

NESTLEDOWN — FARM —



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Area Map

NESTLEDOWN —FARM—

Nestledown Farm

SHOPPING

1. Ingles Market
2. Kroger
3. Costco Wholesale
4. Sprouts Farmers Market
5. Target, Lowe's, Walmart and Home Depot
6. Publix
7. Vickery Village
8. The Collection at Forsyth
9. Alpharetta Farmers Market
10. Avalon
11. Northpoint Mall
12. Northpoint Market

PARKS & RECREATION

13. Hawks Ridge Golf Club
14. Sawnee Mountain Park
15. Sawnee Mountain Preserve
16. Central Park
17. Tidwell Park
18. Mary Alice Boat Park
19. Lanier Golf Club
20. Forsyth YMCA
21. Echelon Golf Club
22. The Manor Golf & Country Club
23. Polo Golf & Country Club
24. Fowler Park
25. Trophy Club of Atlanta
26. Crooked Creek Club
27. Ed Isakson/Alpharetta Family YMCA

CULTURAL VENUES

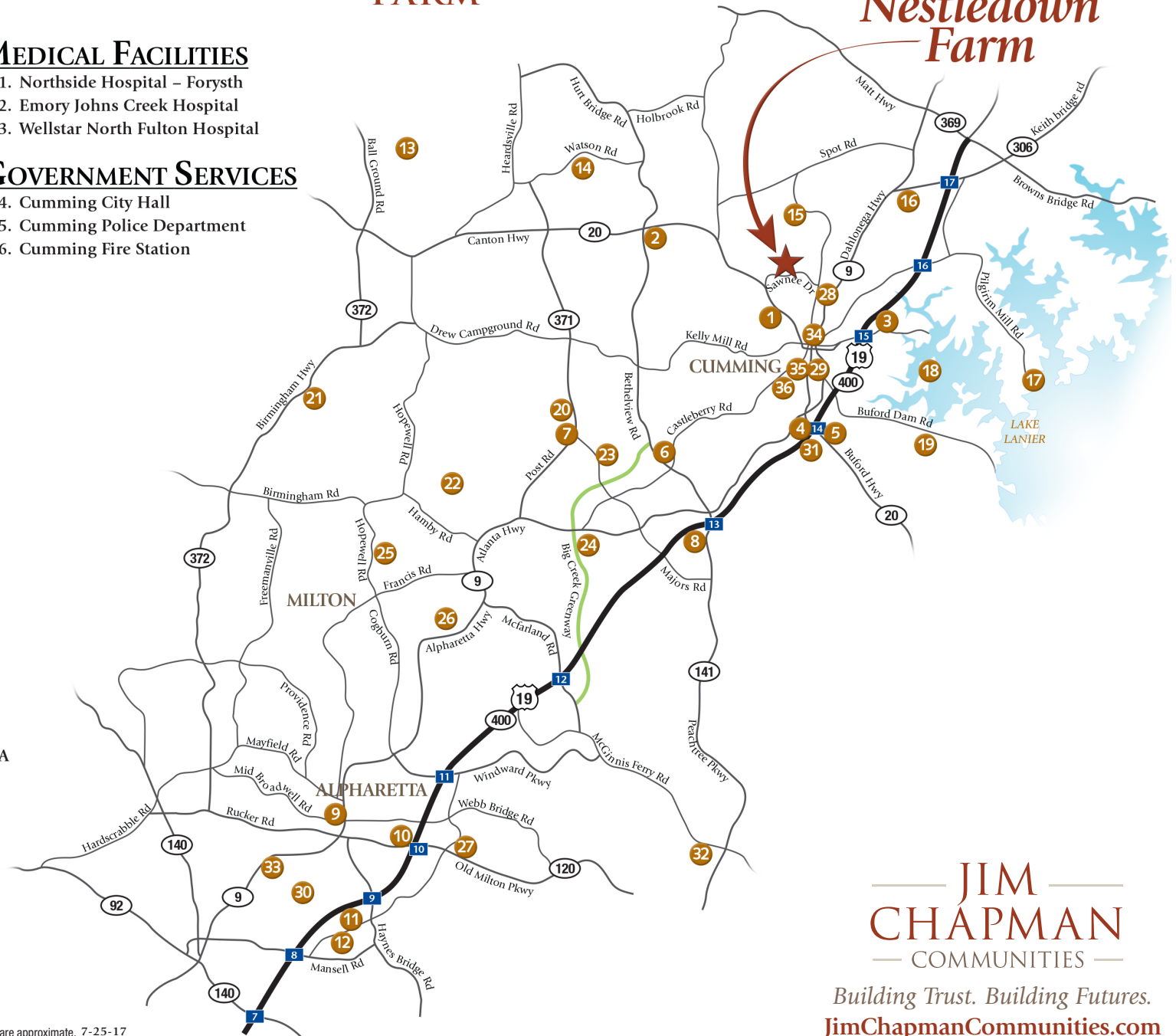
28. Forsyth County Senior Center & Forsyth County Public Library
29. Carmike Cinemas Movies 400 12
30. Verizon Wireless Amphitheatre

MEDICAL FACILITIES

31. Northside Hospital – Forsyth
32. Emory Johns Creek Hospital
33. Wellstar North Fulton Hospital

GOVERNMENT SERVICES

34. Cumming City Hall
35. Cumming Police Department
36. Cumming Fire Station



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Base Prices

NESTLEDOWN — FARM —

Denton A	2,229 sq ft	3 Bedrooms / 3 Bathrooms	\$359,900
Denton B	2,229 sq ft	3 Bedrooms / 3 Bathrooms	\$364,900
Avon A	2,300 sq ft	3 Bedrooms / 3 Bathrooms	\$362,900
Avon B	2,300 sq ft	3 Bedrooms / 3 Bathrooms	\$367,900
Newcomb A	2,298 sq ft	3 Bedrooms / 3 Bathrooms / Bonus Room	\$365,900
Newcomb B	2,298 sq ft	3 Bedrooms / 3 Bathrooms / Bonus Room	\$370,900
Hanson A	2,341 sq ft	3 Bedrooms / 3 Bathrooms	\$368,900
Hanson B	2,341 sq ft	3 Bedrooms / 3 Bathrooms	\$373,900
Lexington A	2,658 sq ft	3 Bedrooms / 3.5 Bathrooms	\$374,900
Lexington B	2,658 sq ft	3 Bedrooms / 3.5 Bathrooms	\$379,900
Lexington C	2,658 sq ft	3 Bedrooms / 3.5 Bathrooms	\$379,900
Lexington D	2,658 sq ft	3 Bedrooms / 3.5 Bathrooms	\$382,400
Keswick A	2,512 sq ft	3 Bedrooms / 3.5 Bathrooms	\$372,900
Wakefield A	2,859 sq ft	4 Bedrooms / 3.5 Bathrooms	\$382,900

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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. 7-25-17

NESTLEDOWN — FARM —

Homesite	Premium
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$2,500
8	\$5,000
9	\$5,000
10	\$5,000
11	\$5,000
12	\$5,000
13	\$10,000
14	\$7,500
15	\$5,000
16	\$7,500
17	\$5,000

Homesite	Premium
18	\$5,000
19*	\$5,000
20	\$5,000
21	\$5,000
22	\$5,000
23	\$3,500
24	\$3,500
25	\$5,000
26	\$5,000
27	\$5,000
28	\$5,000
29	\$7,500
30	\$10,000
31	\$10,000
32	\$10,000
33	\$7,500
34	\$5,000

Homesite	Premium
64	\$3,500
65	\$3,500
66	\$5,000
67	\$10,000
68	\$10,000
69	\$10,000
70	\$10,000
71	\$10,000
72	\$10,000
73	\$10,000
74	\$3,500
75	\$0
76	\$0
77	\$0
78	\$0
79	\$0
80	\$0

* = Model Home

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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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Features & Specifications

NESTLEDOWN — FARM —

COMMUNITY FEATURES

- Private gated 55+ age-restricted community 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, expansive front veranda and a pickle ball court
- Large outdoor pool and community gardens
- Walking and pet friendly community offering sidewalks on the interior community roads
- Landscaping of homes is maintained by the mandatory Homeowners Association promoting a maintenance-free lifestyle

EXTERIOR FEATURES

Architecturally Inspired and Built to Last

- Designer-selected paint colors
- Front elevations designed with cementitious siding, shakes with brick and cultured stone accents, sides and rear elevations are cementitious siding (per plan)
- Spacious Southern front entry porch with columns and bead-board ceilings (per plan)
- Spacious rear patios (per plan)
- Maintenance-free smooth fiberglass 3/4 lite front door
- Exterior doors double bored for dead bolt (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
- Four upgrade options are available for rear porch (per plan):
 1. Covered open air porch includes: brushed concrete floor and columns (per plan) with 2 recessed cans and ceiling fan with light kit

2. Screened-in covered porch includes: choice of three outdoor tiles, painted bead-board ceiling, 2 recessed can lights, exterior ceiling fan with light kit and screen door to outside.
 3. Fully enclosed heated and cooled porch with windows - Exterior finishes inside structure include: choice of three outdoor tiles, painted bead-board ceiling, 2 recessed can lights, exterior ceiling fan with light kit and a steel 1 lite French door to outside.
 4. Fully enclosed heated and cooled porch with windows - Interior finishes inside structure includes: raised floor, carpet, smooth finished drywall walls and ceiling, 2 recessed can lights, interior ceiling fan with light kit, and a steel 1 lite French door to outside
- 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 patio and garage (per plan)
 - Professionally designed and installed landscaping with Bermuda sod on 4 sides and nursery grown plants in front
 - 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
- Tile back splash
- Recessed cans (per plan)

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Features & Specifications

NESTLEDOWN — FARM —

KITCHEN FEATURES (continued)

Designer Inspired Elegance

- Granite Countertop with eased or 1/4" beveled edge
- Kohler Simplice Sink Fixture with single lever handle in brushed nickel
- Whirlpool Stainless Steel 30" gas cooktop
- Whirlpool Stainless Steel microwave / hood vented to the outside
- Whirlpool Stainless Steel built-in dishwasher
- Whirlpool Stainless Steel Double Oven

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 four inch spread
- Comfort height elongated commode
- Step-less shower
- Ceramic-tiled floor and shower surround / floor
- Brushed Nickel glass shower door enclosure (per plan)
- Tiled bench seat (per plan)
- Optional Garden Tubs (per plan)

Secondary Baths Include:

- Gentlemen's height vanities with full 42" high mirrors
- Cultured marble vanity tops with integrated bowls
- Kohler Alteo brushed nickel fixtures with centerset four inch spread
- Comfort height elongated commode
- Ceramic-tiled floors and acrylic bath tub with ceramic tile shower surround

INTERIOR FEATURES

Designer Inspired Elegance

- 5 1/4" Speed Base
- 2-Panel Smooth Square Carrara Style interior doors
- Windows Cased with 371 casing with wood jambs

- 4" Crown Mould standard on 1st floor in main living spaces – foyer, kitchen, dining, family, master bedroom, master bathroom and hallways (per plan)
- Brushed nickel door handles – lever style
- Black Metal interior stair pickets (per plan)
- Oversized master bedrooms with walk-in closet (per plan)
- 42" gas log fireplace in family room (per plan)
- Bush mantel and Crema Europa surround
- Walk-in laundry rooms - full-size washer / dryer hook-ups. Ventilated shelving. One row above appliances
- Cable TV ready bedrooms, family room
- Phone-ready kitchen
- Pre-wired for security system: exterior doors, motion sensor and two key pad locations
- Ceiling fan with light kit in family room, master bedroom
- Smoke/Carbon Monoxide detectors per code
- Ventilated shelving in all closets

FLOORING

Designer Inspired Elegance

- Prefinished 5" Engineered hardwood flooring in foyer, kitchen/breakfast, garage entry and powder (per plan)
- Tile on all bathroom floors and shower surrounds and laundry floor
- Carpet with 6 lb. high density pad in all bedrooms, closets, family room, dining room, hallways and stairs (per plan)

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Features & Specifications

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CHAPMAN ACCESSIBILITY PACKAGE

- Step-less entrance from garage
- Meets ALL Program standards – A Livable Lifestyle Home (per plan)
(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-30 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) (www.NewHomeAtl.com)
- Homeowner Referral Program

Builder reserves the right to substitute materials of comparable quality. All specifications and features are subject to change at builder's discretion, without notice. 7-25-17

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Denton

2,229 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Denton A Elevation



Denton B Elevation

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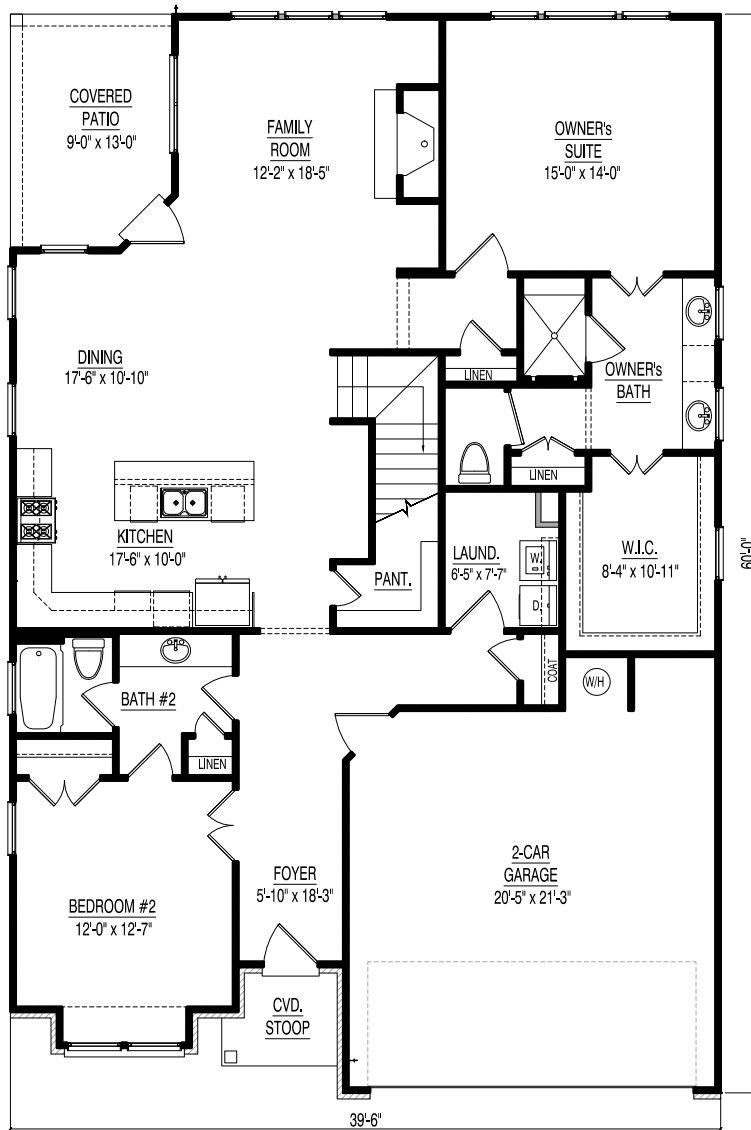
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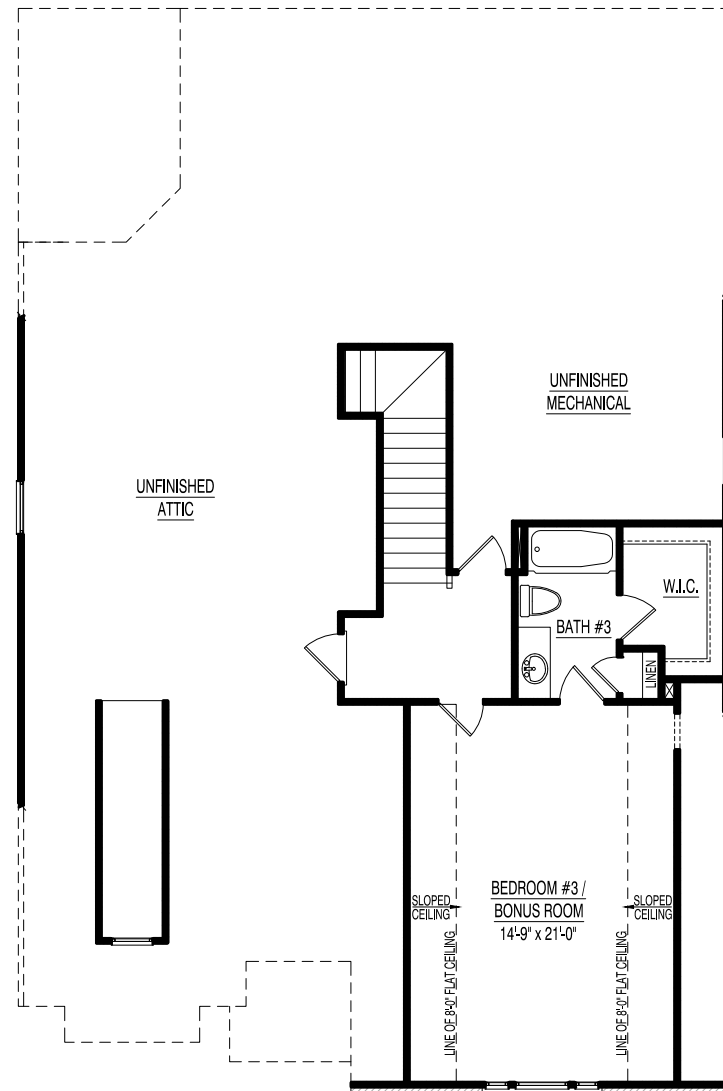
Denton Floor Plan

NESTLEDOWN — FARM —

Main
Level



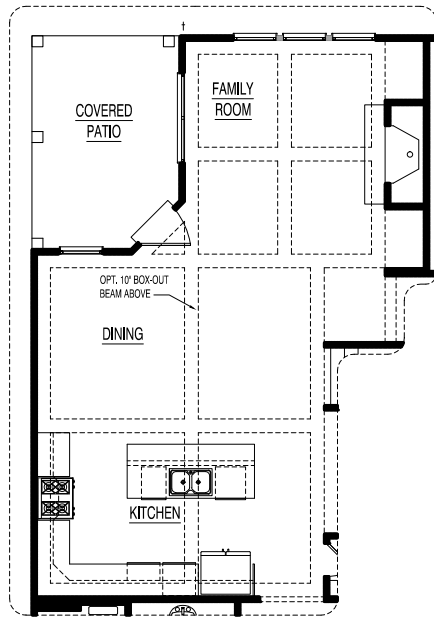
Upper
Level



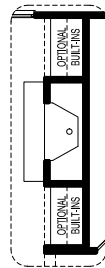
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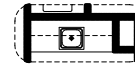
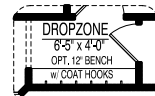
NESTLEDOWN — FARM —



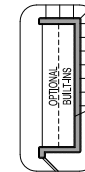
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



**"OPTIONAL" BENCH
w/ COAT HOOKS
AT DROPZONE**

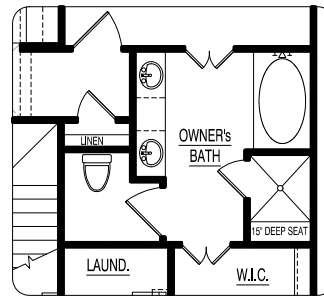


**"OPTIONAL" BUILT-INS
w/ SINK AT LAUNDRY**

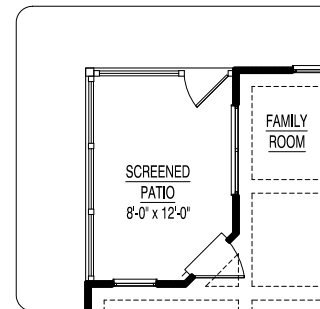


**"OPTIONAL" BUILT-INS
AT KITCHEN**

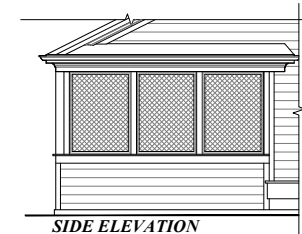
**"OPTIONAL" BUILT-INS
AT FAMILY ROOM**



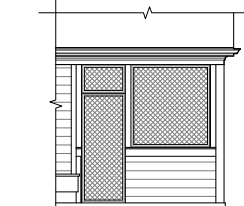
**"OPTIONAL" MASTER BATH
w/ TUB**



"OPTIONAL" SCREENED PATIO



SIDE ELEVATION



REAR ELEVATION

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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Avon

2,300 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Avon A Elevation



Avon B Elevation

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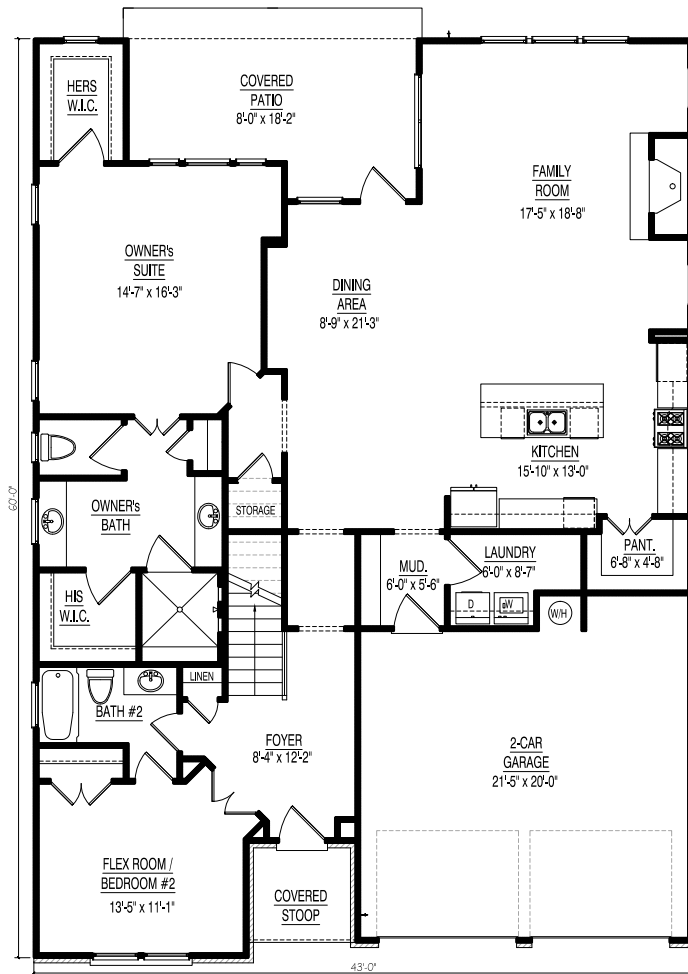
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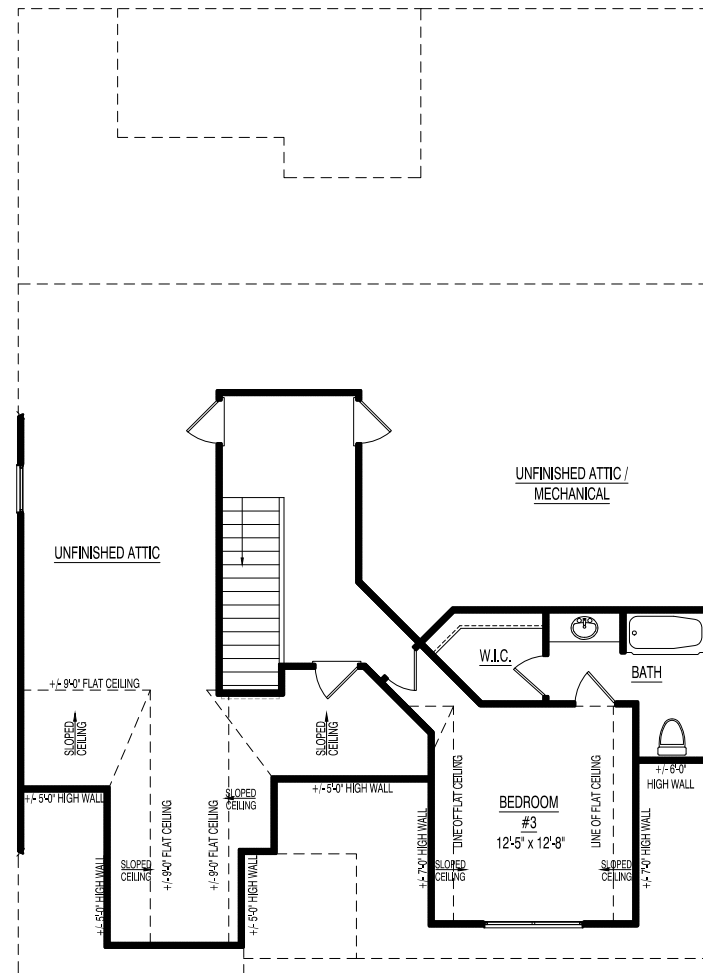
Avon Floor Plan

NESTLEDOWN — FARM —

Main
Level



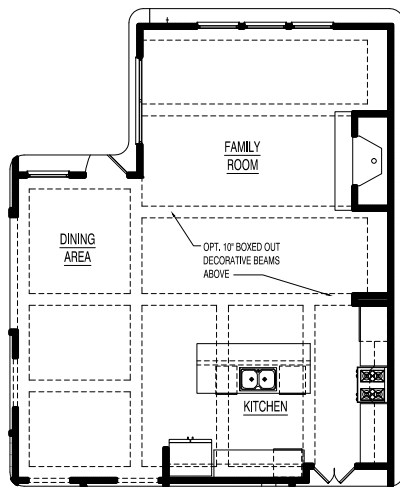
Upper
Level



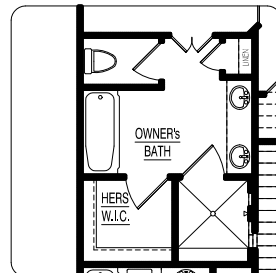
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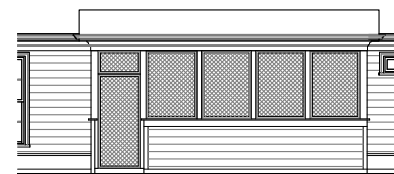
NESTLEDOWN — FARM —



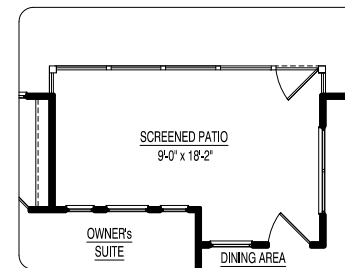
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



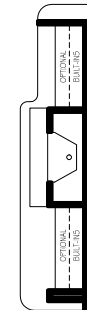
**"OPTIONAL" MASTER BATH
w/ TUB**



REAR ELEVATION



**"OPTIONAL" SCREENED
PATIO**



**"OPTIONAL" BUILT-INS
AT FAMILY ROOM**



**"OPTIONAL" CABINET
w/ SINK
AT LAUNDRY ROOM**

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Newcomb

2,298 Square Feet • 3 Bedrooms, 3 Baths

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Newcomb A Elevation



Newcomb B Elevation

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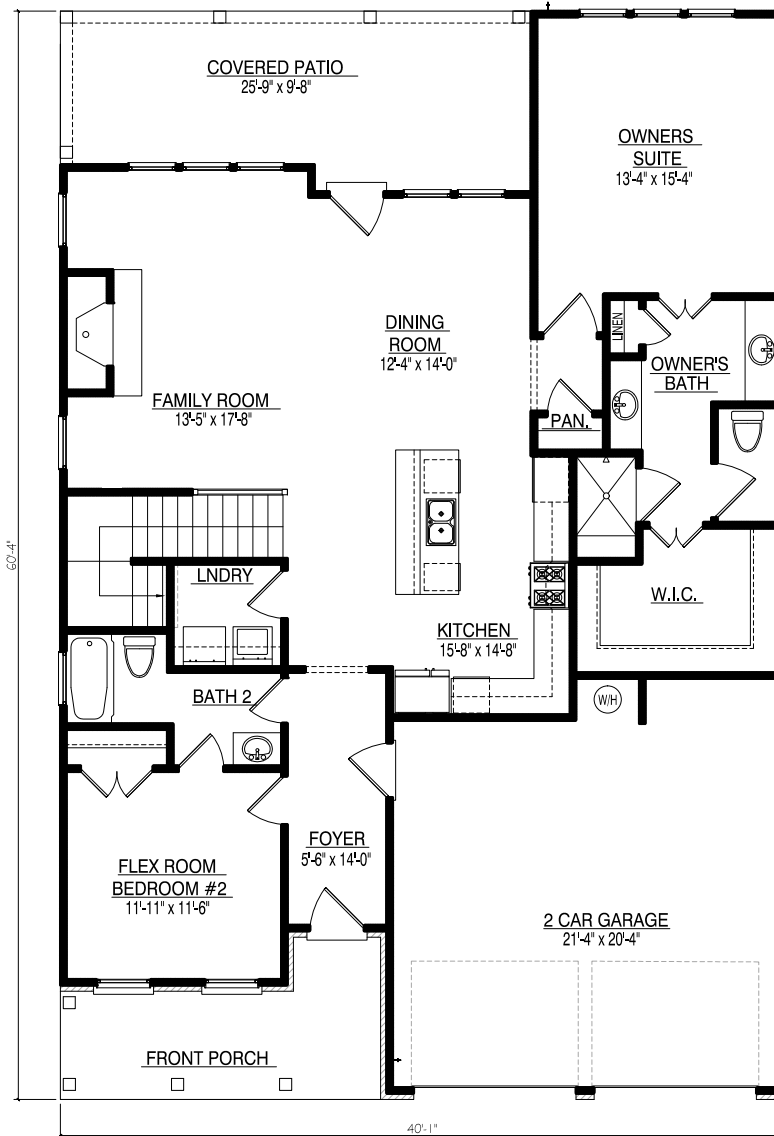
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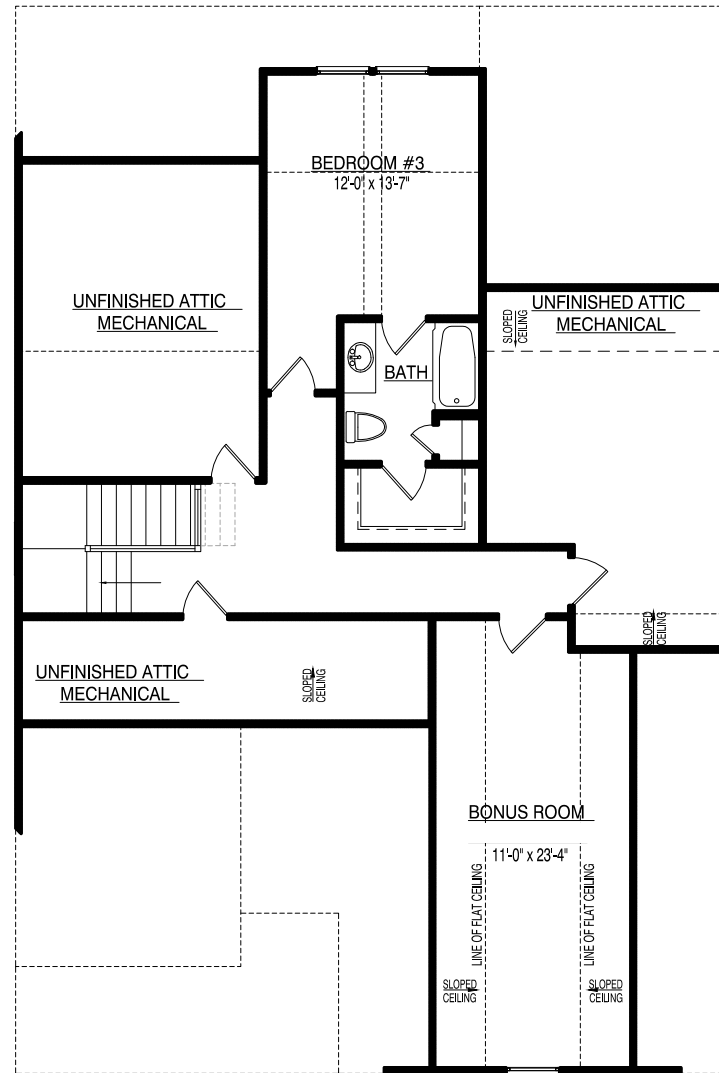
Newcomb Floor Plan

NESTLEDOWN — FARM —

Main
Level



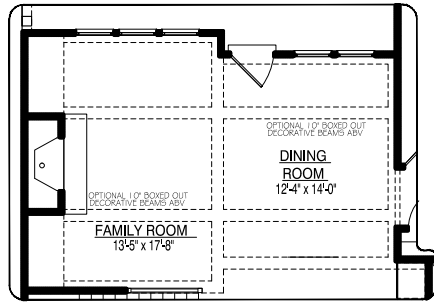
Upper
Level



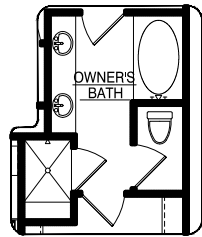
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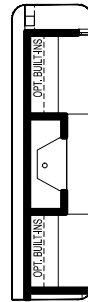
NESTLEDOWN — FARM —



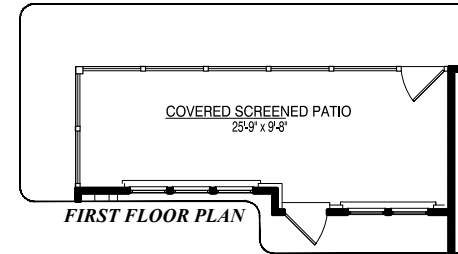
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
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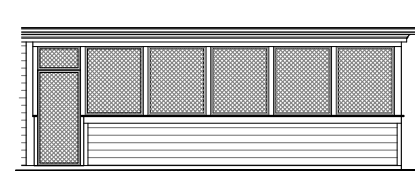
**"OPTIONAL" MASTER BATH
w/ TUB**



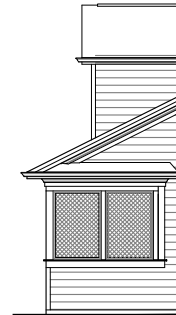
**"OPTIONAL" BUILT-INS
AT FAMILY ROOM**



FIRST FLOOR PLAN



REAR ELEVATION



RIGHT ELEVATION

**"OPTIONAL" SCREENED
PATIO**

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Hanson

2,341 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Hanson A Elevation



Hanson B Elevation

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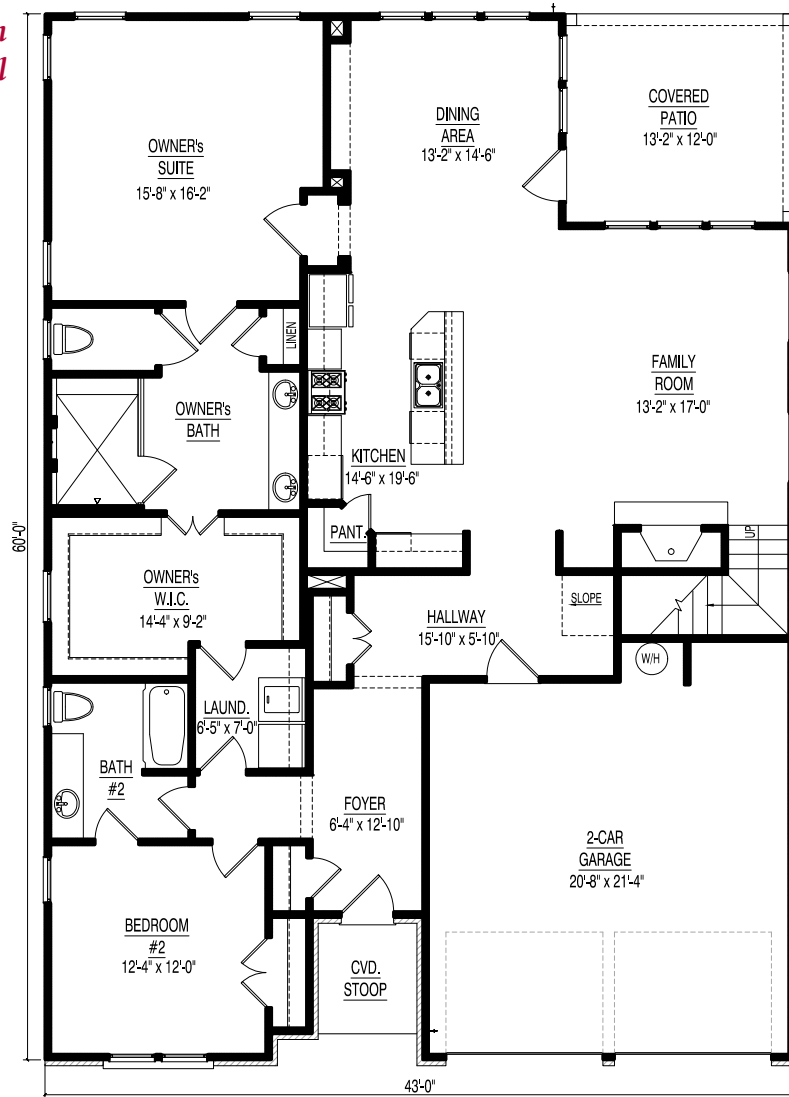
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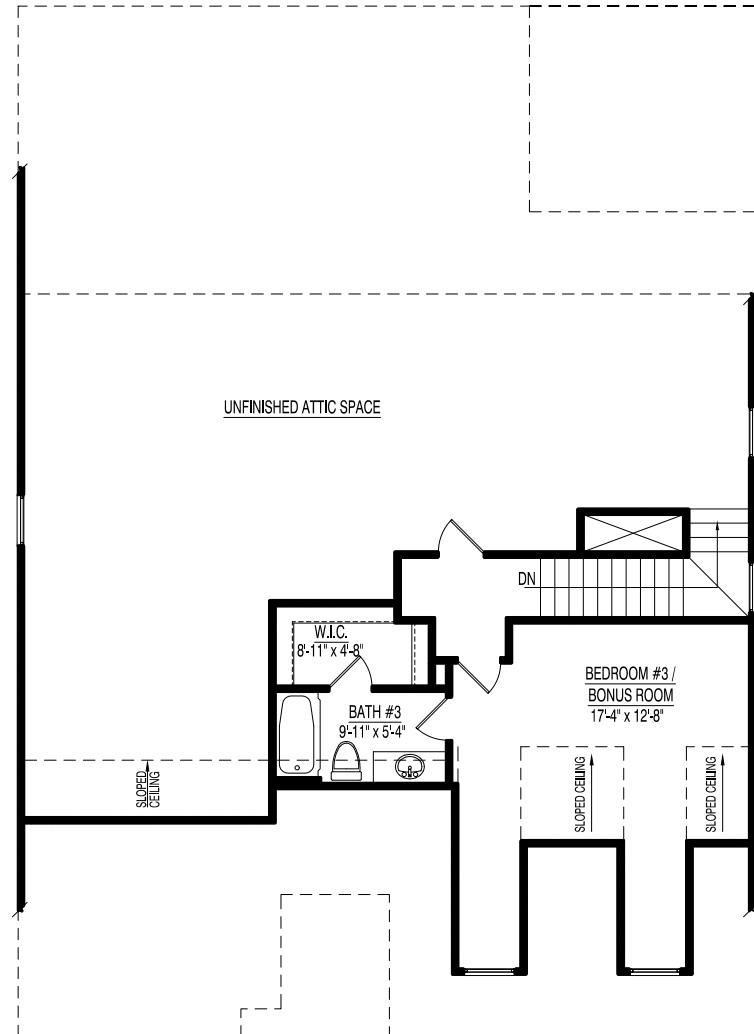
Hanson Floor Plan

NESTLEDOWN — FARM —

Main
Level



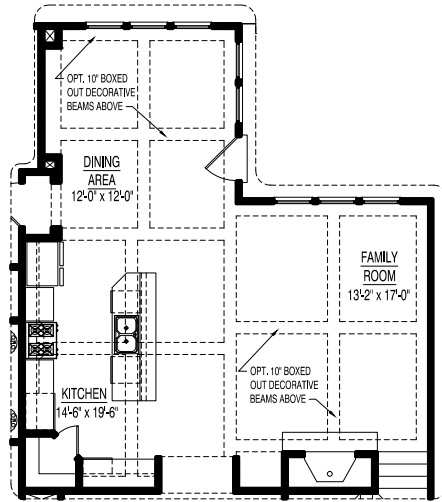
Upper
Level



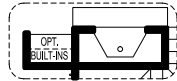
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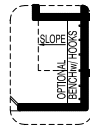
NESTLEDOWN — FARM —



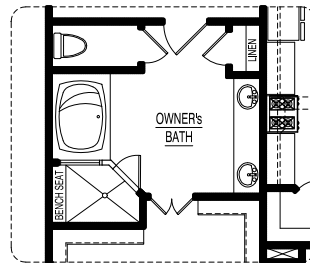
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



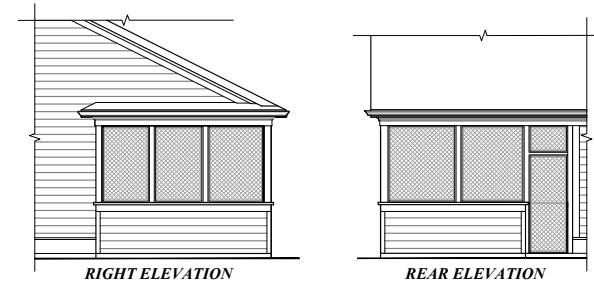
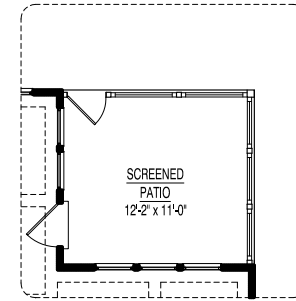
**"OPTIONAL" BUILT-IN
AT FAMILY ROOM**



**"OPTIONAL" BENCH w/ HOOKS
AT HALLWAY**



**"OPTIONAL" MASTER BATH
w/ TUB**



**"OPTIONAL" SCREENED
PATIO**

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Lexington

2,658 Square Feet • 3 Bedrooms, 3.5 Baths

NESTLEDOWN — FARM —



Lexington A Elevation



Lexington B Elevation



Lexington C Elevation



Lexington D Elevation



Lexington E Elevation



Lexington F Elevation

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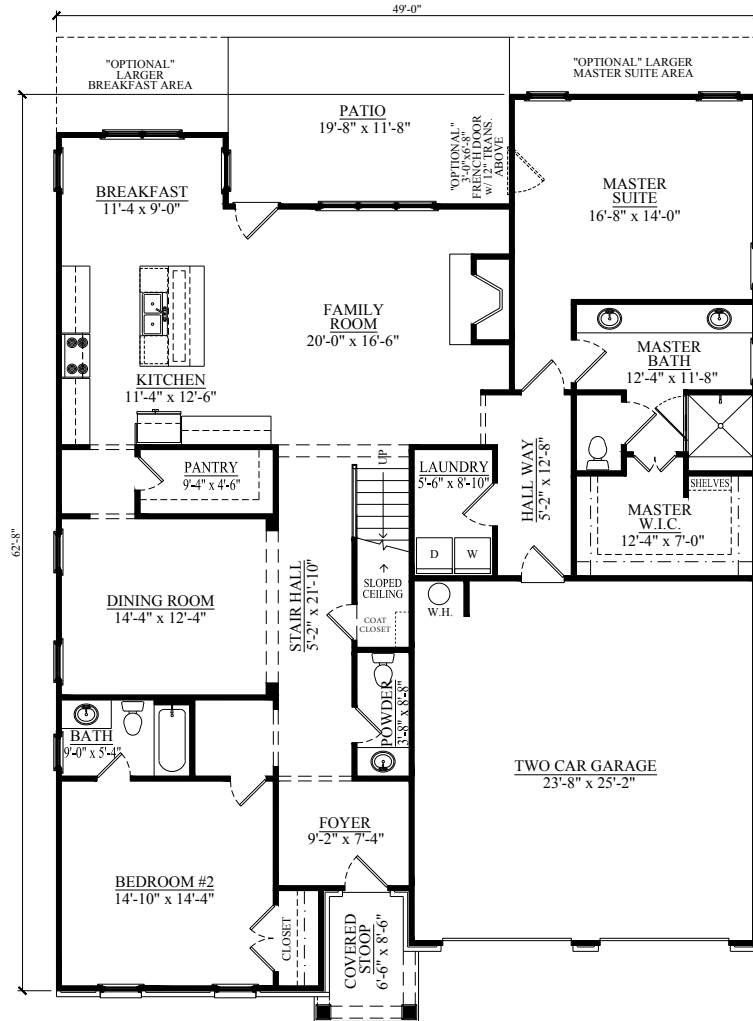
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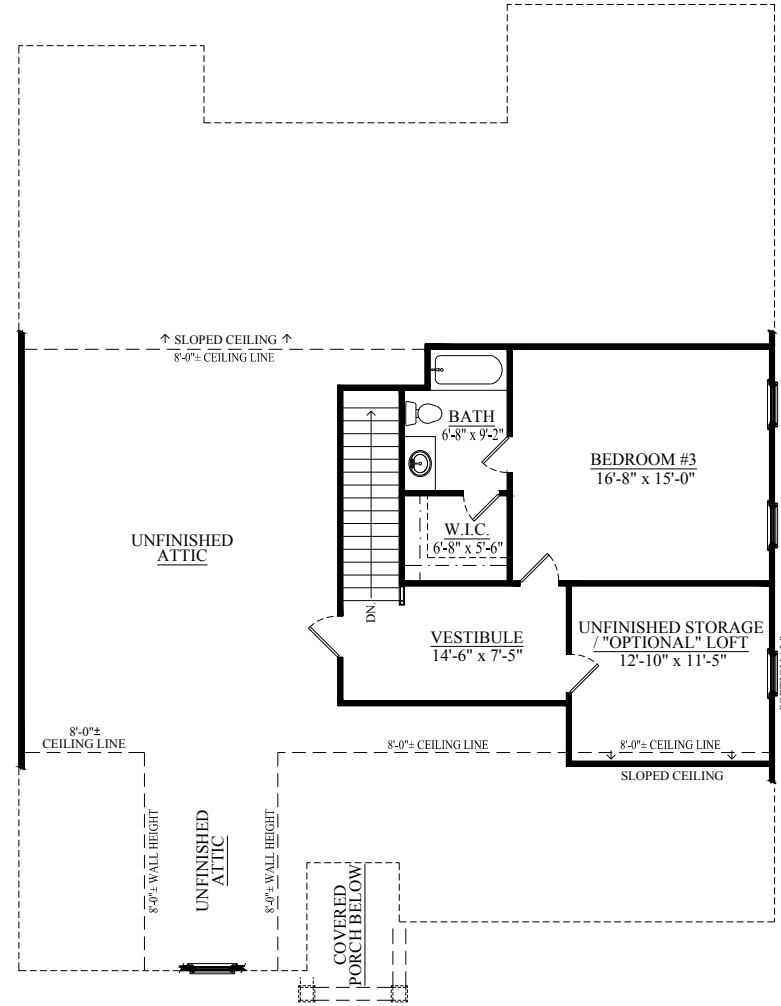
Lexington Floor Plan

NESTLEDOWN — FARM —

Main
Level



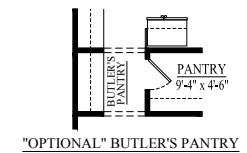
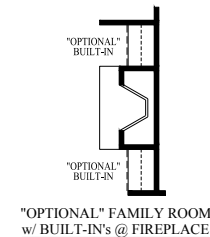
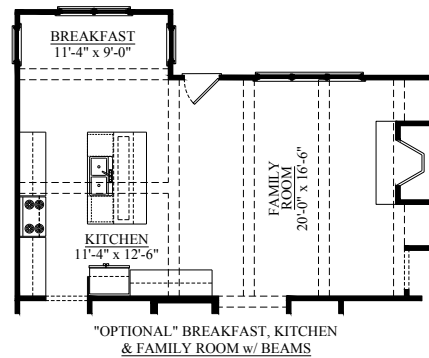
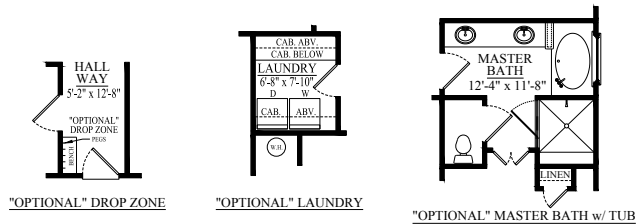
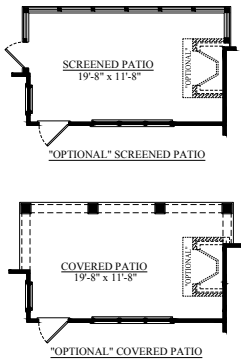
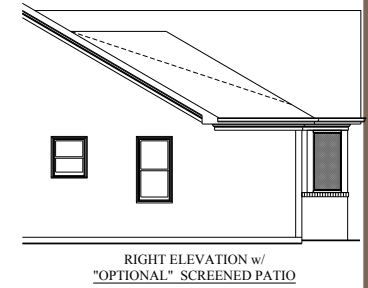
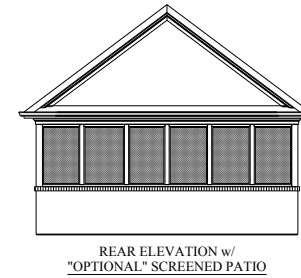
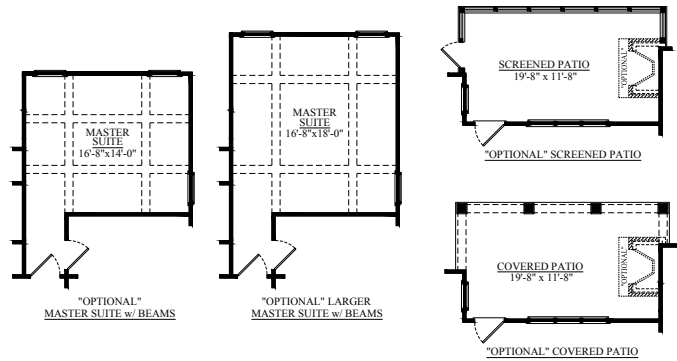
Upper
Level



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NESTLEDOWN — FARM —



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NESTLEDOWN
— FARM —

Homeowner Association Information

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

Monthly Fee *(This fee is pro-rated at closing and paid each month.)* **\$250.00**

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

Common Area Services:

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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