

Base Prices

NESTLEDOWN — FARM —

Denton A	2,229 sq ft	3 Bedrooms / 3 Bathrooms	\$349,900
Denton B	2,229 sq ft	3 Bedrooms / 3 Bathrooms	\$354,900
Avon A	2,284 sq ft	3 Bedrooms / 3 Bathrooms	\$355,900
Avon B	2,284 sq ft	3 Bedrooms / 3 Bathrooms	\$360,900
Newcomb A	2,303 sq ft	3 Bedrooms / 3 Bathrooms / Bonus Room	\$359,900
Newcomb B	2,303 sq ft	3 Bedrooms / 3 Bathrooms / Bonus Room	\$361,900
Hanson A	2,375 sq ft	3 Bedrooms / 3 Bathrooms	\$361,900
Hanson B	2,375 sq ft	3 Bedrooms / 3 Bathrooms	\$366,900
Lexington A	2,640 sq ft	3 Bedrooms / 3.5 Bathrooms	\$374,900
Lexington B	2,640 sq ft	3 Bedrooms / 3.5 Bathrooms	\$379,900
Lexington C	2,640 sq ft	3 Bedrooms / 3.5 Bathrooms	\$379,900
Lexington D	2,640 sq ft	3 Bedrooms / 3.5 Bathrooms	\$382,400
Keswick A	2,600 sq ft	3 Bedrooms / 3.5 Bathrooms	\$372,900
Wakefield A	2,800 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, prior sales and withdrawal without notice 6-20-17

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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Site Map

NESTLEDOWN — FARM —



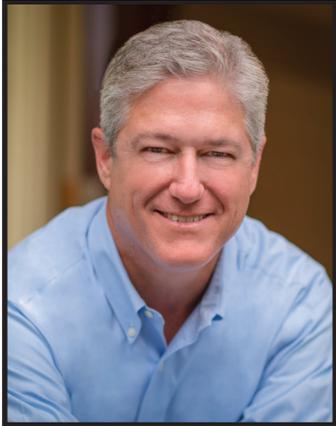
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Information contained herein is subject to change without notice, including change in size, location and configuration of lots, structures, streets and recreational amenities. 6-20-17

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, as well 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 (Secretary) 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 2 pickle ball courts
- Large outdoor pool with outdoor fireplace 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 with transom above
- Exterior doors double bored for dead bolt (included)
- Maintenance-free Low E vinyl windows with screen package – almond colored
- Exterior shutters (per plan)
- Architectural roof shingles with lifetime manufacturer's warranty
- 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 with 2 recessed cans and ceiling fan with light kit(per plan)
 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 lite 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 remotes 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
- Level 1 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 Carrera 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 pads on main level
- 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)

Features & Specifications

NESTLEDOWN — FARM —

CHAPMAN ACCESSIBILITY PACKAGE

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

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
- 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)
- 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 thru 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 a builder's discretion, without notice. 6-20-17

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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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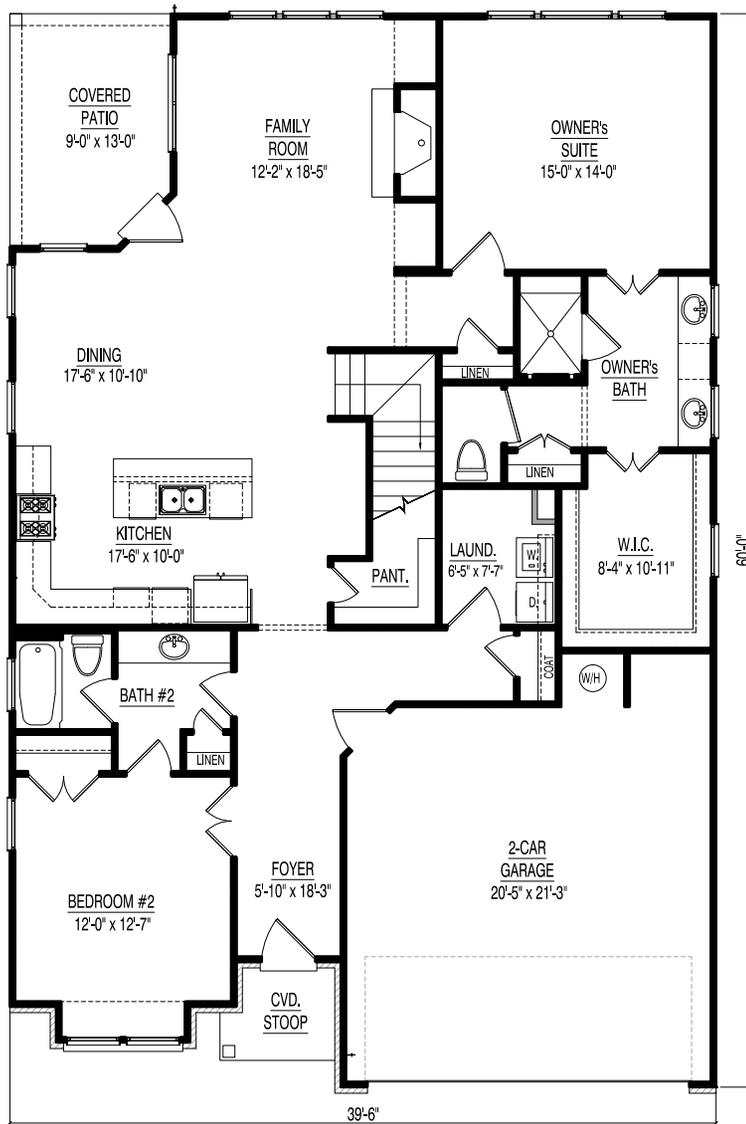
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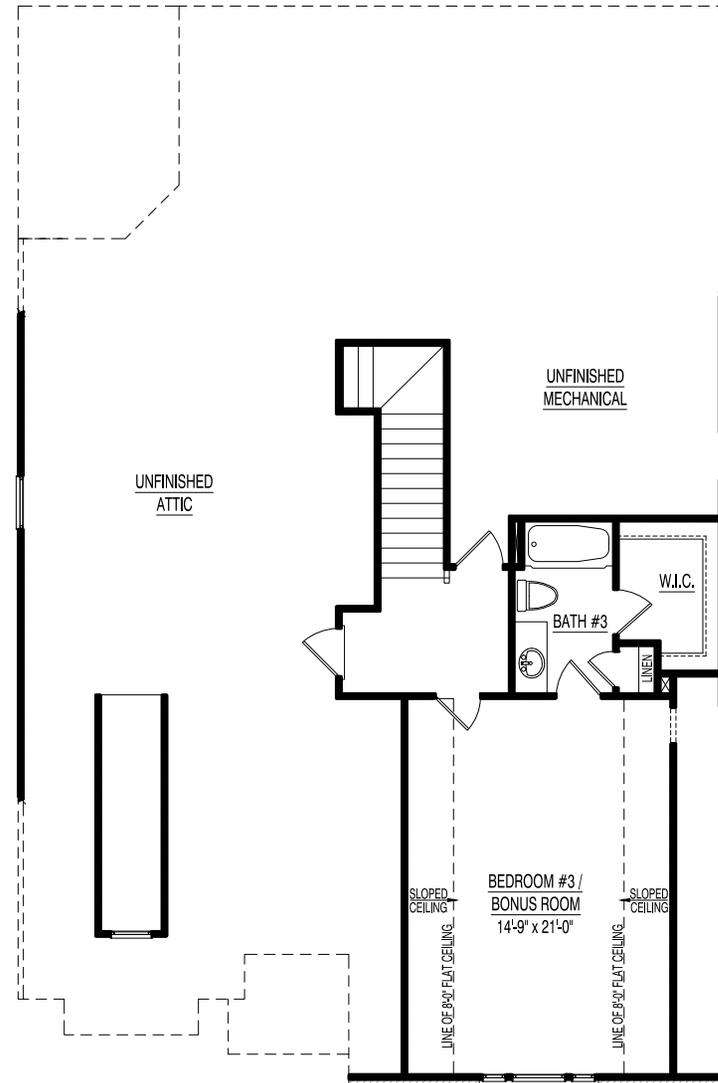
Denton Floor Plan

NESTLEDOWN — FARM —

Main
Level



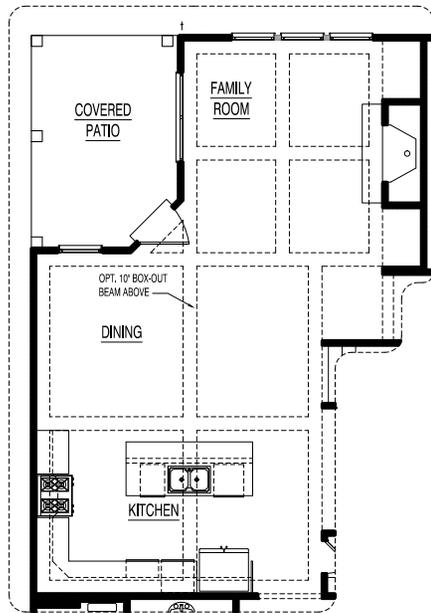
Upper
Level



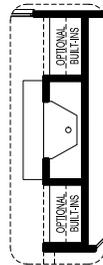
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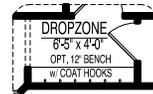
NESTLEDOWN — FARM —



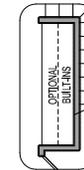
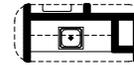
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



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

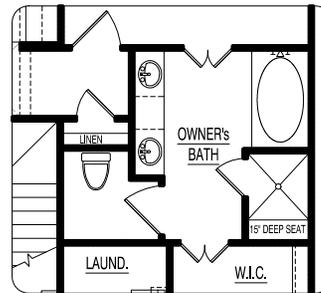


**"OPTIONAL" BUILT-INS
w/ SINK AT LAUNDRY**

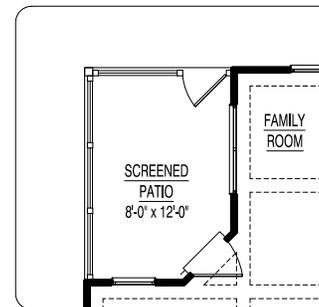


**"OPTIONAL" BUILT-INS
AT KITCHEN**

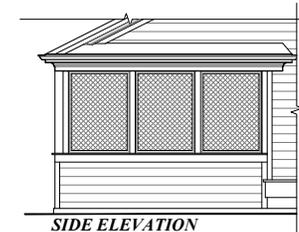
**"OPTIONAL" BUILT-INS
AT FAMILY ROOM**



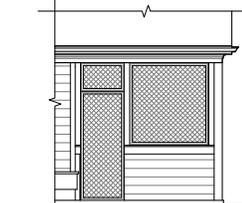
**"OPTIONAL" MASTER BATH
w/ TUB**



"OPTIONAL" SCREENED PATIO



SIDE ELEVATION



REAR ELEVATION

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Avon

2,284 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Avon A Elevation



Avon B Elevation

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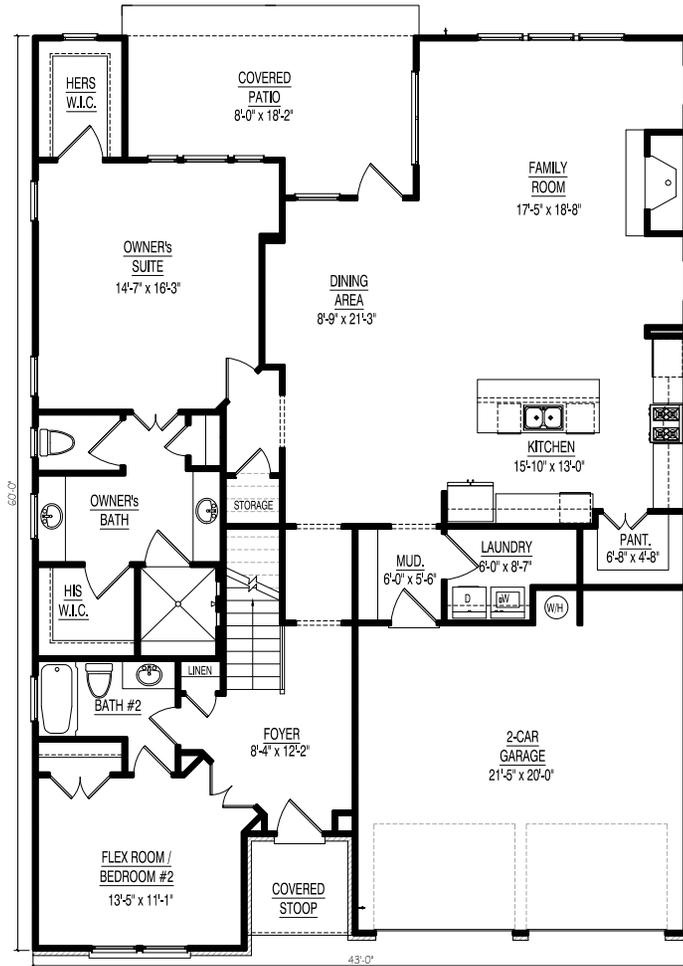
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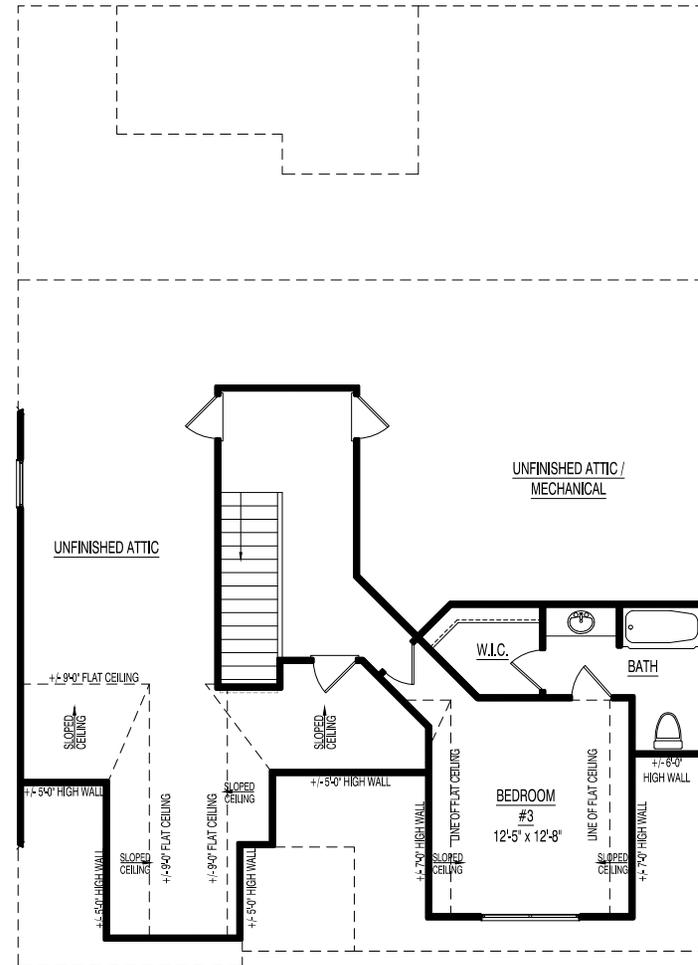
Avon Floor Plan

NESTLEDOWN — FARM —

Main
Level



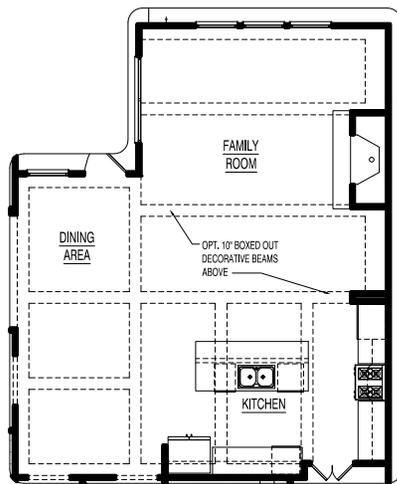
Upper
Level



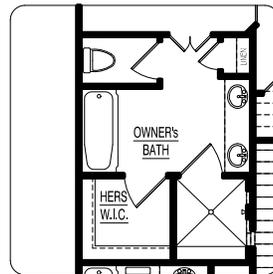
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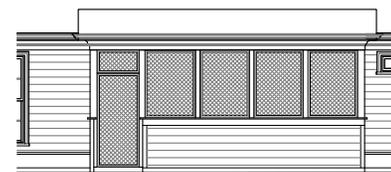
NESTLEDOWN — FARM —



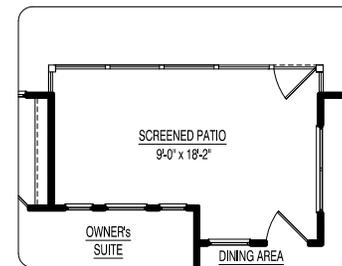
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



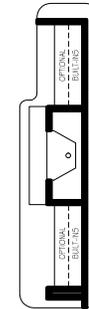
**"OPTIONAL" MASTER BATH
w/ TUB**



REAR ELEVATION



**"OPTIONAL" SCREENED
PATIO**



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



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

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Newcomb

2,303 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Newcomb A Elevation



Newcomb B Elevation

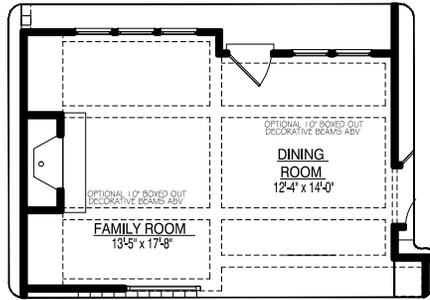
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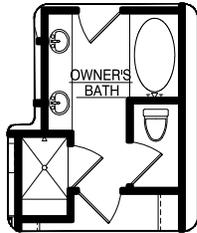
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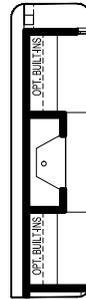
NESTLEDOWN — FARM —



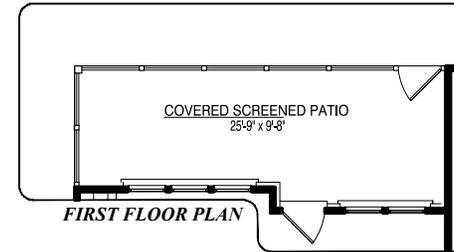
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



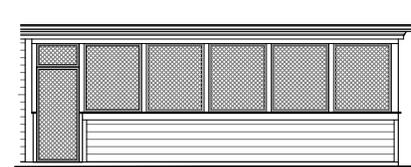
**"OPTIONAL" MASTER BATH
w/ TUB**



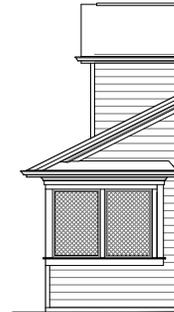
**"OPTIONAL" BUILT-INS
AT FAMILY ROOM**



FIRST FLOOR PLAN



REAR ELEVATION



RIGHT ELEVATION

**"OPTIONAL" SCREENED
PATIO**

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Hanson

2,375 Square Feet • 3 Bedrooms, 3 Baths

NESTLEDOWN — FARM —



Hanson A Elevation



Hanson B Elevation

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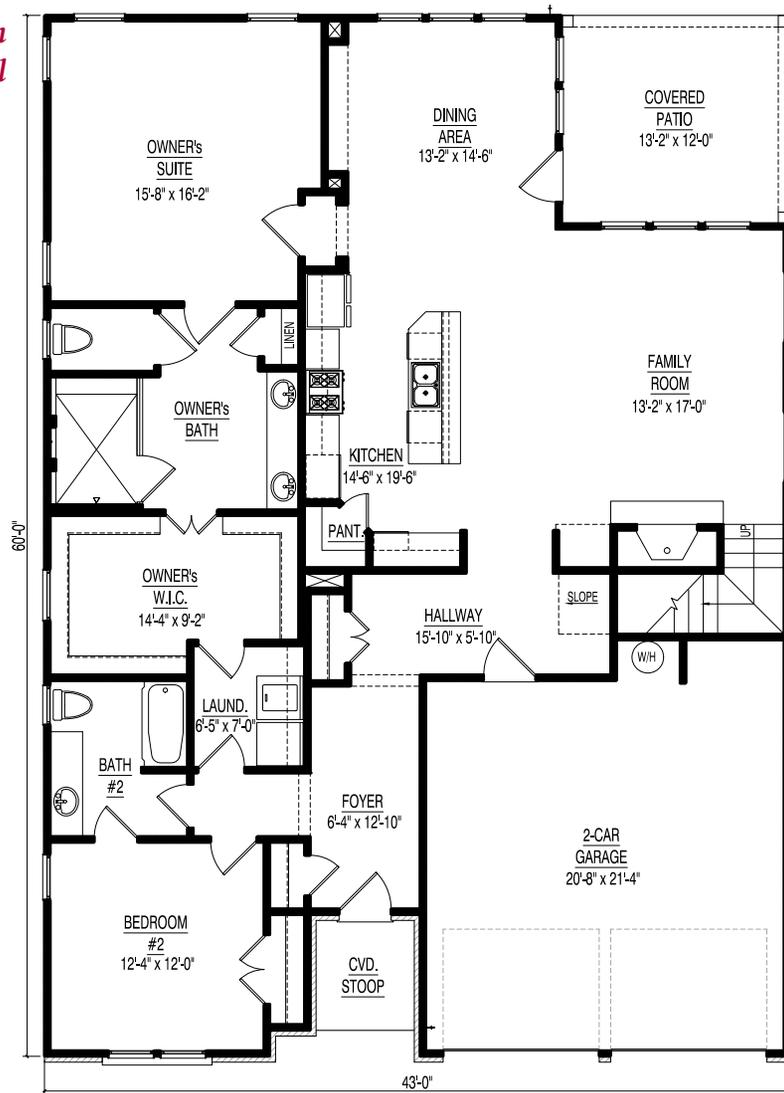
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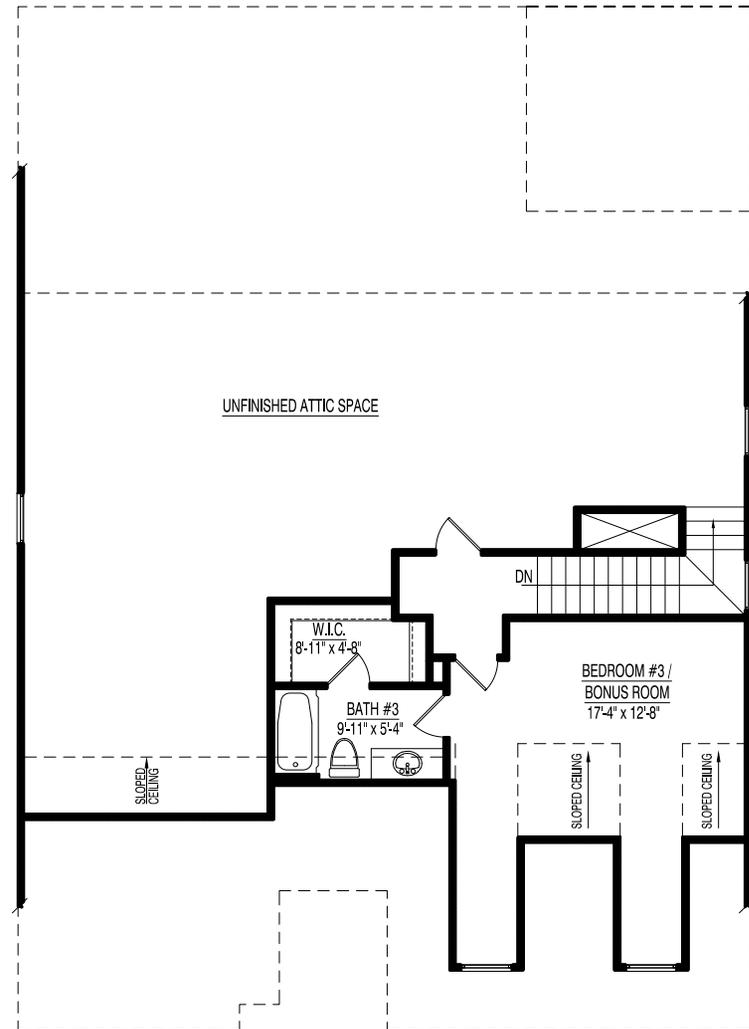
Hanson Floor Plan

NESTLEDOWN — FARM —

Main
Level



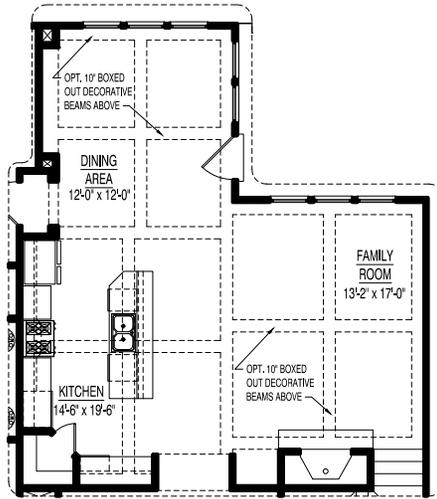
Upper
Level



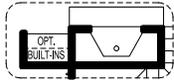
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NESTLEDOWN — FARM —



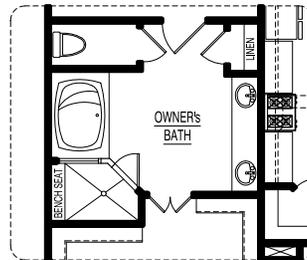
**"OPTIONAL" FAMILY ROOM /
KITCHEN / DINING
AREA w/ BEAMS**



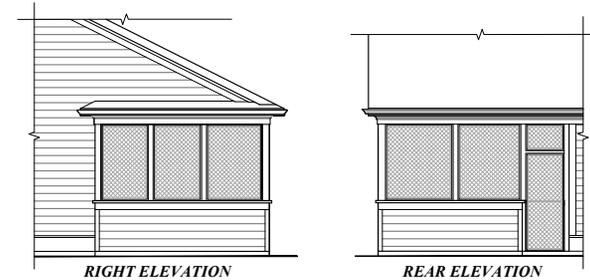
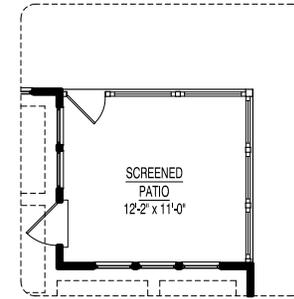
**"OPTIONAL" BUILT-IN
AT FAMILY ROOM**



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



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



**"OPTIONAL" SCREENED
PATIO**

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Lexington

2,640 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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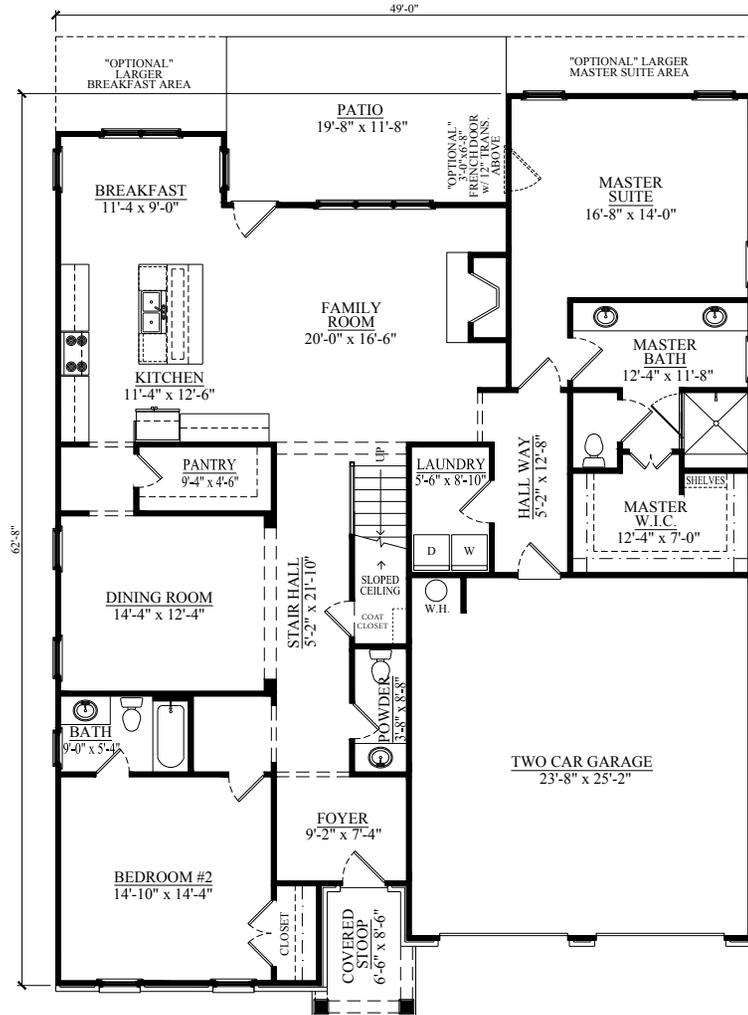
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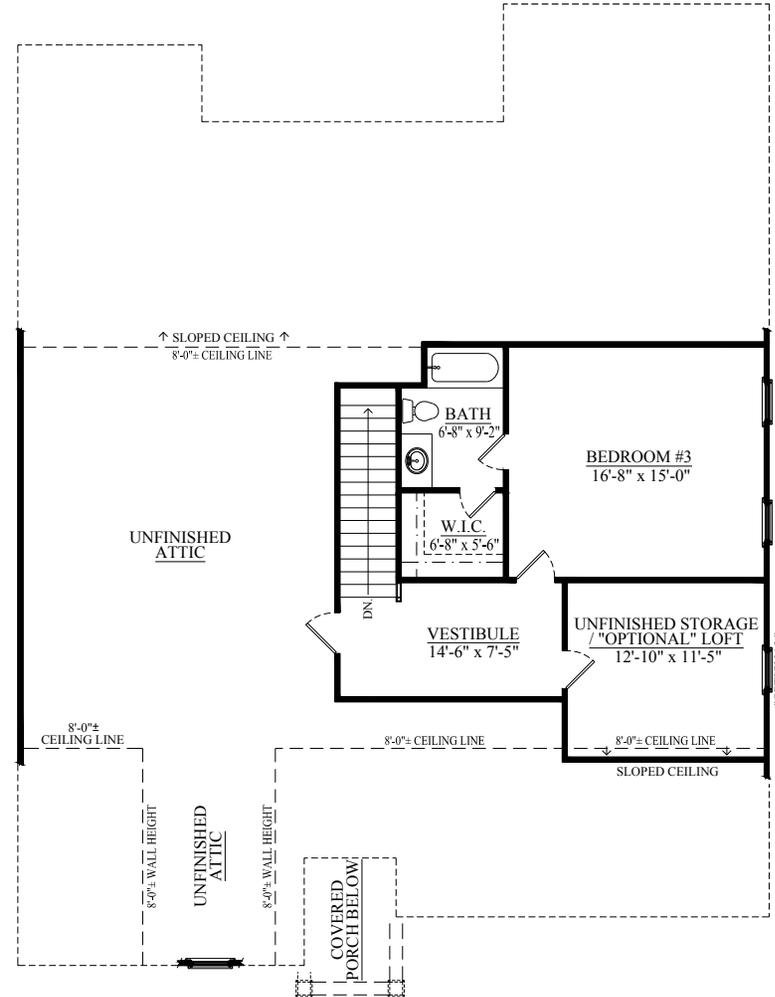
Lexington Floor Plan

NESTLEDOWN — FARM —

Main
Level



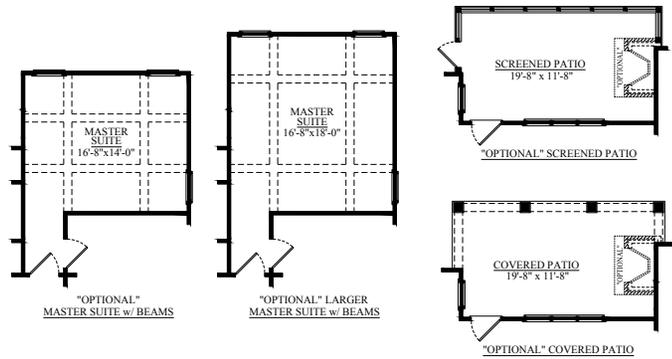
Upper
Level



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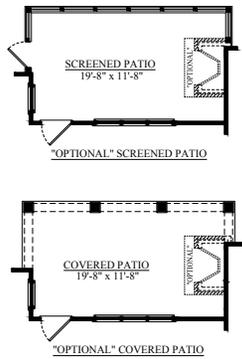


NESTLEDOWN — FARM —



"OPTIONAL" MASTER SUITE w/ BEAMS

"OPTIONAL" LARGER MASTER SUITE w/ BEAMS

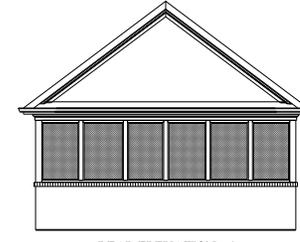


"OPTIONAL" SCREENED PATIO

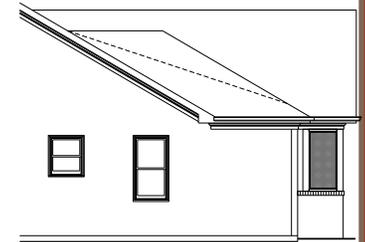
"OPTIONAL" COVERED PATIO



LEFT ELEVATION w/
"OPTIONAL" SCREENED PATIO



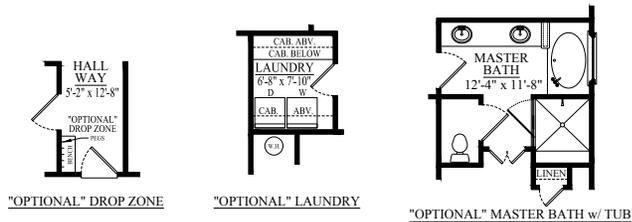
REAR ELEVATION w/
"OPTIONAL" SCREENED PATIO



RIGHT ELEVATION w/
"OPTIONAL" SCREENED PATIO



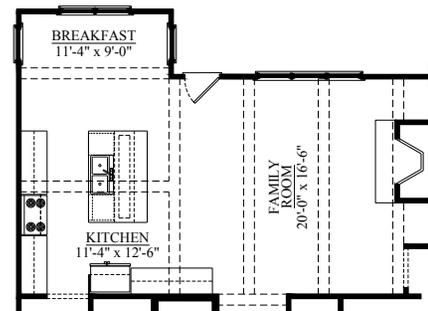
REAR ELEVATION w/
"OPTIONAL" COVERED PATIO



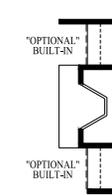
"OPTIONAL" DROP ZONE

"OPTIONAL" LAUNDRY

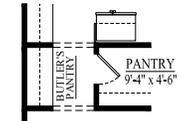
"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" BREAKFAST, KITCHEN
& FAMILY ROOM w/ BEAMS



"OPTIONAL" FAMILY ROOM
w/ BUILT-IN's @ FIREPLACE



"OPTIONAL" BUTLER'S PANTRY

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NESTLEDOWN
— FARM —

Homeowner Association Information

Initiation Fee *(This fee is paid at closing.)* **\$1,500.00**
This fee is to capitalize the homeowner's association.

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

- Curbside trash removal service
- Landscape maintenance
- Irrigation maintenance
- Entrance fence and gate maintenance
- Common area street lighting
- Street maintenance and repair
- Swimming pool maintenance
- Clubhouse maintenance and operation
- Professional management of community

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