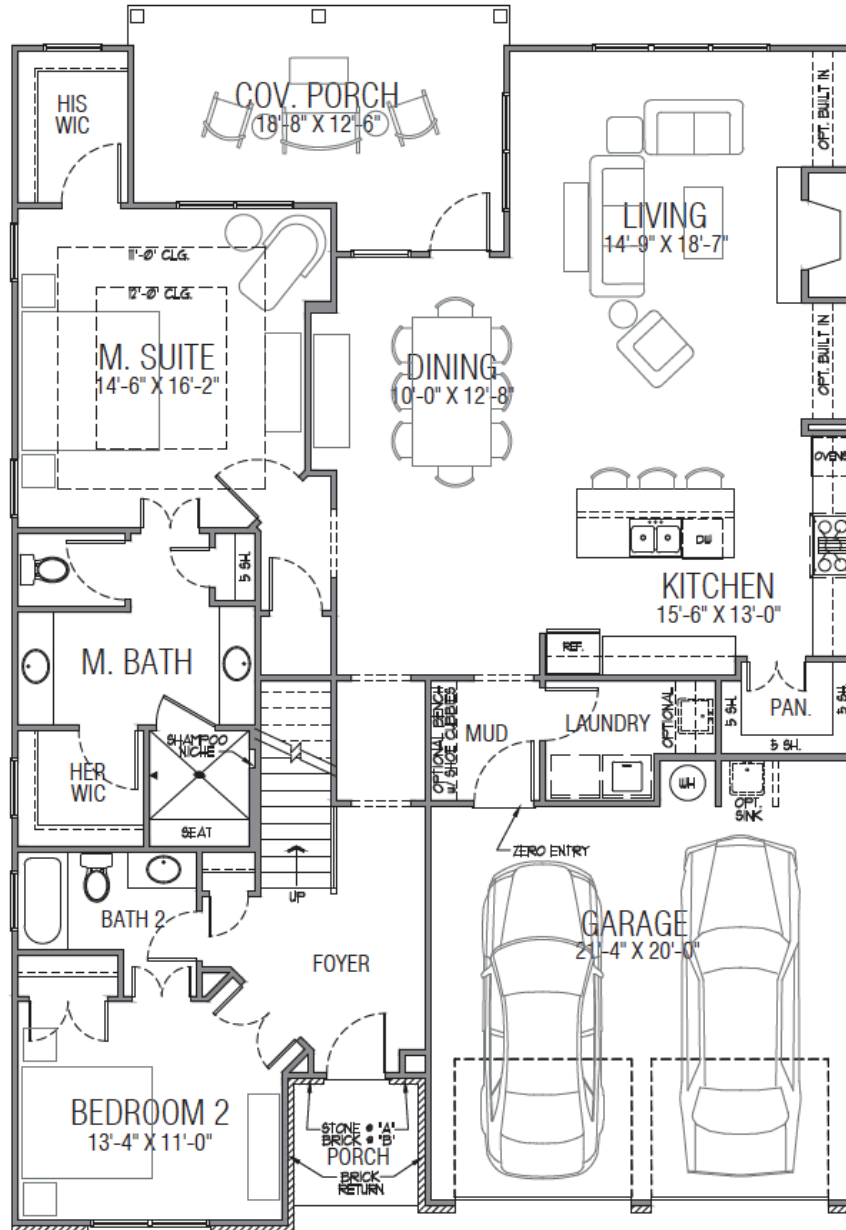
Avery Options



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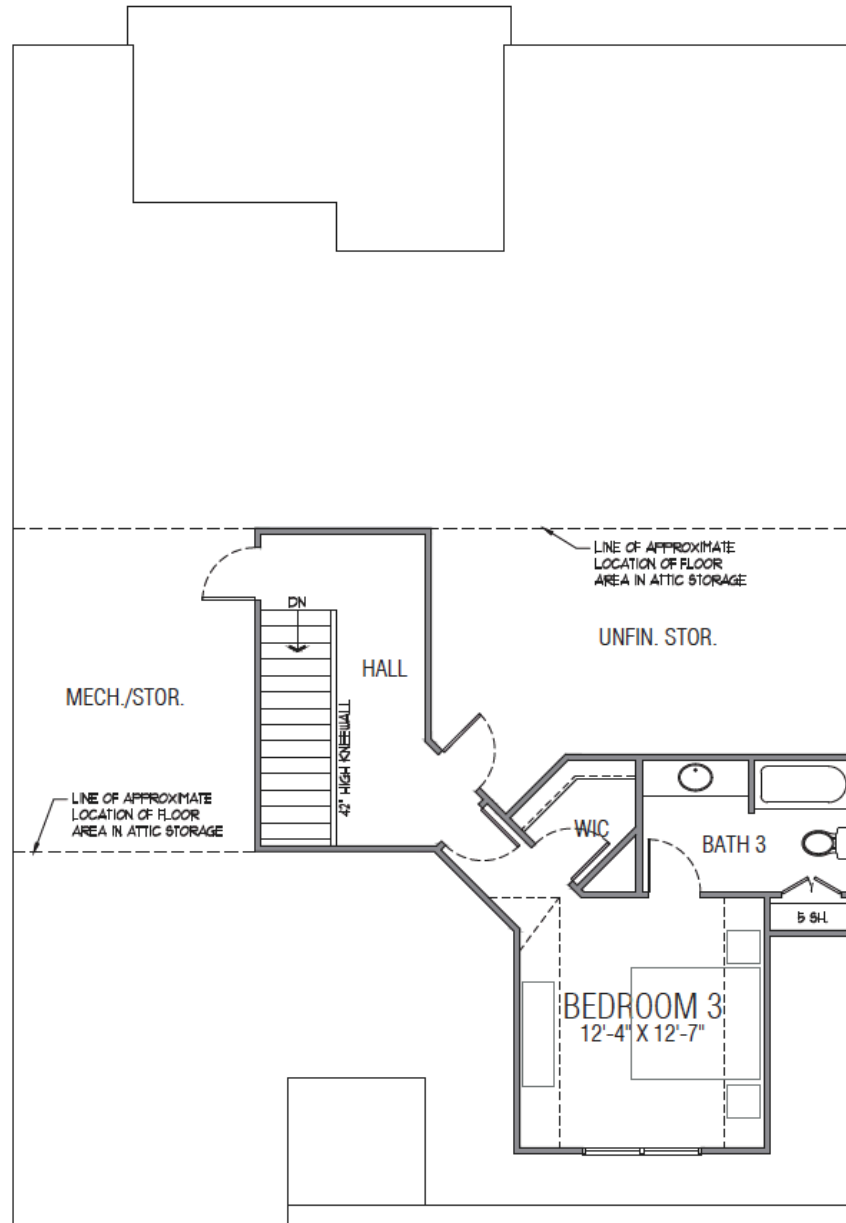
Avery Floorplan

Main
Level



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Avery Floorplan



*Upper
Level*

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Avery B

Attached Villa

2300 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



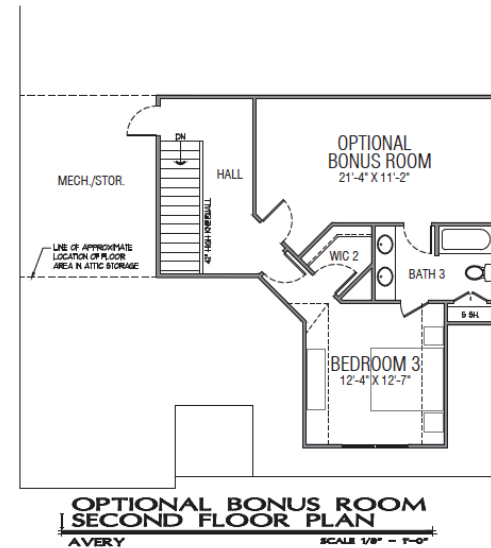
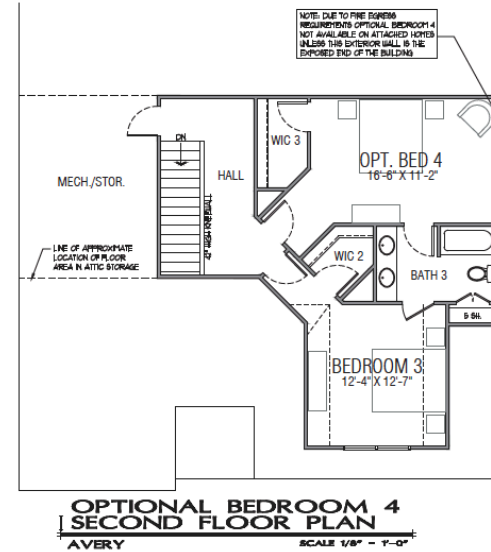
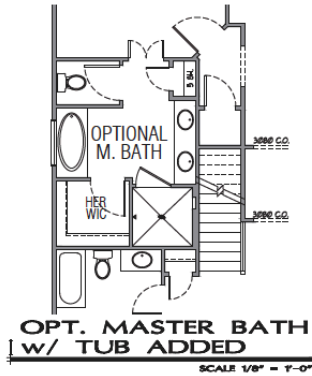
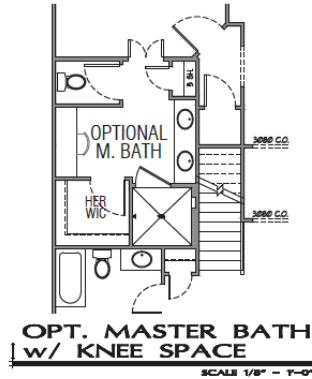
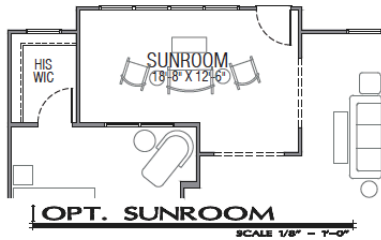
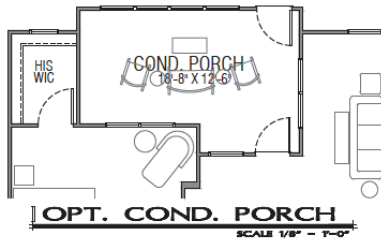
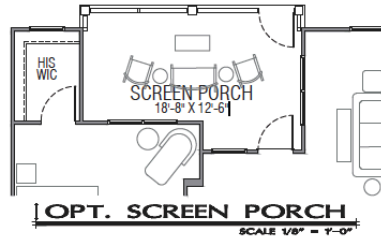
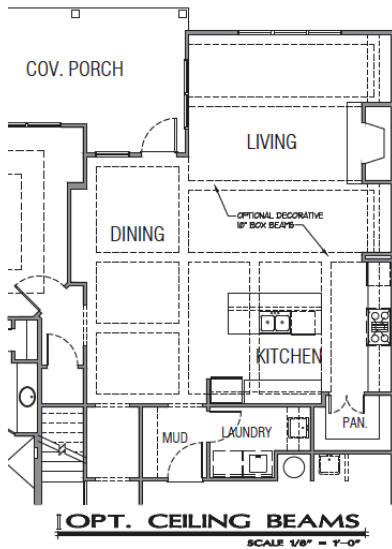
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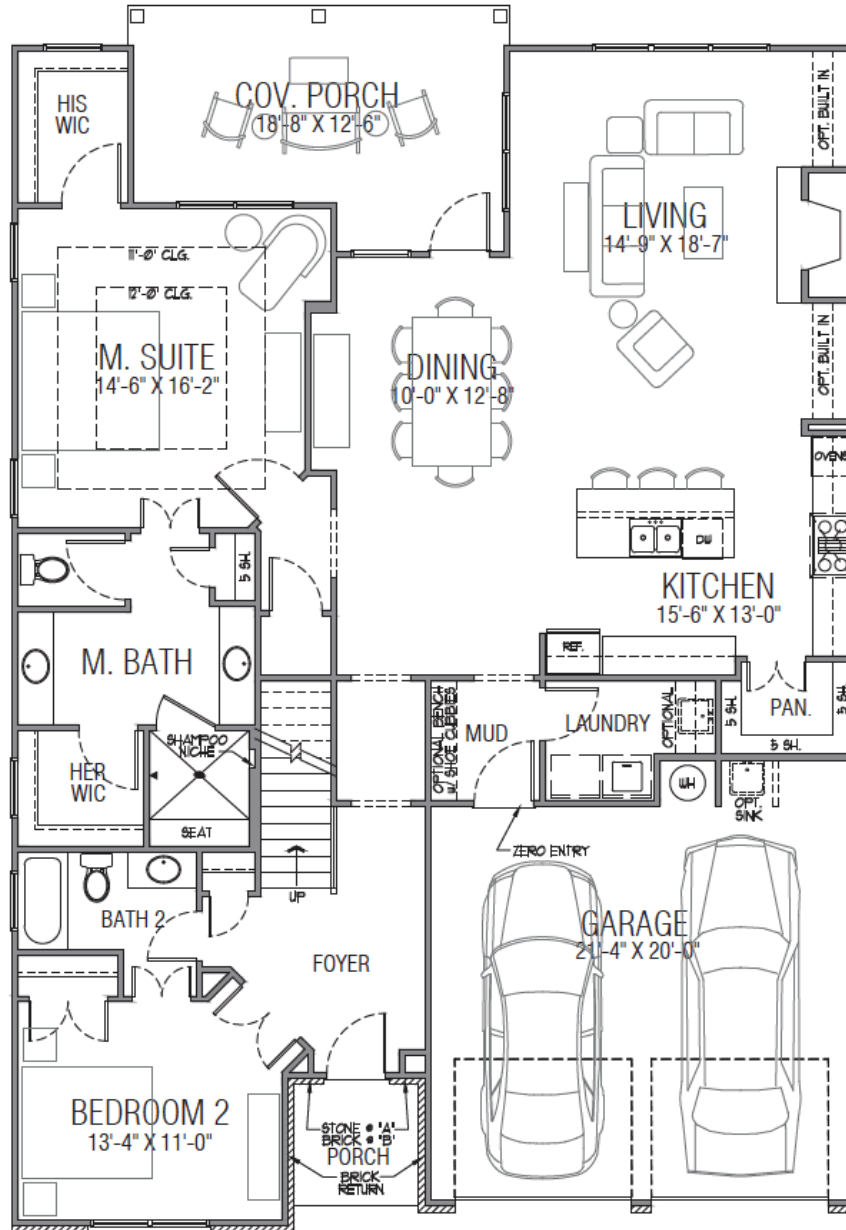
Avery Options



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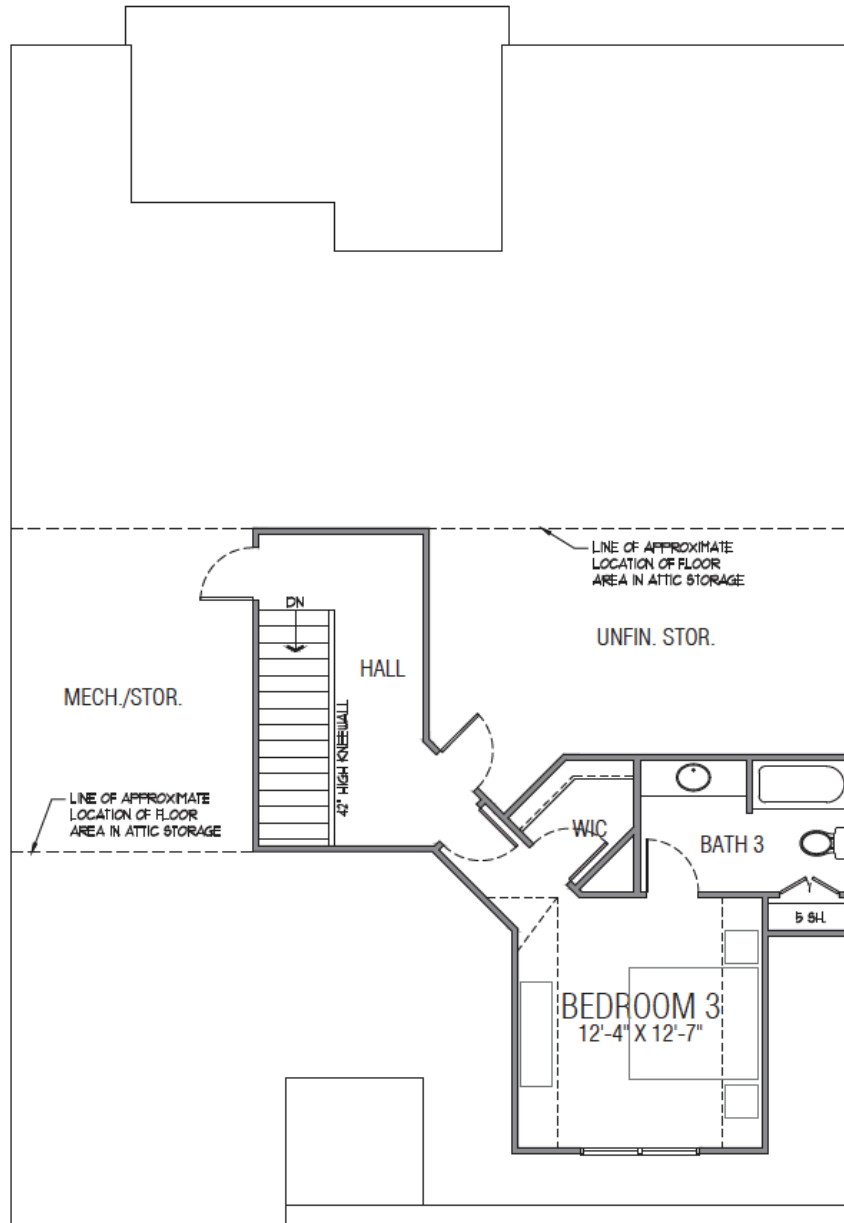
Avery Floorplan

Main
Level



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Avery Floorplan



*Upper
Level*

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Avery E

Attached Villa

2300 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



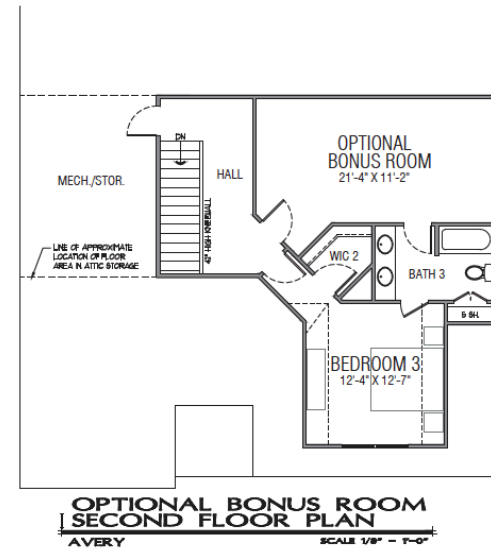
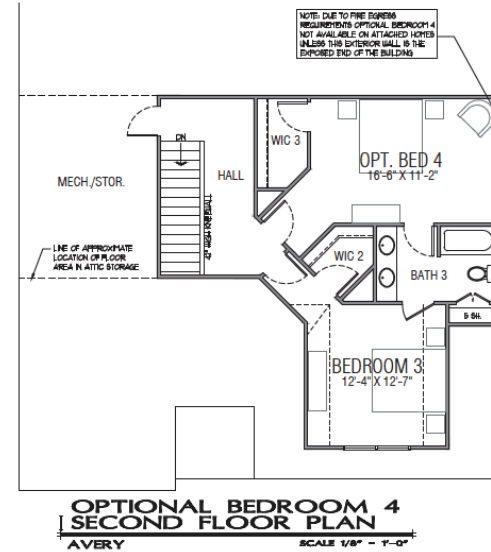
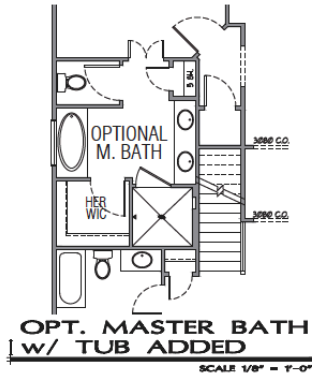
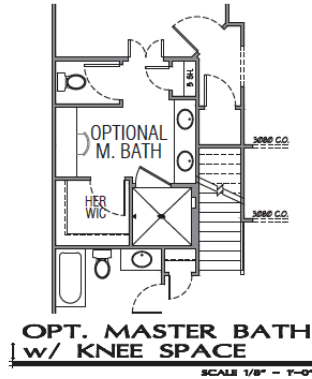
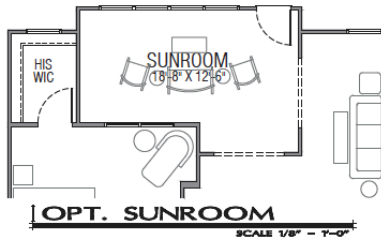
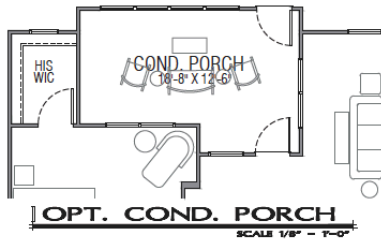
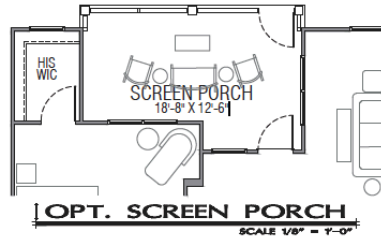
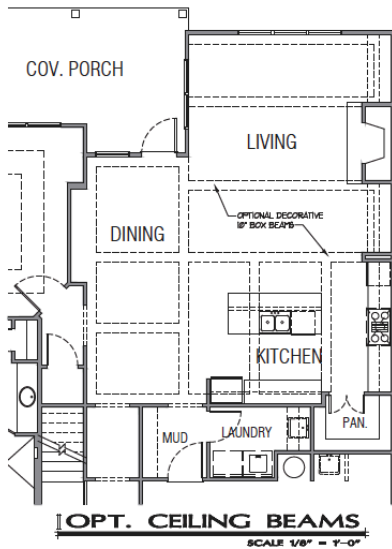
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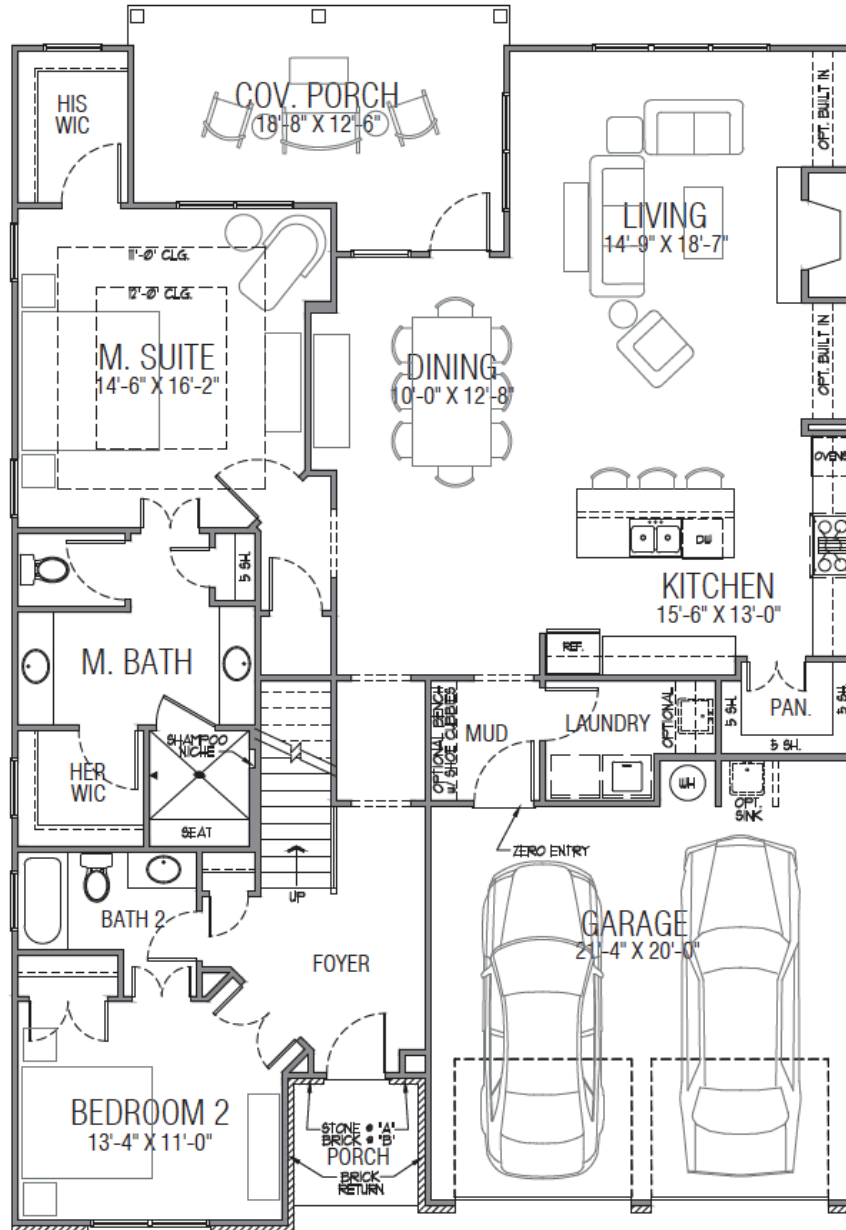
Avery Options



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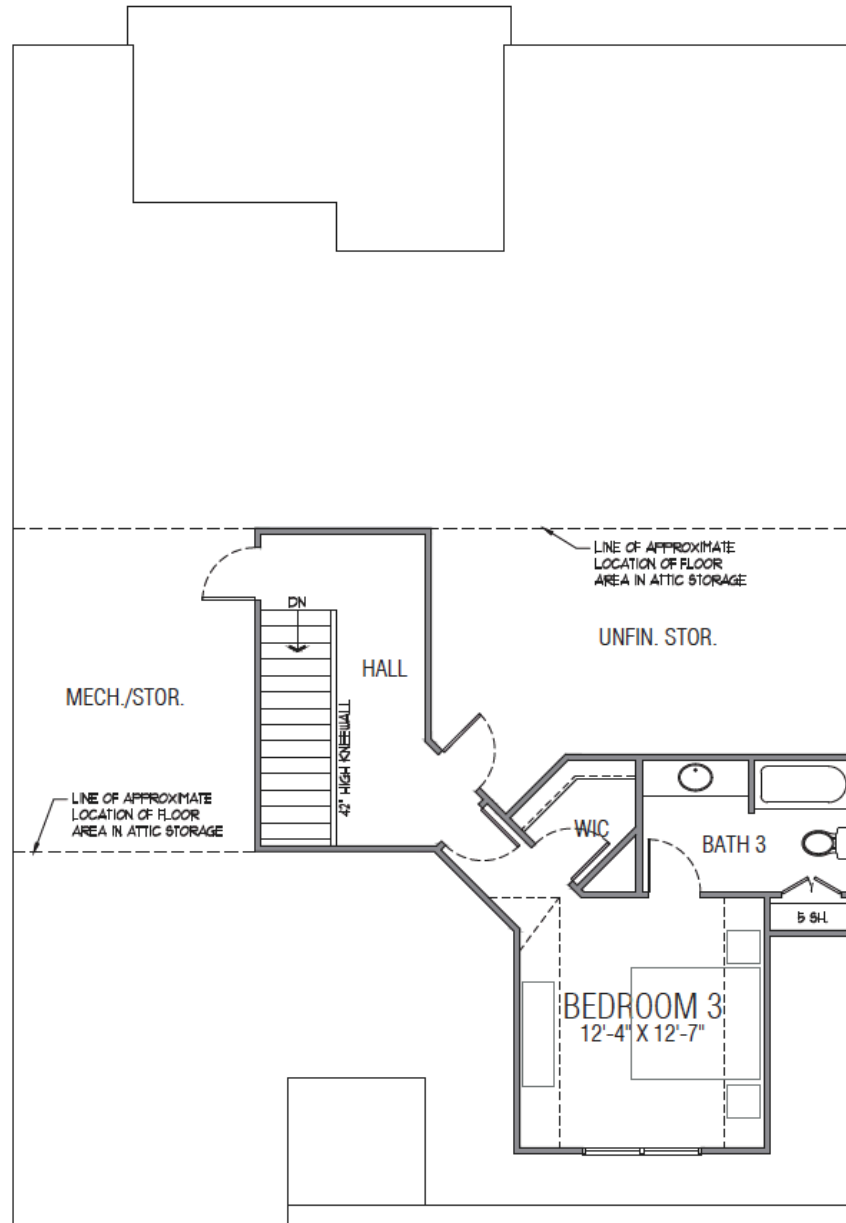
Avery Floorplan

Main
Level



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Avery Floorplan



*Upper
Level*

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Dalton A

Attached Villa

2270 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



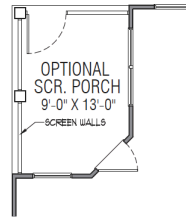
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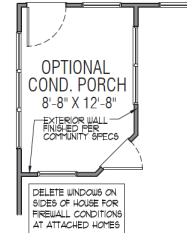
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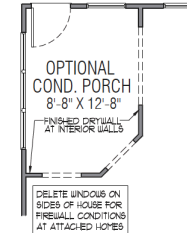
THE OVERLOOK —AT OLD ATLANTA—



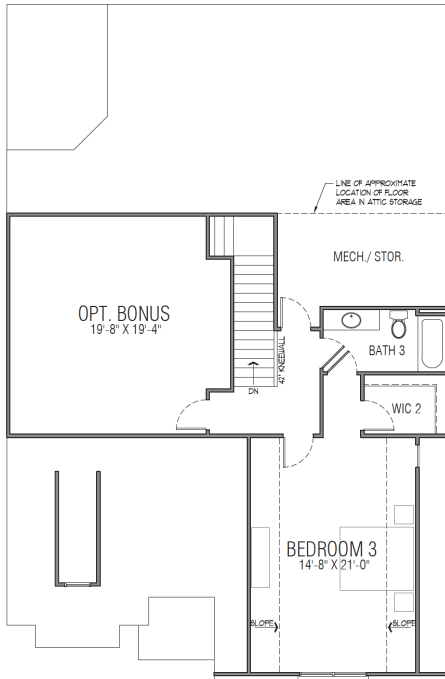
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



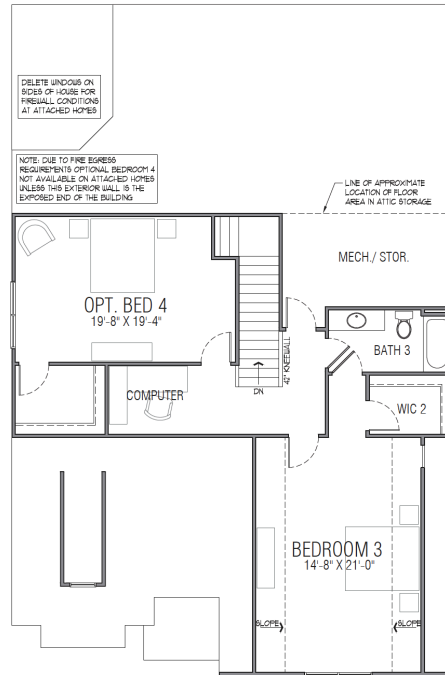
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



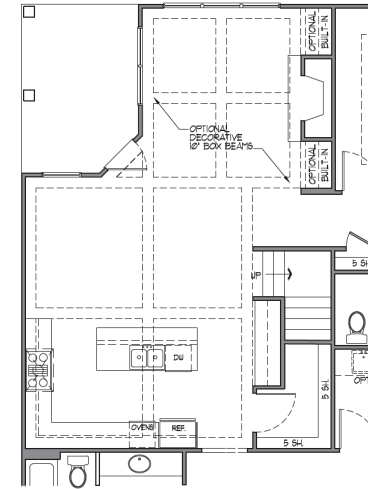
OPT. SUNROOM
SCALE 1/8" = 1'-0"



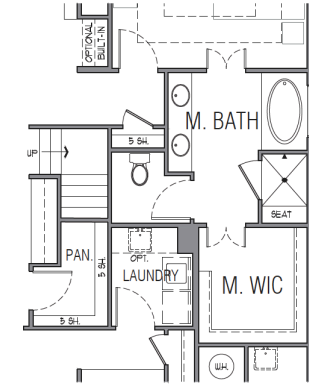
OPTIONAL BONUS ROOM
DALTON SCALE 1/8" = 1'-0"



OPTIONAL BEDROOM 4
DALTON SCALE 1/8" = 1'-0"



OPT. CEILING BEAMS
SCALE 1/8" = 1'-0"



OPT. MASTER BATH w/ TUB ADDED
SCALE 1/8" = 1'-0"

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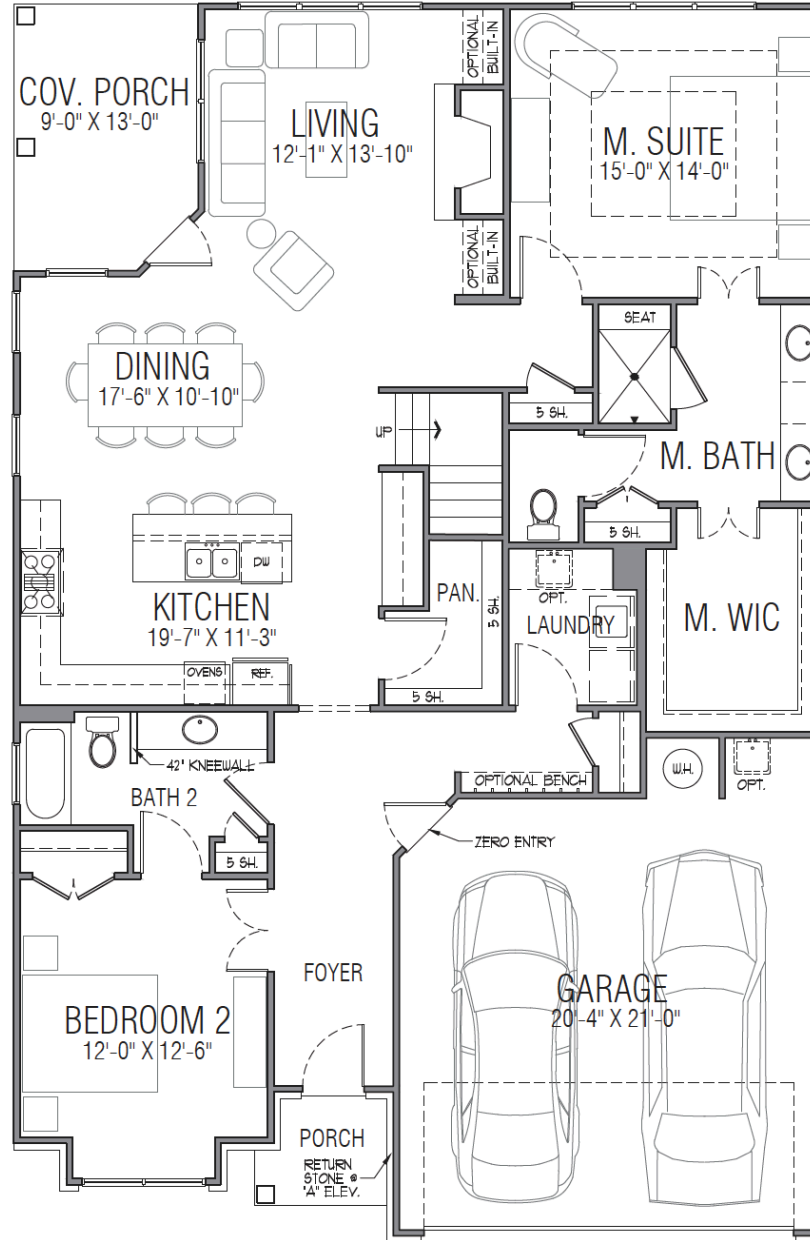


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Dalton Floor Plan

Main
Level



Due to the evolutionary nature of our design improvement process, there may be actual versus design variations in room dimensions, door swings and window and door locations. These floor plans and any dimensions and square footages shown herein are only approximations. Any homeowner who is concerned about any representations regarding the floor plans should do his or her own investigation as to the dimensions, measurements and square footage of his/her home. We reserve the right to substitute materials of comparable quality. These plans are the sole and absolute property of Jim Chapman Communities, Inc. Use or copying of these plans, without the express written consent of Jim Chapman Communities, Inc., is illegal.

Dalton B

THE OVERLOOK

—AT OLD ATLANTA—

Attached Villa

2270 Square Feet • 3 Bedrooms, 3 Baths



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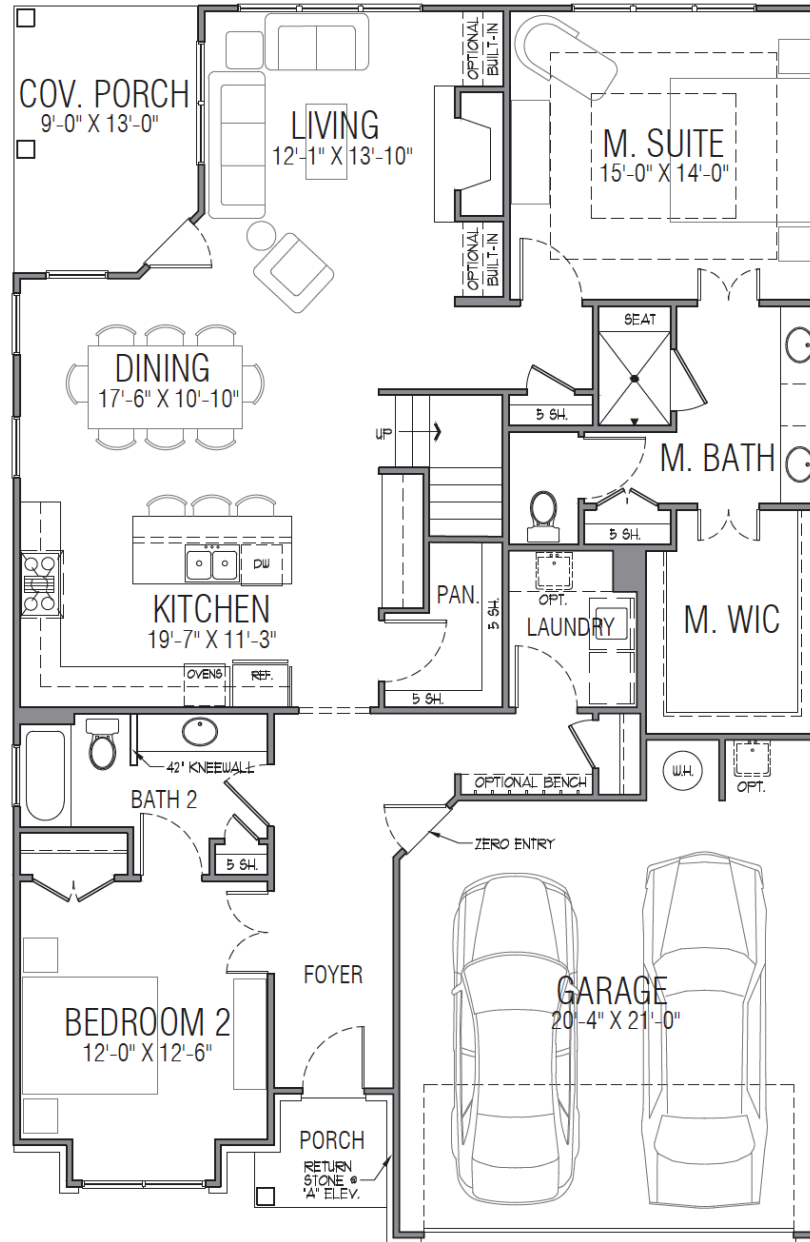
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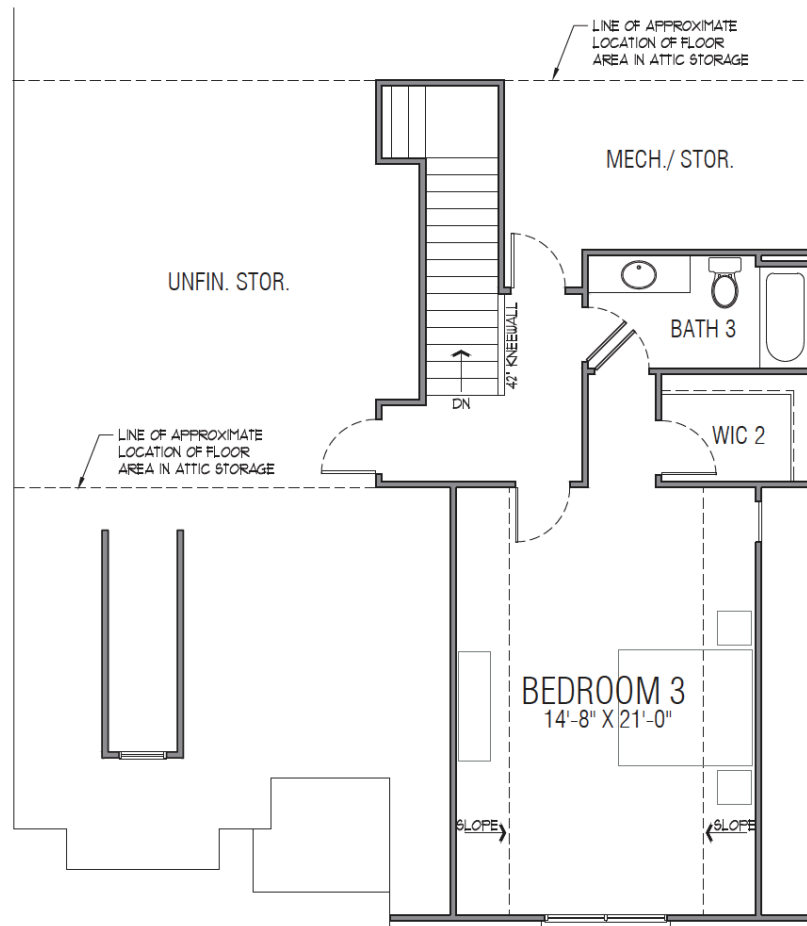
Dalton Floor Plan

Main
Level



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Dalton Floor Plan



*Upper
Level*

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Hanover A

Attached Villa

2339 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



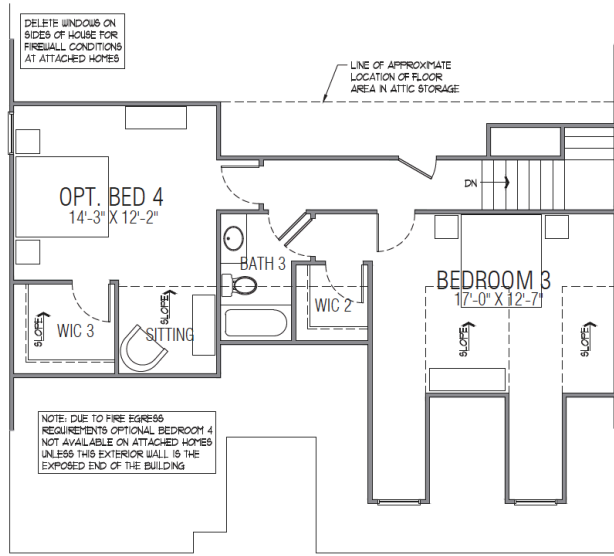
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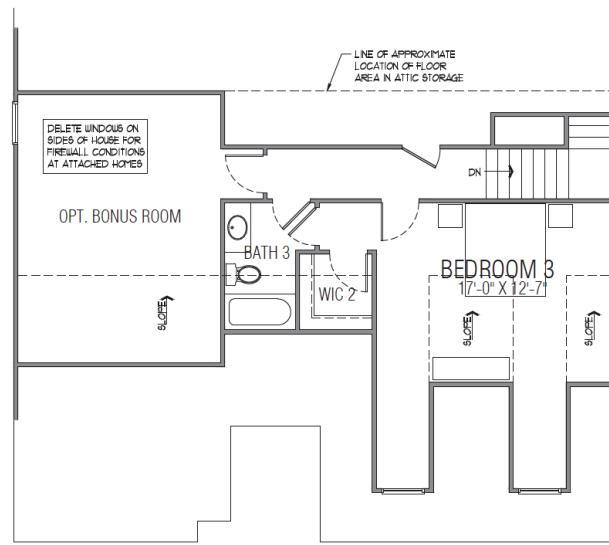
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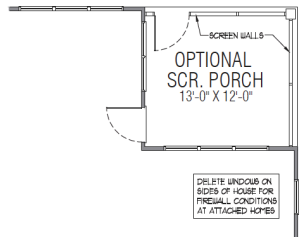
Hanover Options



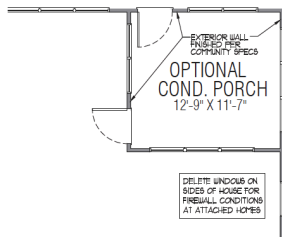
OPTIONAL BEDROOM 4
HANOVER SCALE 1/8" = 1'-0"



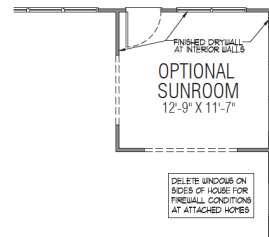
OPTIONAL BONUS ROOM
HANOVER SCALE 1/8" = 1'-0"



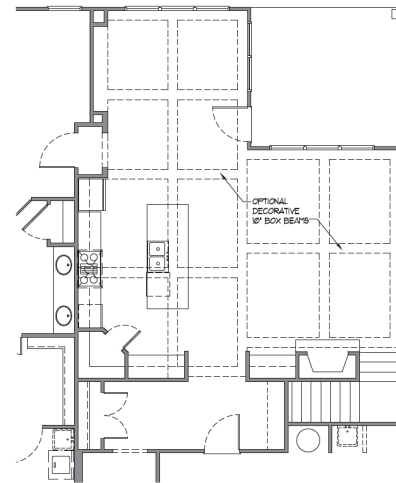
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



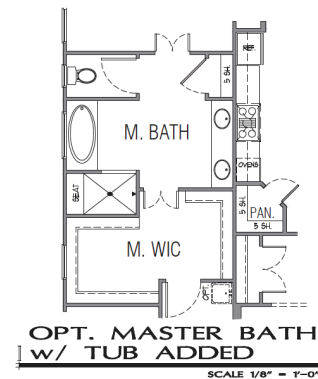
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



OPT. SUNROOM
SCALE 1/8" = 1'-0"



OPTIONAL CEILING BEAMS
SCALE 1/8" = 1'-0"

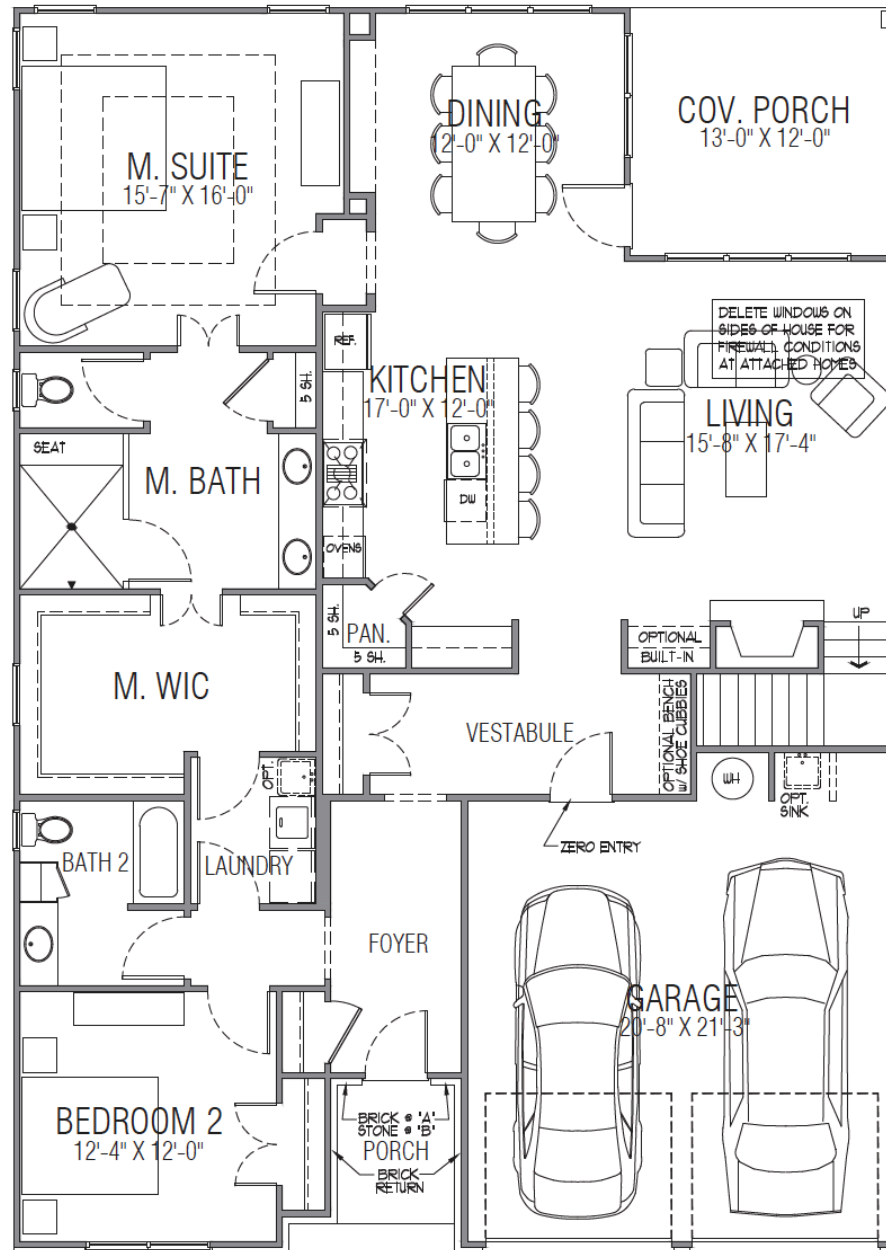


**OPT. MASTER BATH
w/ TUB ADDED**
SCALE 1/8" = 1'-0"

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Hanover Floor Plan

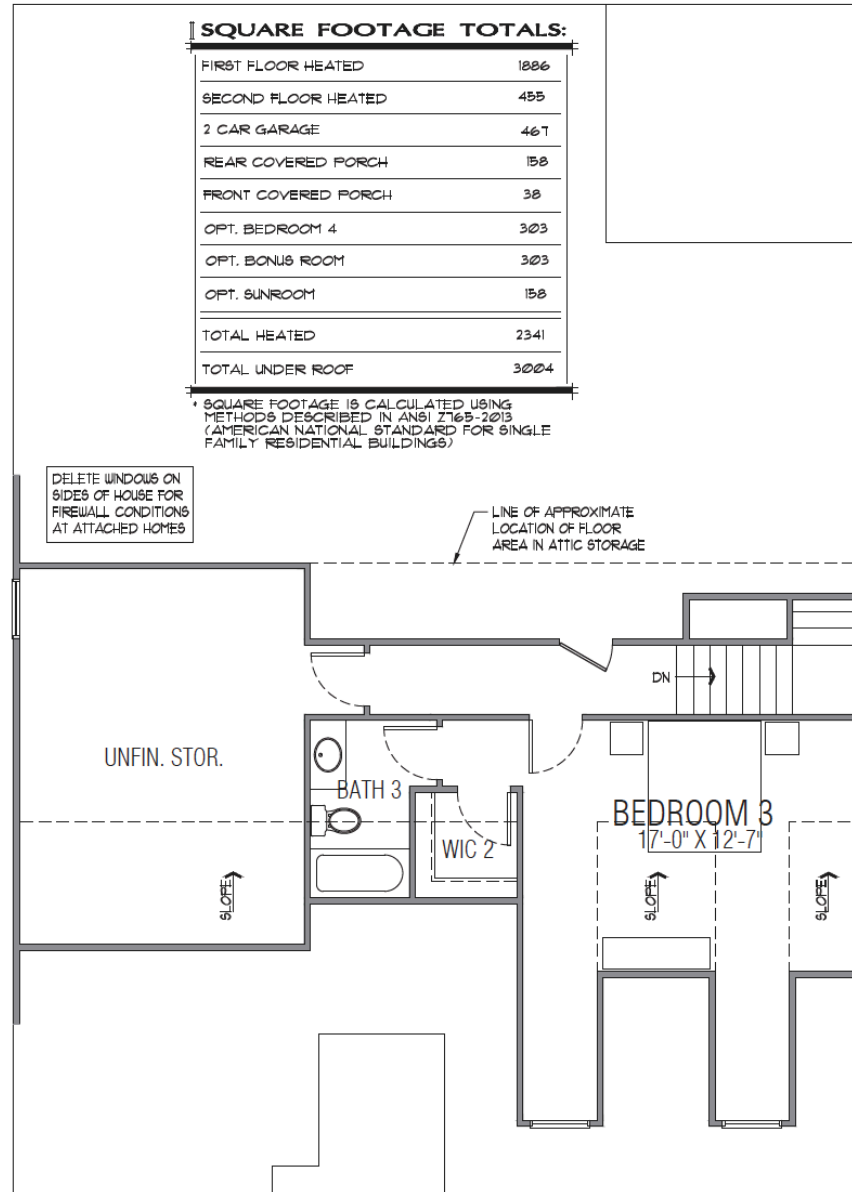
Main
Level



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Hanover Floor Plan

Upper
Level



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Hanover B

Attached Villa

2339 Square Feet • 3 Bedrooms, 3 Baths

THE OVERLOOK

—AT OLD ATLANTA—



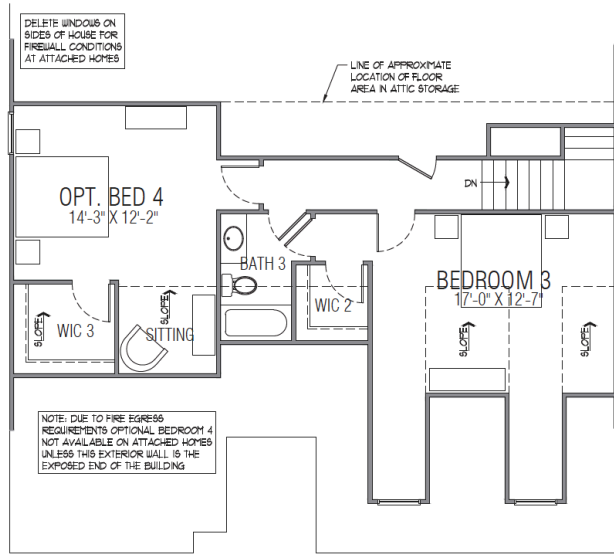
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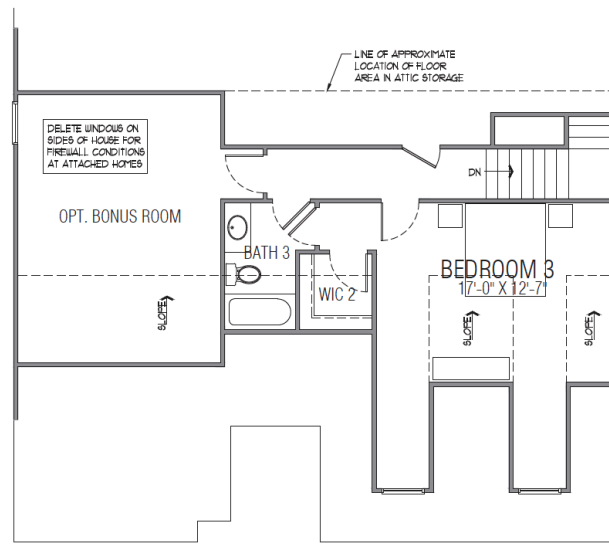
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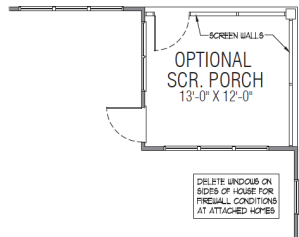
Hanover Options



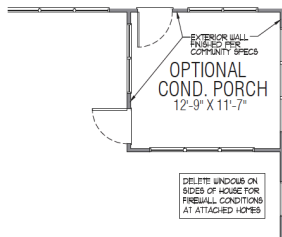
OPTIONAL BEDROOM 4
HANOVER SCALE 1/8" = 1'-0"



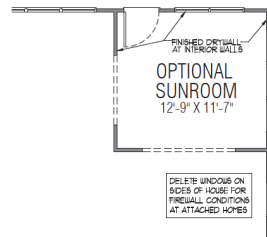
OPTIONAL BONUS ROOM
HANOVER SCALE 1/8" = 1'-0"



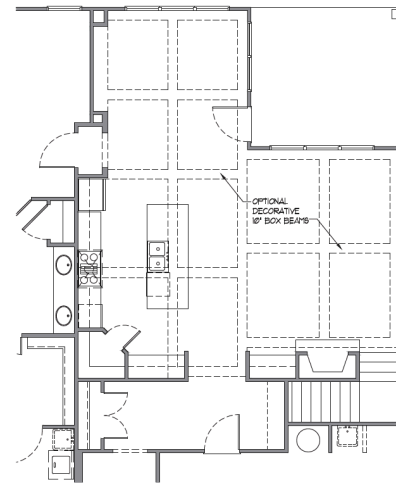
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



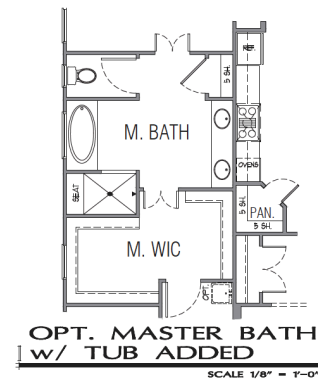
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



OPT. SUNROOM
SCALE 1/8" = 1'-0"



OPTIONAL CEILING BEAMS
SCALE 1/8" = 1'-0"

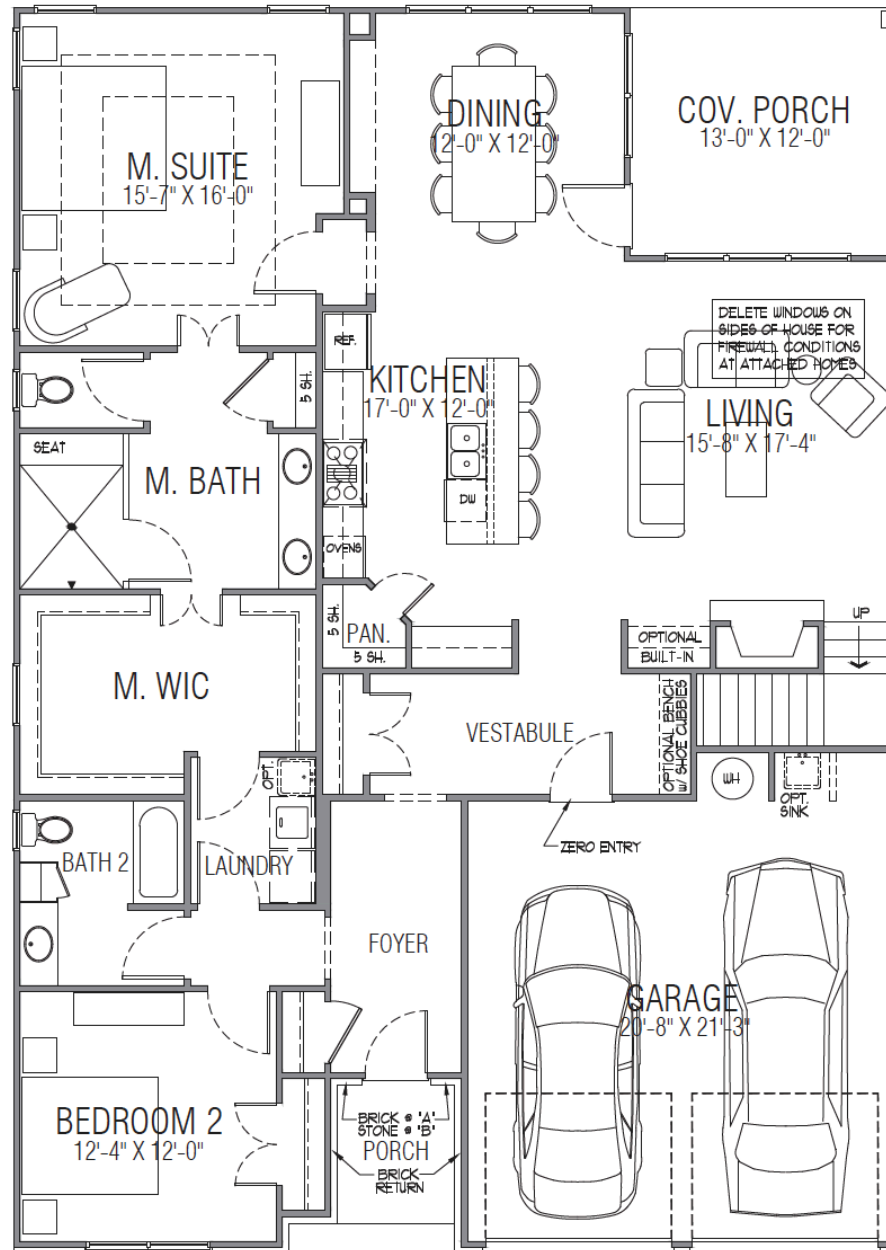


**OPT. MASTER BATH
w/ TUB ADDED**
SCALE 1/8" = 1'-0"

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Hanover Floor Plan

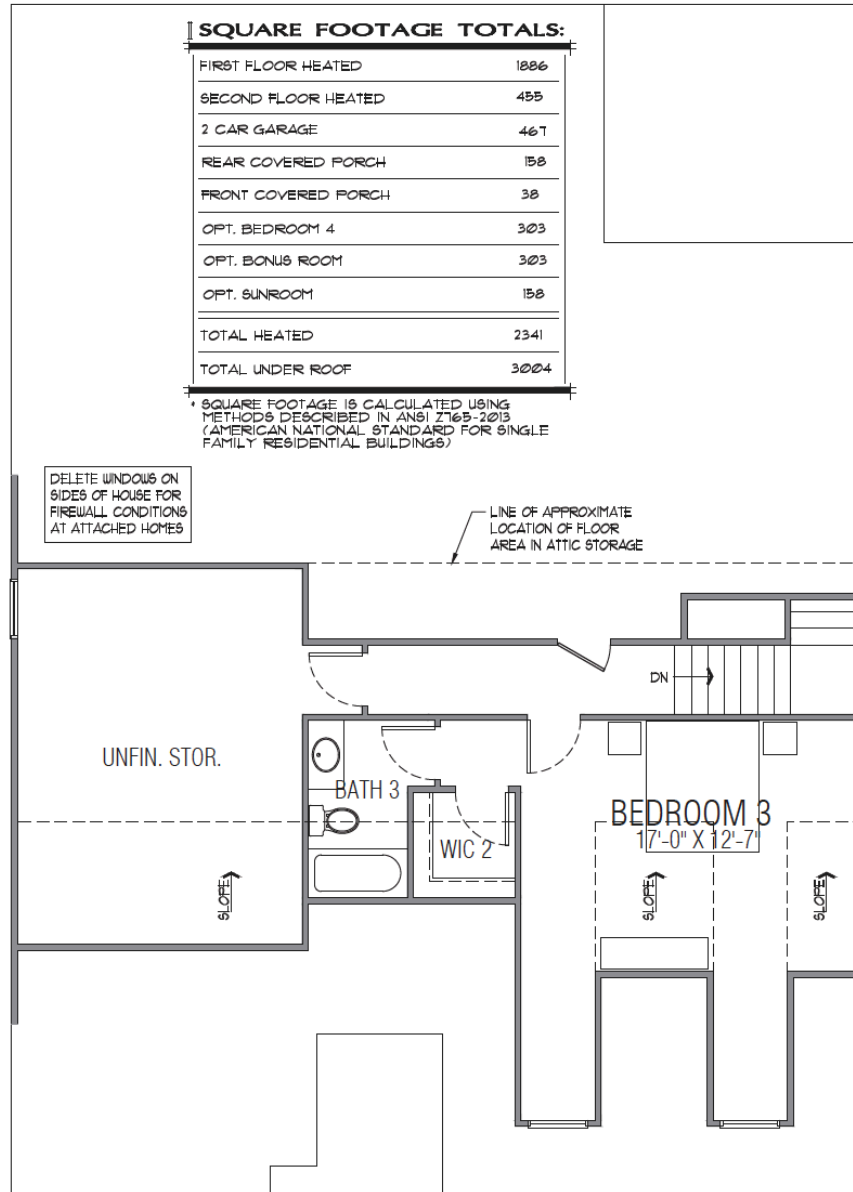
Main
Level



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Hanover Floor Plan

Upper
Level



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Newbury A

Attached Villa

2298 Square Feet • 3 Bedrooms, 3 Baths

Bonus Room

THE OVERLOOK

—AT OLD ATLANTA—



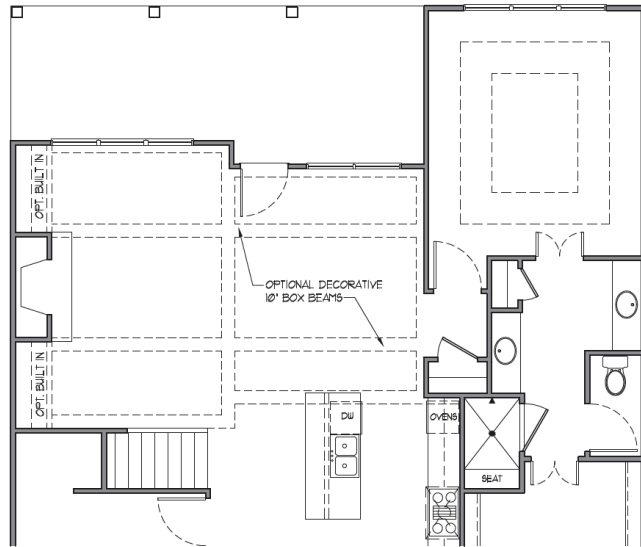
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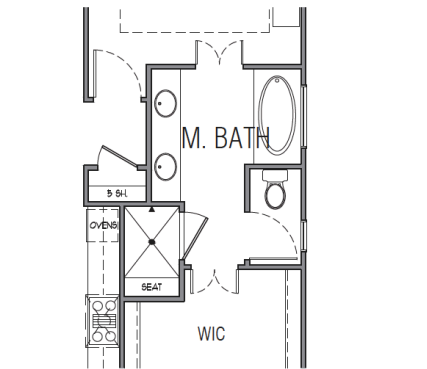
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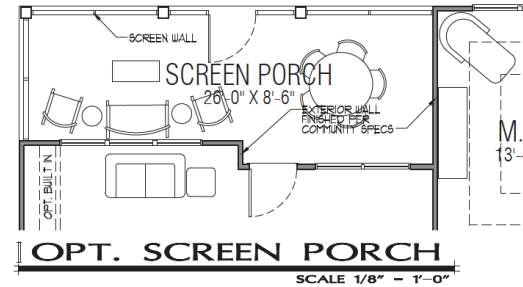
Newbury Options



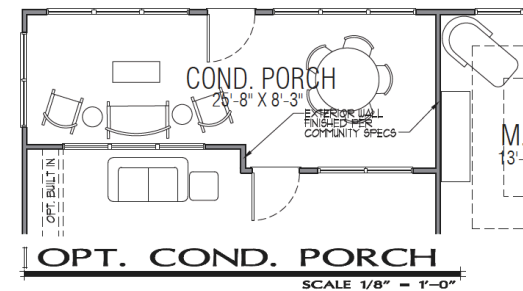
OPT. CEILING BEAMS
SCALE 1/8" = 1'-0"



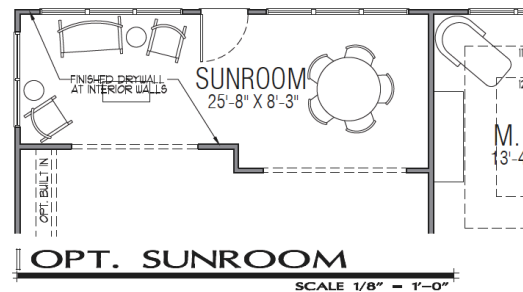
**OPT. MASTER BATH
w/ TUB ADDED**
SCALE 1/8" = 1'-0"



OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



OPT. COND. PORCH
SCALE 1/8" = 1'-0"

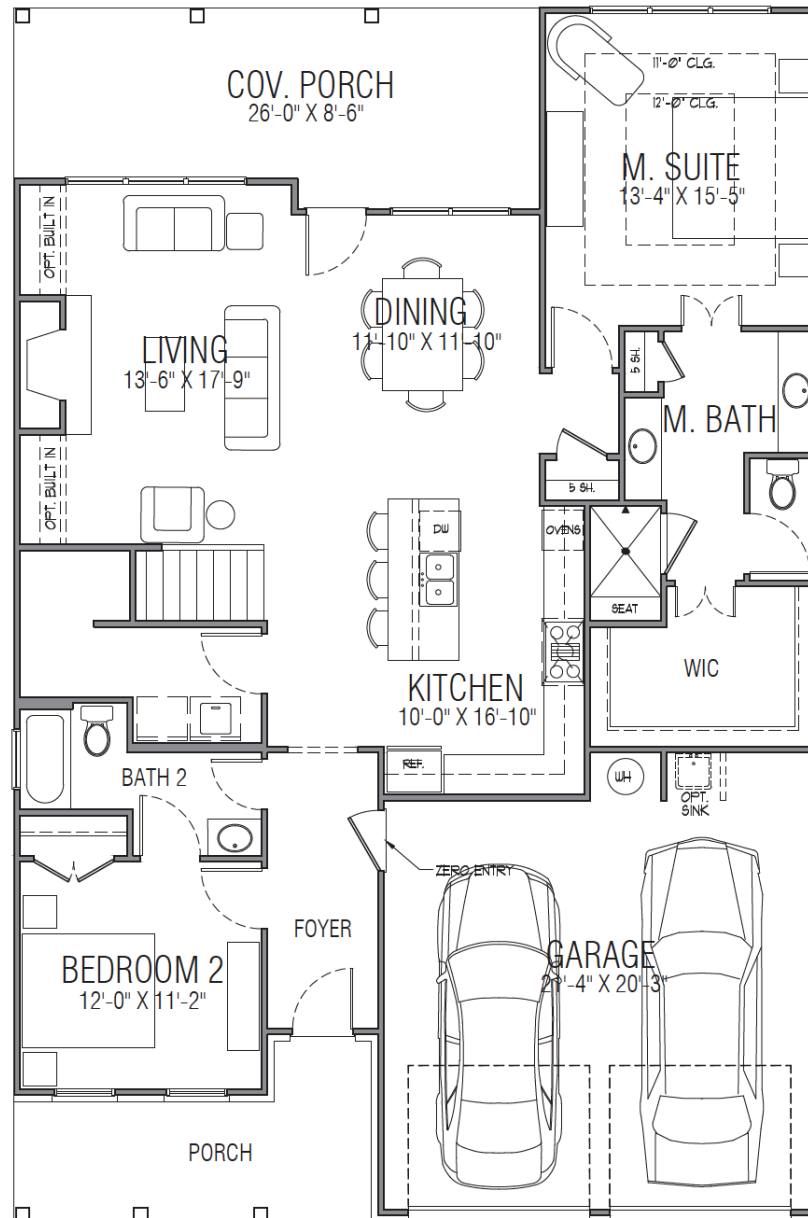


OPT. SUNROOM
SCALE 1/8" = 1'-0"

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Newbury Floor Plan

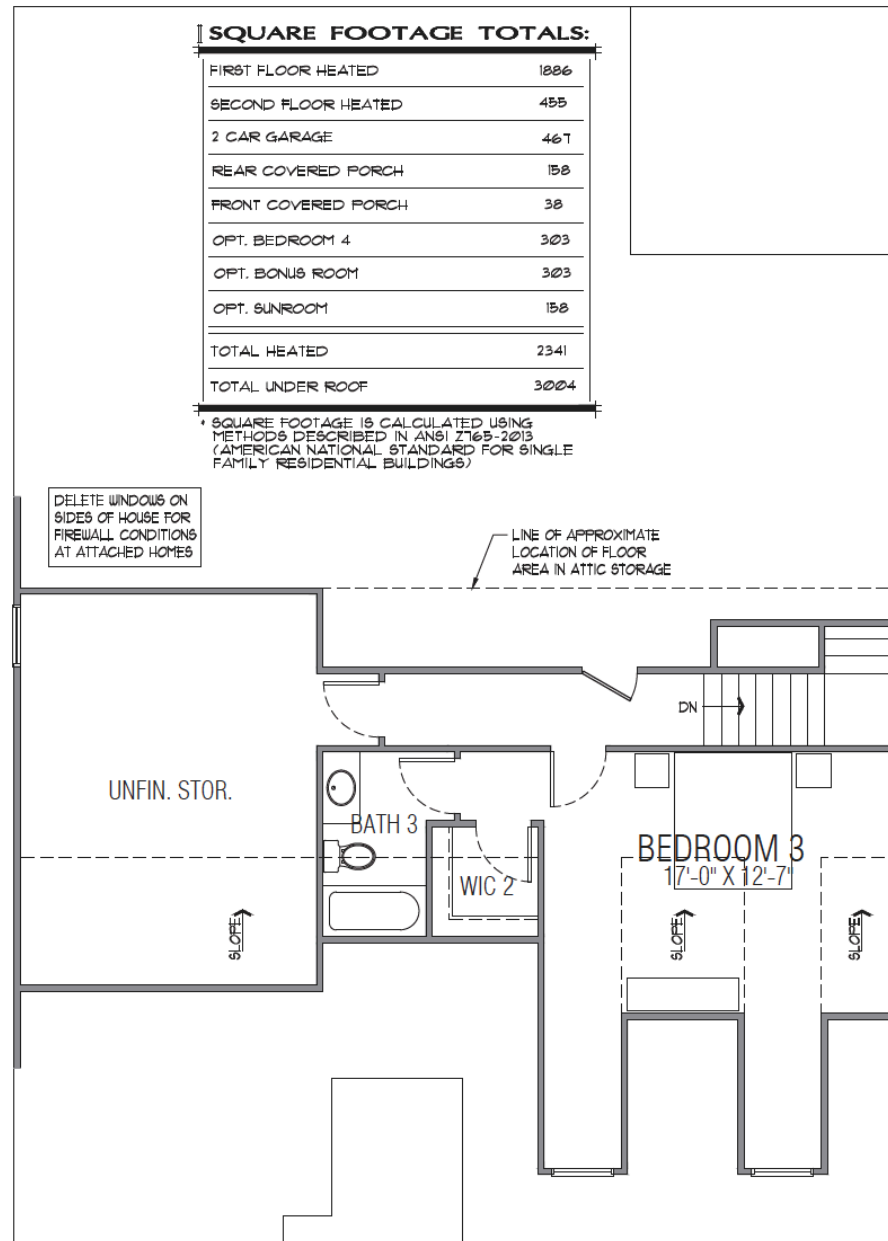
Main
Level



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Newbury Floor Plan

Upper
Level



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Newbury B

Attached Villa

2298 Square Feet • 3 Bedrooms, 3 Baths

Bonus Room

THE OVERLOOK

—AT OLD ATLANTA—



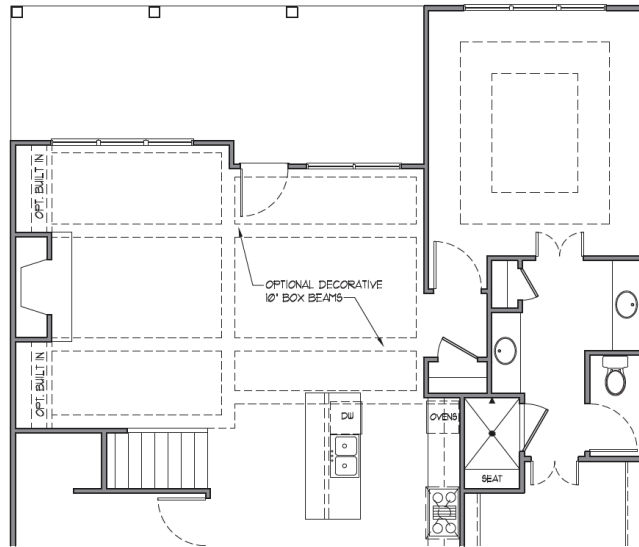
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— COMMUNITIES —

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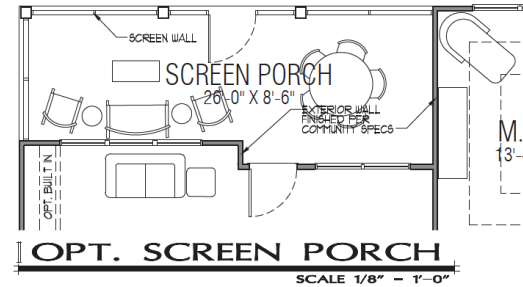
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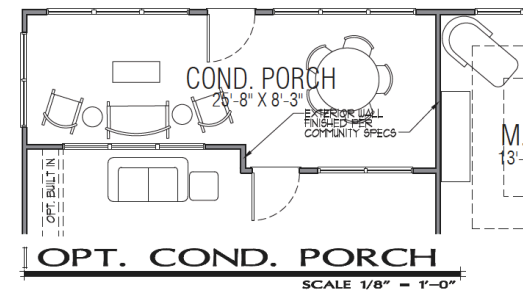
Newbury Options



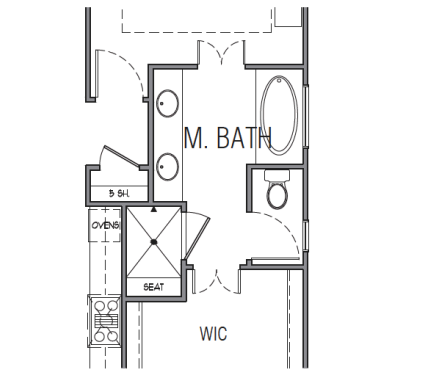
OPT. CEILING BEAMS
SCALE 1/8" = 1'-0"



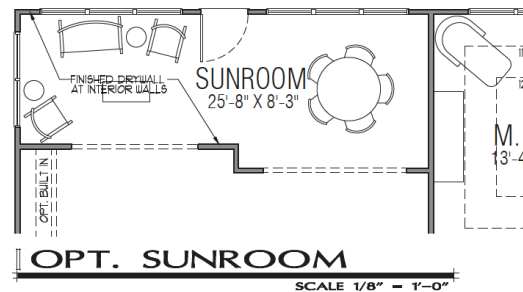
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



OPT. COND. PORCH
SCALE 1/8" = 1'-0"



**OPT. MASTER BATH
w/ TUB ADDED**
SCALE 1/8" = 1'-0"

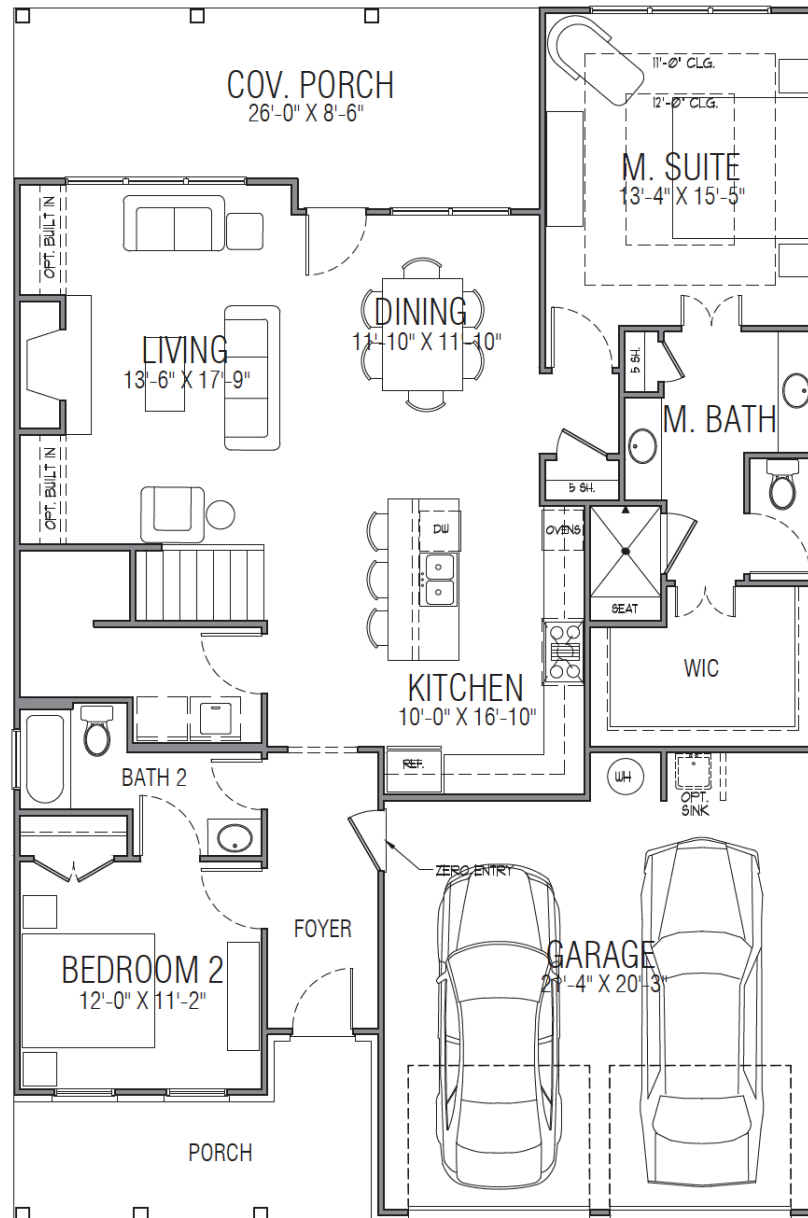


OPT. SUNROOM
SCALE 1/8" = 1'-0"

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Newbury Floor Plan

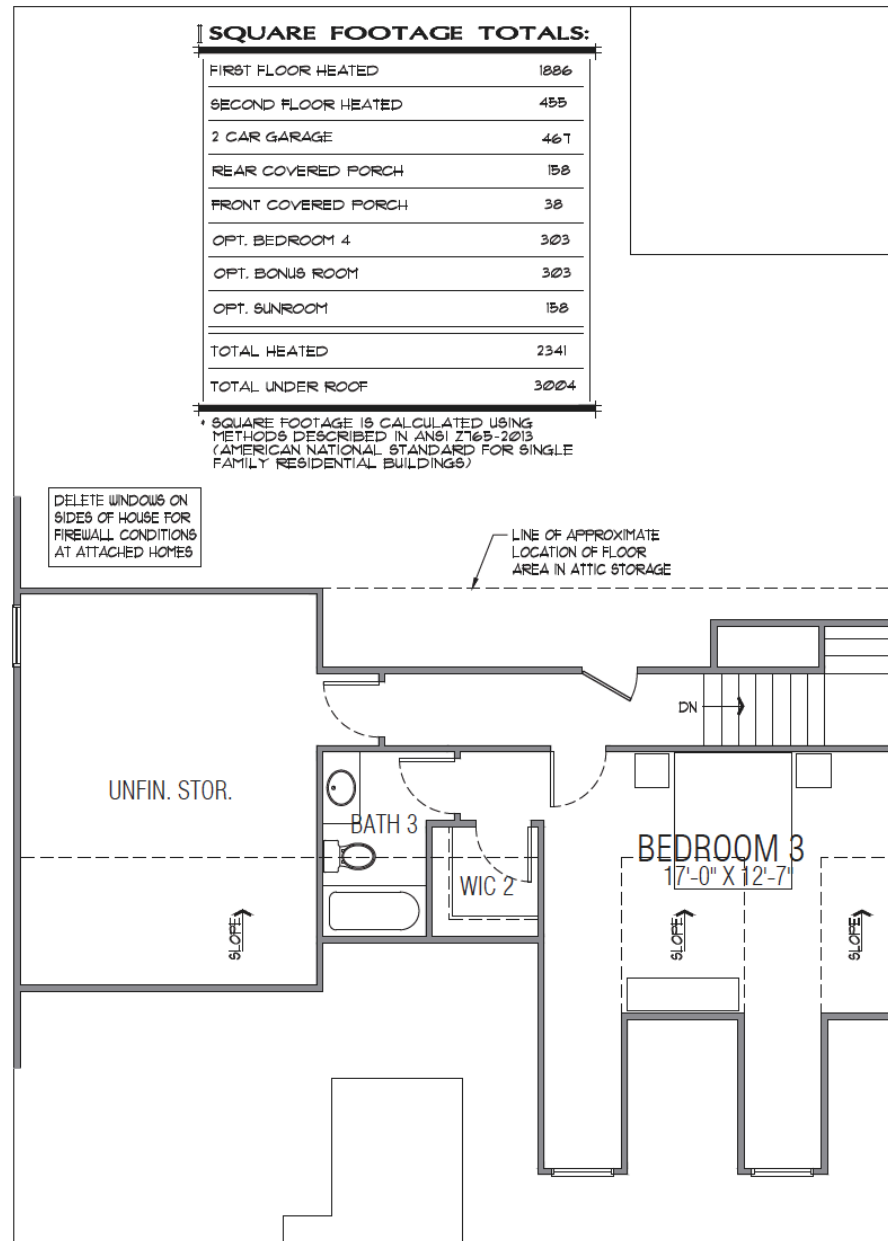
Main
Level



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Newbury Floor Plan

Upper
Level



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Initiation Fee (*This fee is paid at closing.*) **\$1500.00**
This fee is used to capitalize the Master Association.

Monthly Fee (*This fee is pro-rated at closing and paid each month.*) **\$200.00**

This fee includes:

Homeowner Services:

Curbside trash removal

Landscape maintenance (trim bushes, mow grass, pine straw twice per year)

Irrigation water specific to the home paid for by the homeowner outside of
monthly fee

Master Common Area Services:

Irrigation maintenance and water

Fence and entrance gate maintenance in common areas

Landscape maintenance

Maintenance and repair of swimming pool, walking trail, community
garden, tennis courts and clubhouse

Street maintenance and repair

Street lighting

Professional management of association and community

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Initiation Fee *(This fee is paid at closing.)* **\$1500.00**
 This fee is used to capitalize the Master Association.

Capital Fee *(This fee is paid at closing.)* **\$480.00**
 This fee is used to capitalize the condominium homeowner's association.

Monthly Fee *(This fee is pro-rated at closing and paid each month.)* **\$240.00**

This fee includes:

Homeowner Services:

- Curbside trash removal
- Landscape maintenance (trim bushes, mow grass, pine straw twice per year)
- Irrigation water specific to condominium unit paid for by homeowner outside of monthly fee

Condominium Common Area Services:

- Irrigation maintenance and water
- Building exterior maintenance and repair (read condo documents for specifics)
- Fire, hazard, liability and building insurance coverage
- Termite treatment bond
- Capital Reserve Fund (replace or repair roofs, exterior painting, driveways, sidewalks, streets, etc.)

Master Common Area Services:

- Irrigation maintenance and water
- Fence and entrance gate maintenance in common areas
- Landscape maintenance
- Maintenance and repair of swimming pool, walking trail, community garden, tennis courts and clubhouse
- Street maintenance and repair
- Street Lighting
- Professional management of association and community

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