Site Map

SWEET BRIAR
FARMS

JIM CHAPMAN COMMUNITIES

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EQUAL HOUSING OPPORTUNITY

Information contained herein is subject to change without notice, including change in size, location and configuration of lots, structures, streets and recreational amenities. 10-4-17

Area Map

SWEET BRIAR FARMS

Shopping

1. Publix, Walmart, Kroger
2. The Outlet Shoppes of Atlanta
3. Town Center Mall
4. The Avenue East Cobb
5. North Point Mall
6. Perimeter Mall
7. Cumberland Mall

Parks & Recreation

8. Dupree Park
9. "Woofstock" Dog Park
10. Cherokee County Aquatic Center
11. Lake Allatoona
12. Sweat Mountain Park
13. Mountain View Aquatic Center
14. The Golf Club at Bradshaw Farm
15. Atlanta National Golf Course
16. Brookfield West Golf Course
17. Chattahoochee River National Recreation Area
18. Kennesaw Mountain National Battlefield Park

Cultural Venues

19. William G. Long Senior Center
20. Cherokee County Senior Services
21. Verizon Wireless Amphitheatre
22. Cobb Energy Performing Arts Centre

Medical Facilities

23. Northside Hospital Holly Springs
24. Northside Hospital Cherokee
25. North Fulton Regional
25. Kennestone Hospital
27. Northside Hospital

Government Services

28. Woodstock Public Library
29. Woodstock Fire Department
30. Woodstock City Manager and Woodstock Police Department

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Information is believed accurate but not warranted. Locations are approximate 10-4-17

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. 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 state-wide 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

SWEET BRIAR FARMS

Phase I-IV

BASE PRICE ON SLAB

Carlisle	2,273 sq ft	3 Bedrooms / 3 Bathrooms	$386,000
Hanson	2,341 sq ft	3 Bedrooms / 3 Bathrooms	$389,000
Keswick	2,512 sq ft	3 Bedrooms / 3 Bathrooms	$401,000
Kensington	2,500-2543 sq ft	3 Bedrooms / 3 Bathrooms	$401,000
Brighton	2,576 sq ft	3 Bedrooms / 3 Bathrooms	$406,000
Lancaster	2,640-2,651 sq ft	3 Bedrooms / 3.5 Bathrooms	$408,000
Coventry	2,788-2,793 sq ft	4 Bedrooms / 3.5 Bathrooms	$420,000
Wakefield	2,859 sq ft	3 Bedrooms / 3.5 Bathrooms	$430,000

2 car garage is standard on all of the homes, 3 car garage options will be available based on House Plan and Lot Fit at the following pricing:

3 car garage on a slab: $23,000
3 car garage on a basement: $28,000

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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 10-4-17

Lot Premiums

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Homesite 4	$5,000	Slab
Homesite 6	$5,000	Slab
Homesite 7	$5,000	Slab
Homesite 8	$5,000	Slab
Homesite 9	$8,000	Slab
Homesite 10	$10,000	Slab
Homesite 11	$7,500	Slab
Homesite 12	$7,500	Slab
Homesite 15	$7,500	Slab
Homesite 17	$7,500	Slab
Homesite 18	$7,500	Slab
Homesite 22	$20,000	Basement
Homesite 23	$30,000	Basement
Homesite 24	$40,000	Basement

Homesite 26	$0	Basement
Homesite 27	$0	Basement
Homesite 29	$5,000	Basement
Homesite 31	$7,500	Basement
Homesite 40	$10,000	Slab
Homesite 47	$5,000	Basement
Homesite 48	$5,000	Basement
Homesite 49	$0	Basement
Homesite 50	$5,000	Basement
Homesite 76	$0	Basement
Homesite 77	$0	Basement
Homesite 79	$0	Basement
Homesite 82	$0	Slab

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Features & Specifications

SWEET BRIAR FARMS

COMMUNITY FEATURES

- Private gated 55+ age-restricted community near the City of Woodstock in Cherokee 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 outdoor fireplace and community gardens
- Walking and pet friendly community offering sidewalks on the interior community roads and walking trails
- 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
- Brick with cultured stone accents on front of home (per plan)
- Spacious Southern front entry porch with columns and bead-board ceilings (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 side entry attached garage, covered entry porch, and rear porch (3rd car garage optional - per plan)(per lot fit)
- Spacious rear porch (per plan)
- 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
- 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

KITCHEN FEATURES

Designer Inspired Elegance

- 42″ Custom Timberlake kitchen cabinetry
- Double under mount stainless steel kitchen sink with choice of 50/50 or 60/40 bowl sizes
- Garbage disposal
- Tile back splash
- Granite Countertop with eased or ¼″ beveled edge
- Simplice Sink fixture with single lever handle
- KitchenAid Stainless Steel 30″ gas range
- KitchenAid Stainless Steel microwave / hood vented to the outside (per plan)
- KitchenAid Stainless Steel built-in dishwasher

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Builder reserves the right to substitute materials of comparable quality. All specifications and features are subject to change at builder's discretion, without notice. 10-4-17

Features & Specifications

SWEET BRIAR FARMS

BATH FEATURES ***Designer Inspired Elegance***

Master Bath Includes:

- Gentlemen's height double vanities with full 42″ high mirrors
- Granite Countertop with eased or ¼″ beveled edge
- Kohler Alteo brushed nickel fixtures with 8″ spread
- Comfort height elongated commode
- Step-less shower entry
- Ceramic-tiled floor and shower surround
- Brushed Nickel glass shower door enclosure (per plan)
- Garden Tub (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 4″ 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″ Base molding
- 2-Panel Smooth Square Carrara Style Hollow interior doors
- Windows Cased with 371 casing with wood jambs
- 4″ Crown molding 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 with mantel and marble surround in family room (per plan)
- Walk-in laundry rooms - full-size washer / dryer hook-ups.
- Cable TV ready, bedrooms, family room, bonus room
- 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
- Ventilated shelving in all closets

FLOORING

Designer Inspired Elegance

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

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

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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) (www.NewHomeAtl.com)
- Homeowner Referral Program

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Kensington A

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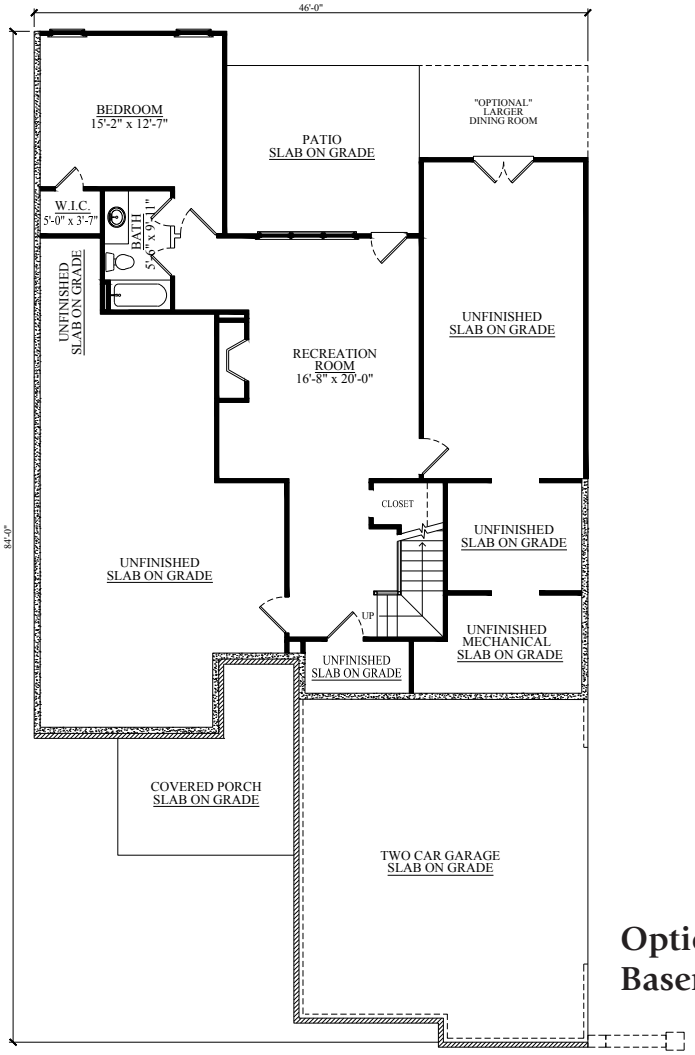
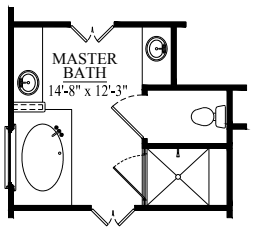
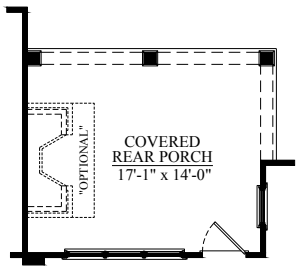
Kensington Structural Options

SWEET BRIAR FARMS

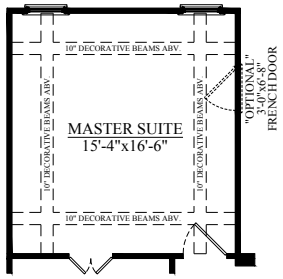




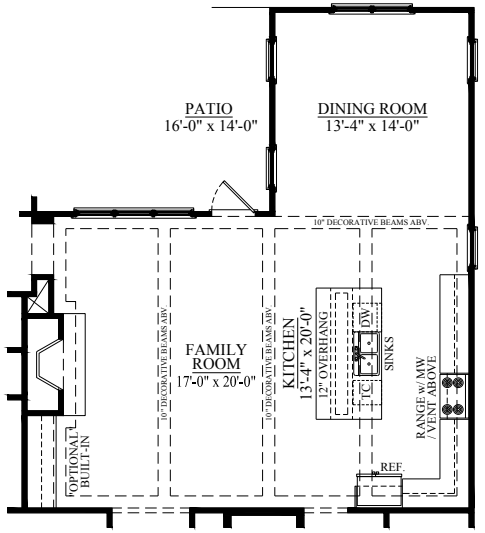
"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/
BEAMS & LARGER DINING ROOM

Optional
Basement Level

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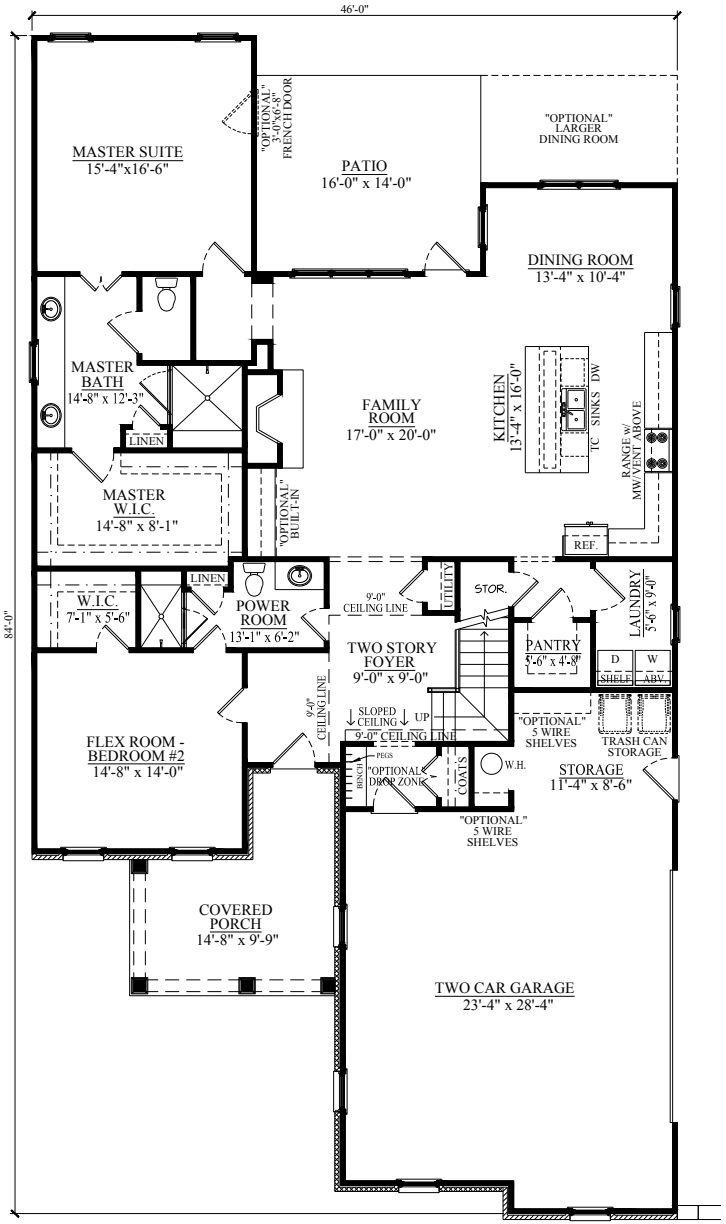
Kensington Floor Plan

SWEET BRIAR
FARMS

Main Level



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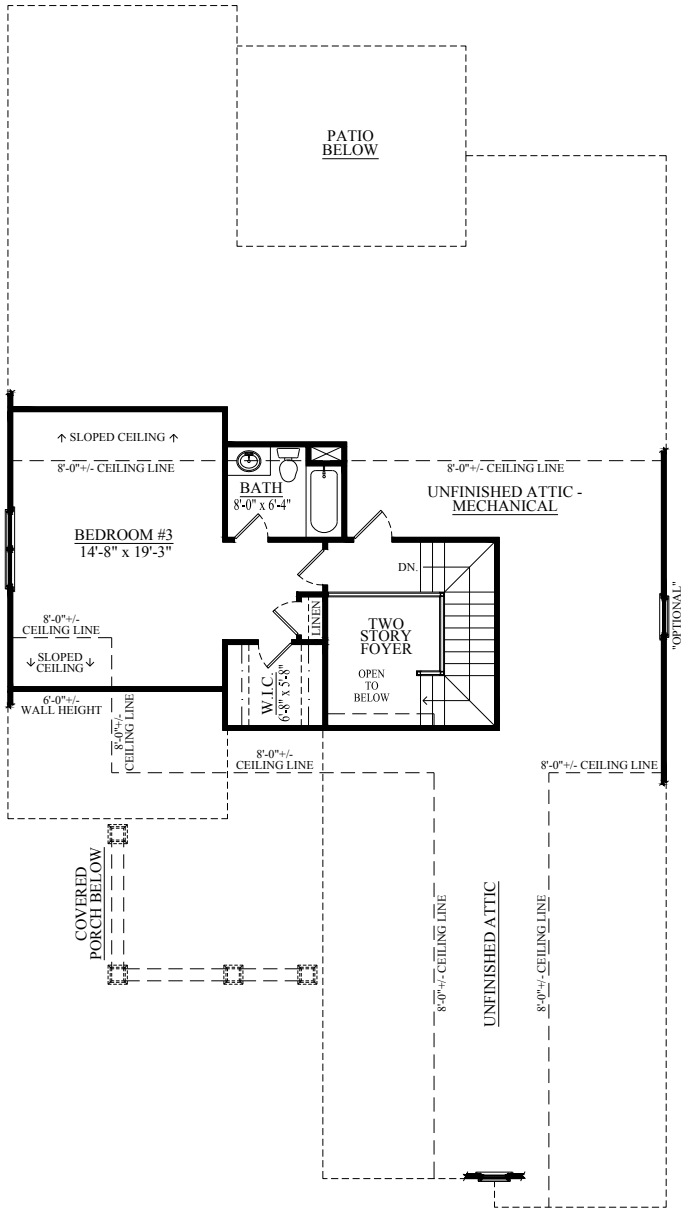
Kensington Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Kensington B

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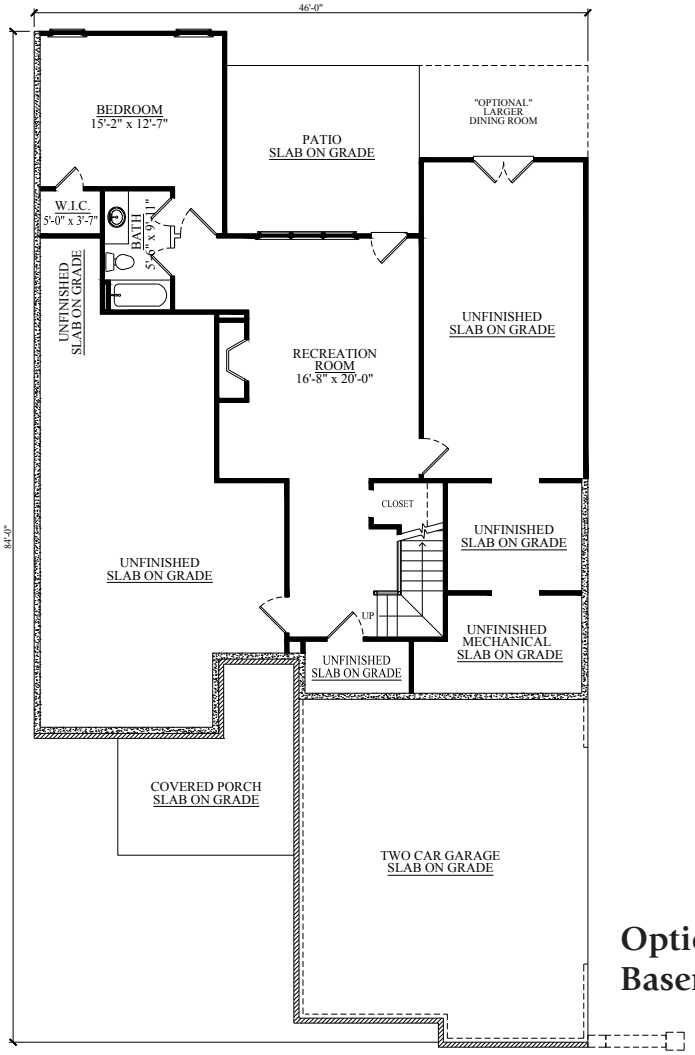
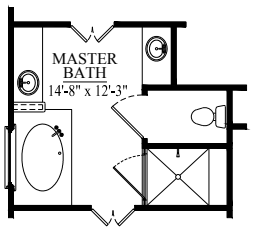
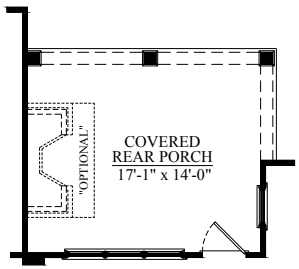
Kensington Structural Options

SWEET BRIAR FARMS





"OPTIONAL" MASTER BATH w/ TUB



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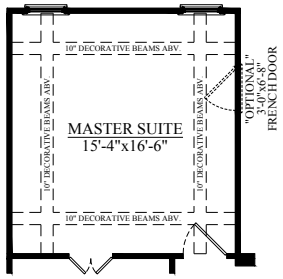
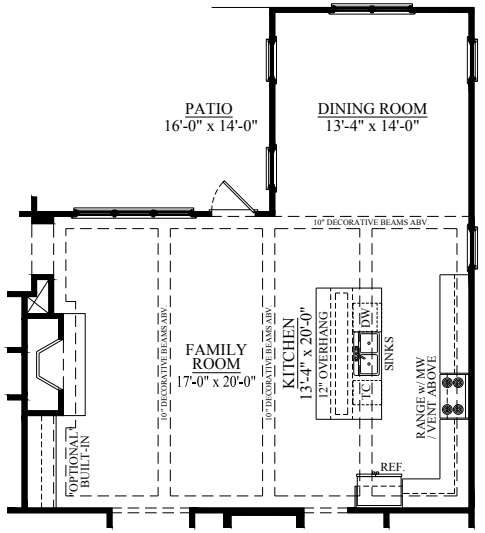


"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/
BEAMS & LARGER DINING ROOM

Optional
Basement Level

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Kensington Floor Plan

SWEET BRIAR
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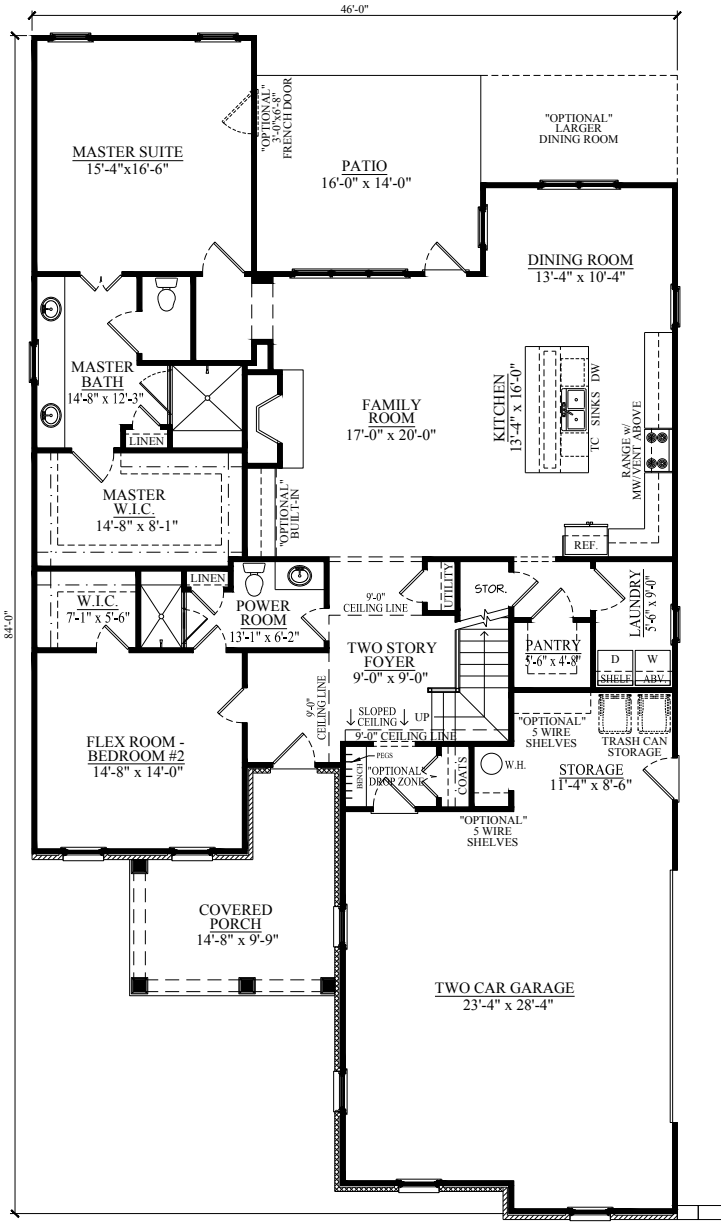
Main Level



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Kensington Floor Plan

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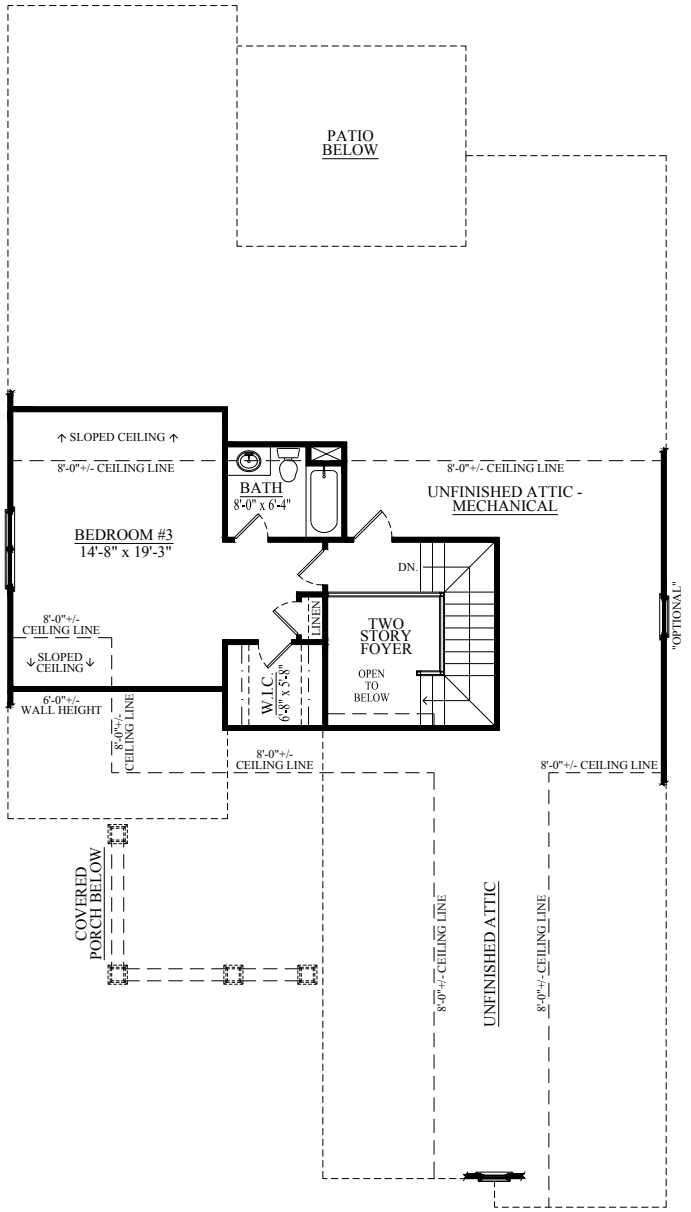
Upper Level



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Kensington C

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Kensington Structural Options

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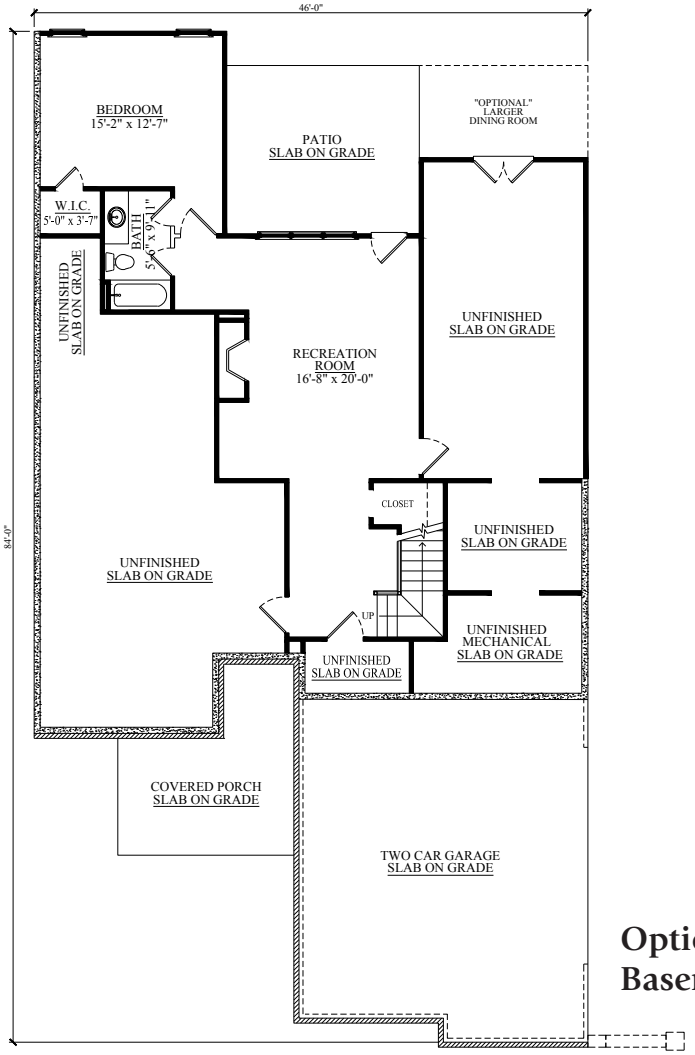

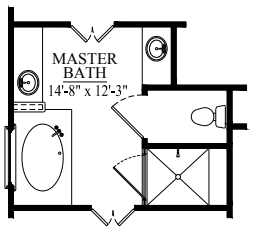

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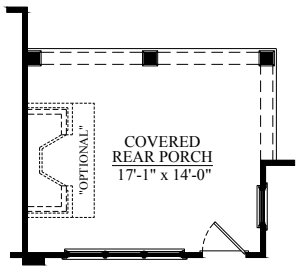
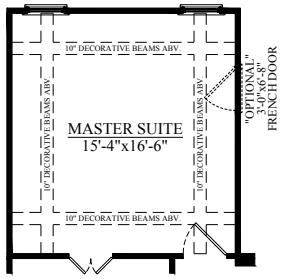
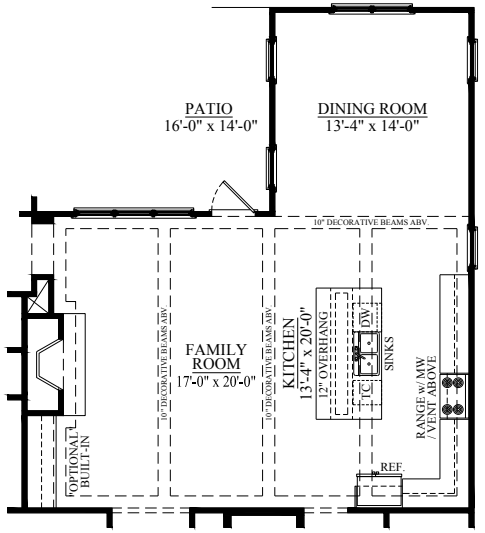


"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/
BEAMS & LARGER DINING ROOM

Optional
Basement Level

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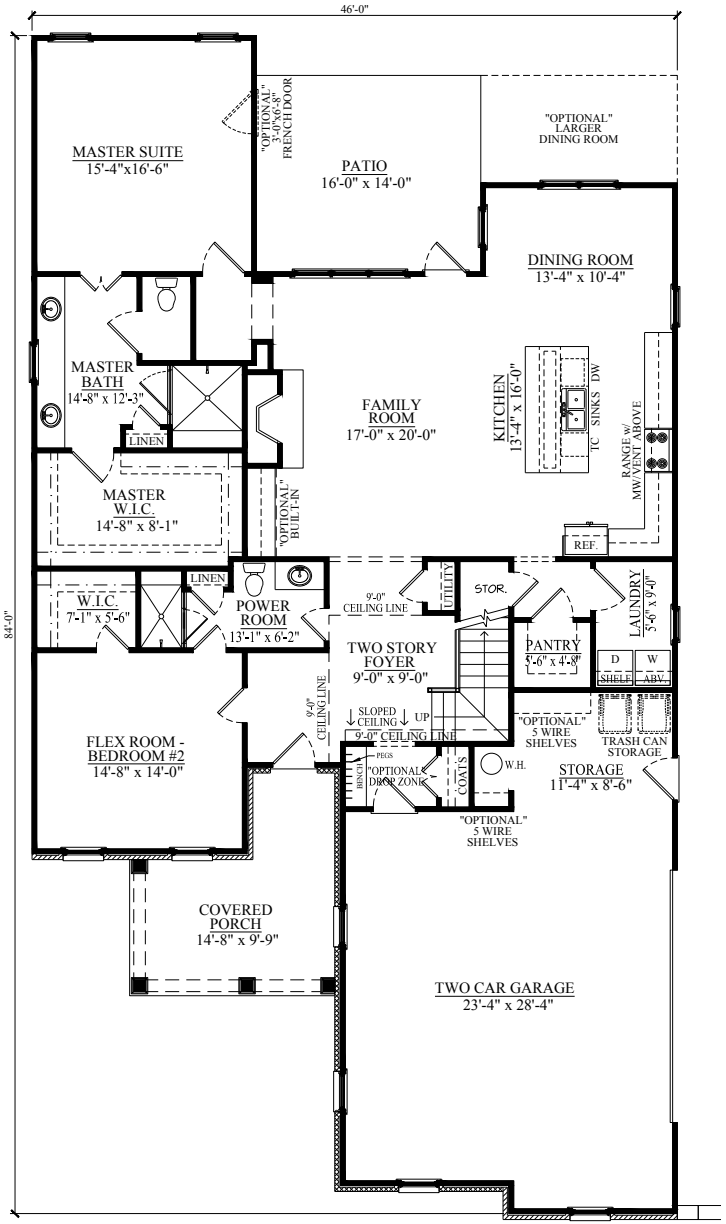
Kensington Floor Plan

SWEET BRIAR
FARMS

Main Level



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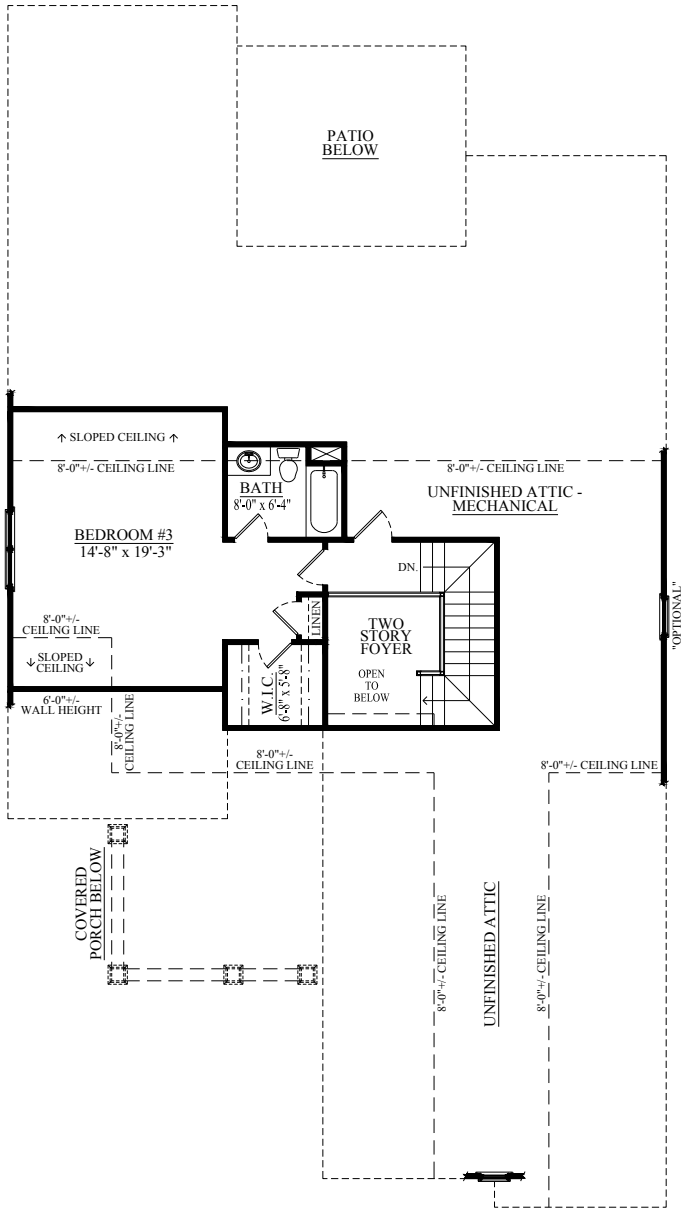
Kensington Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Kensington D

SWEET BRIAR
FARMS

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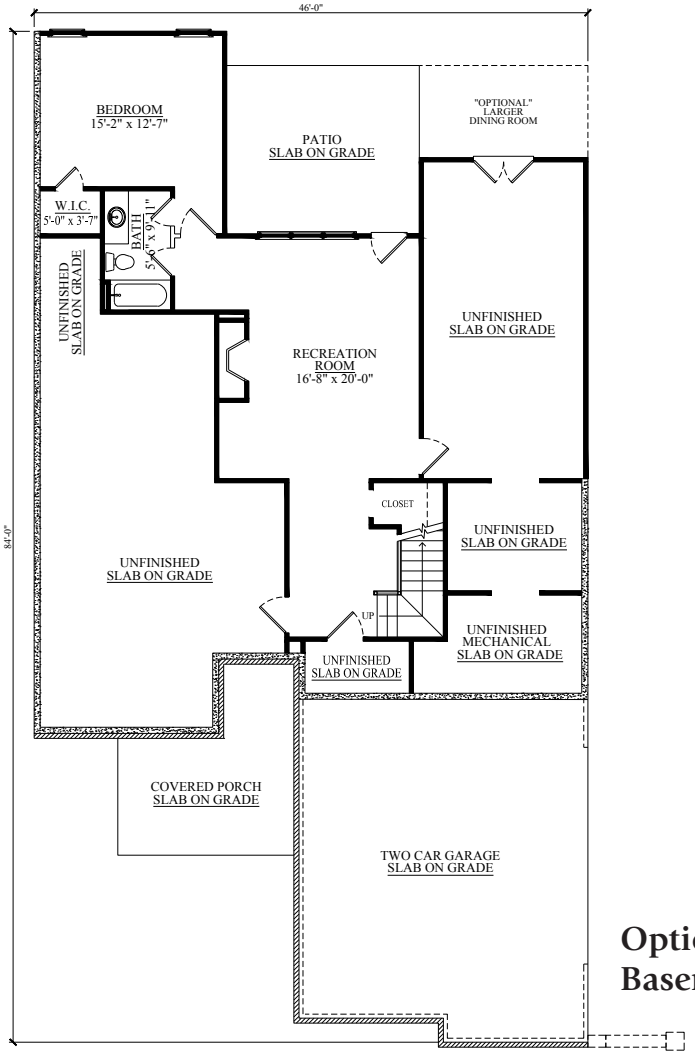
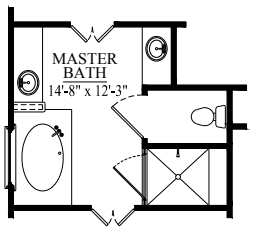
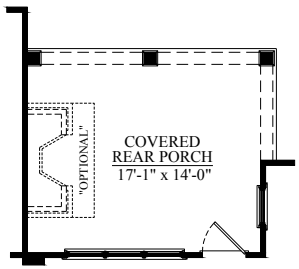
Kensington Structural Options

SWEET BRIAR FARMS

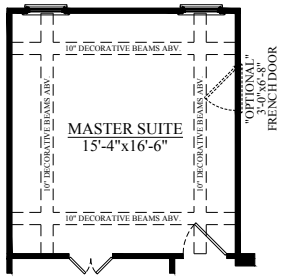




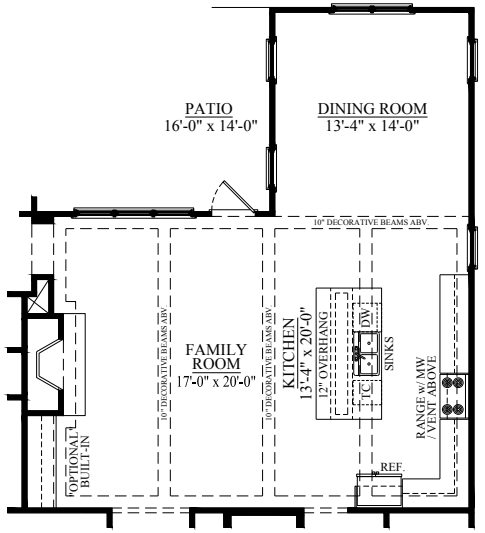
"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/
BEAMS & LARGER DINING ROOM

Optional
Basement Level

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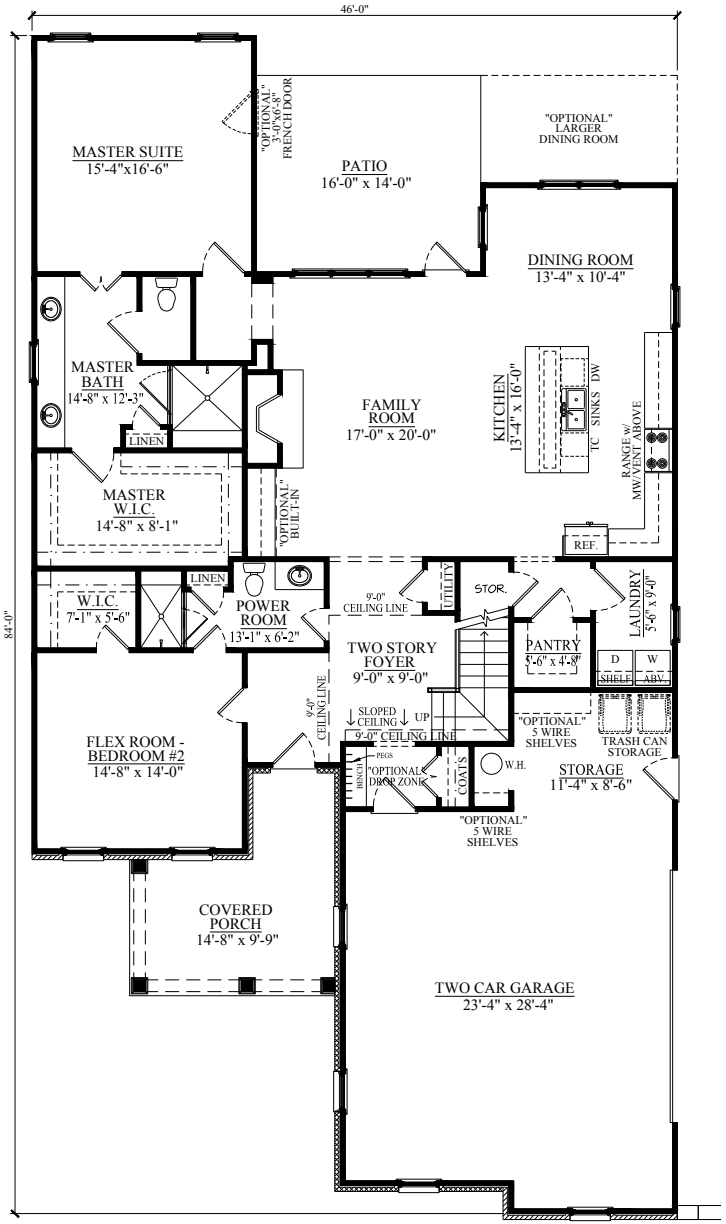
Kensington Floor Plan

SWEET BRIAR
FARMS

Main Level



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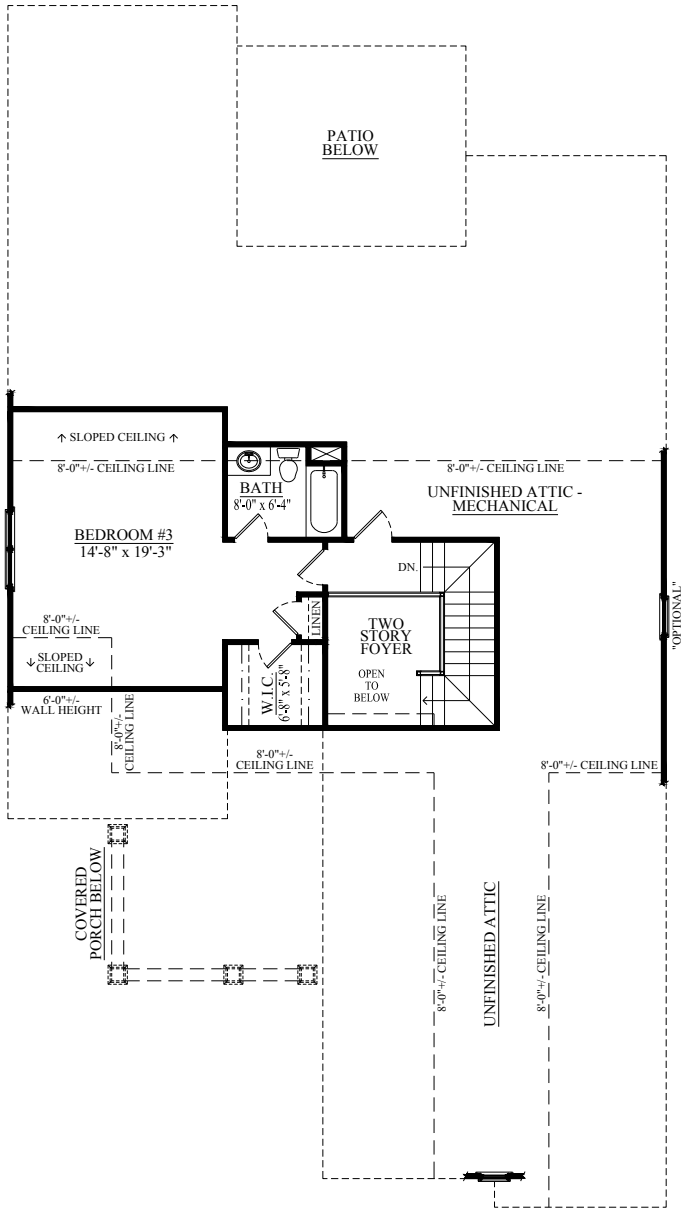
Kensington Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Brighton A

SWEET BRIAR
FARMS

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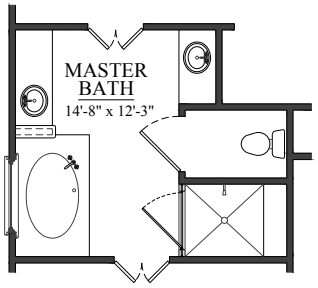
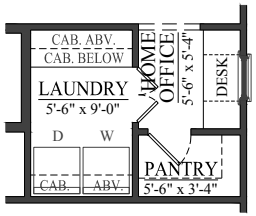
Brighton Structural Options

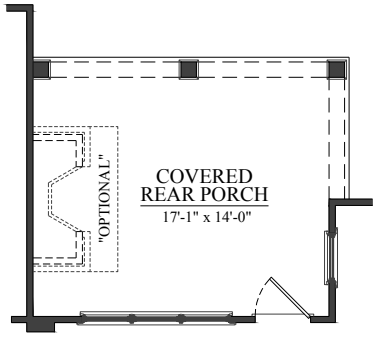
SWEET BRIAR
FARMS



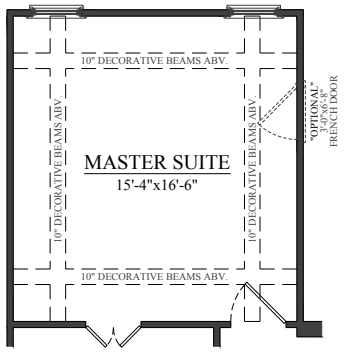
"OPTIONAL" MASTER BATH w/ TUB



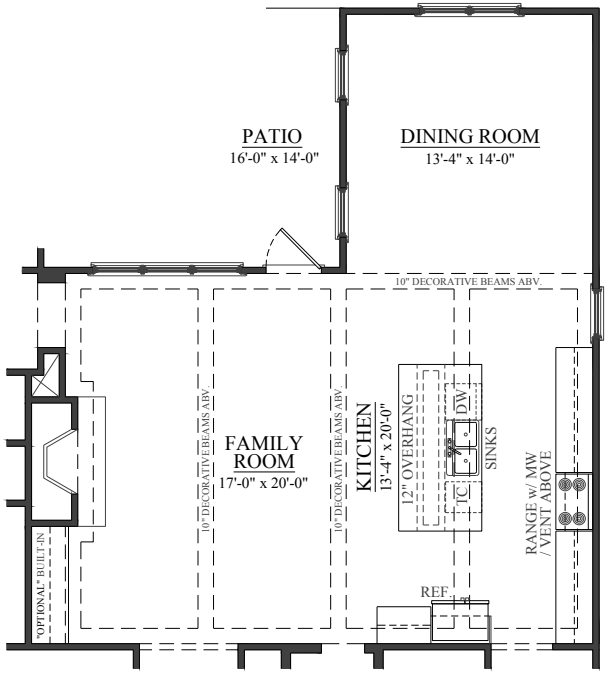
"OPTIONAL" LAUNDRY / PANTRY / HOME OFFICE



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/ BEAMS & LARGER DINING ROOM

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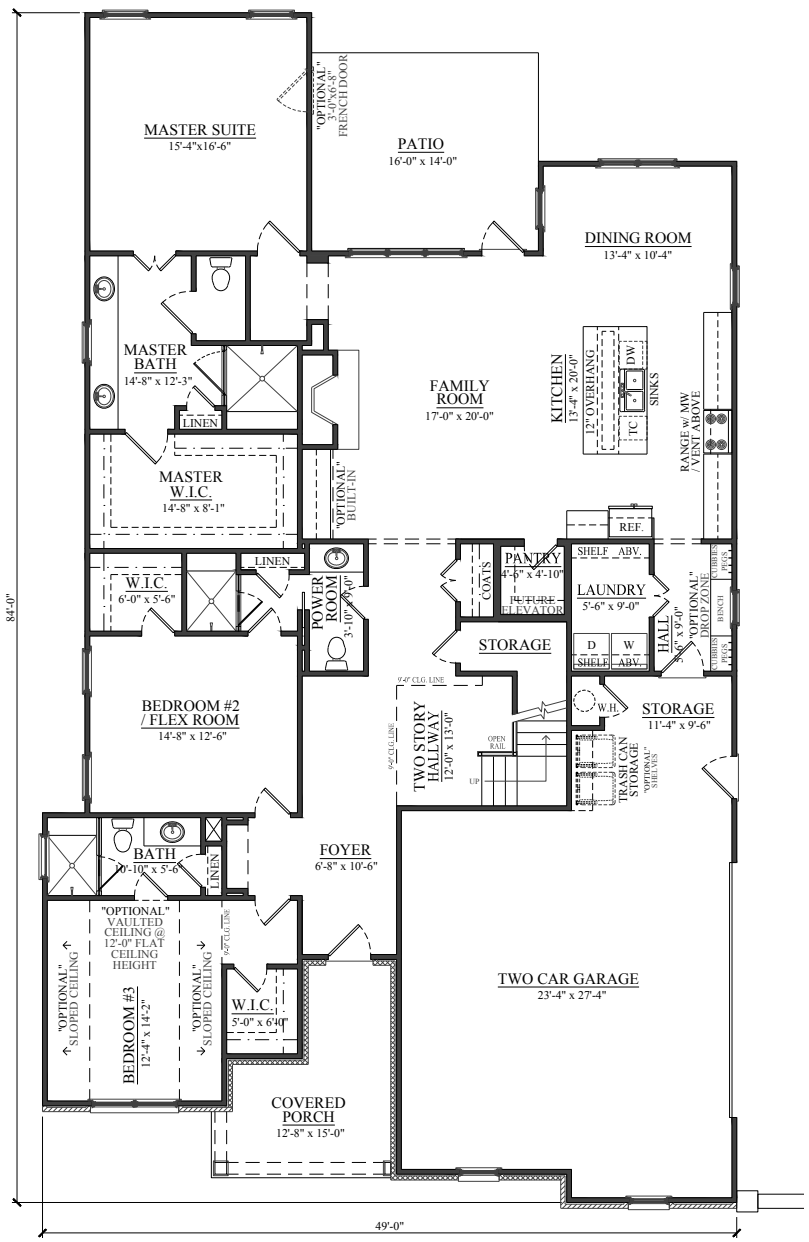
Brighton Floor Plan

SWEET BRIAR
FARMS

Main Level



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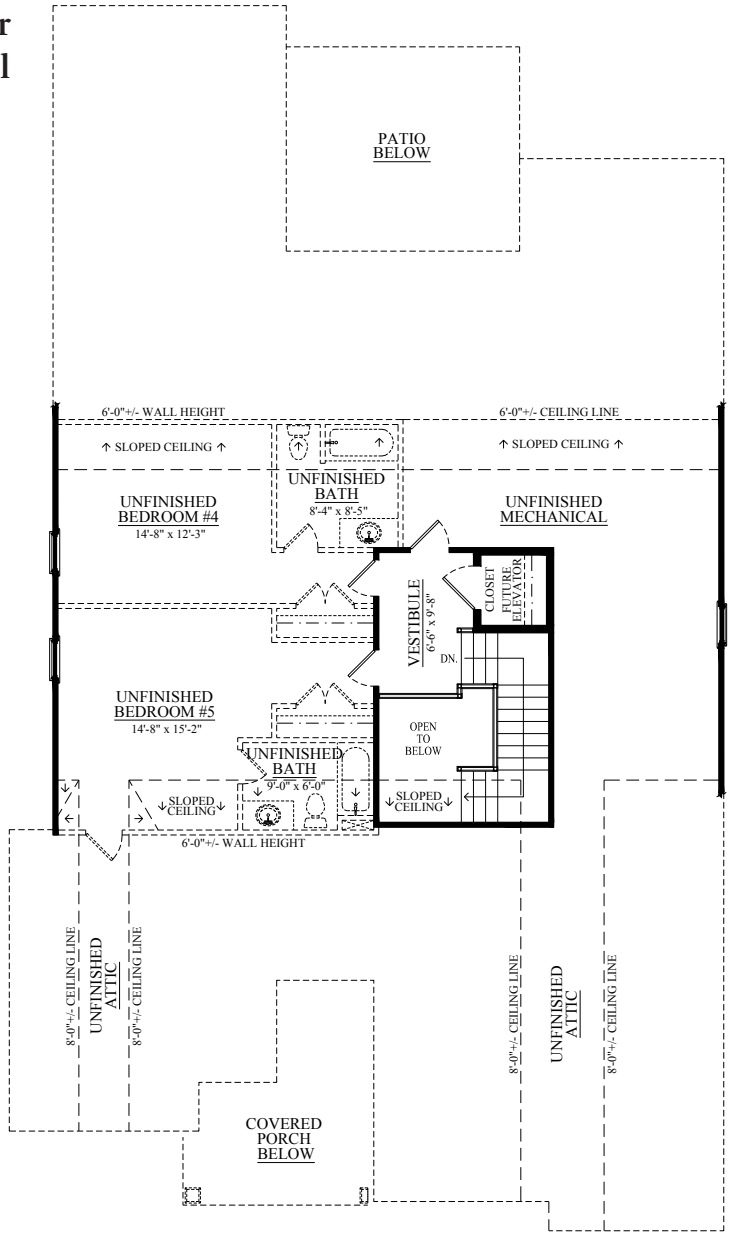
Brighton Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Brighton B

SWEET BRIAR
FARMS

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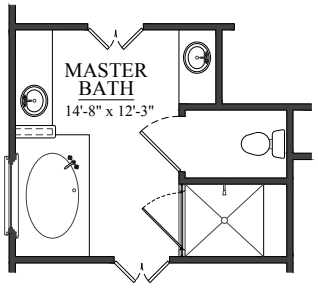
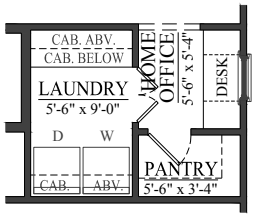
Brighton Structural Options

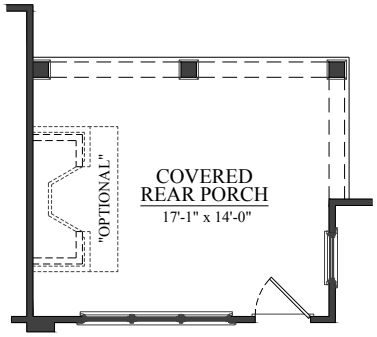
SWEET BRIAR
FARMS



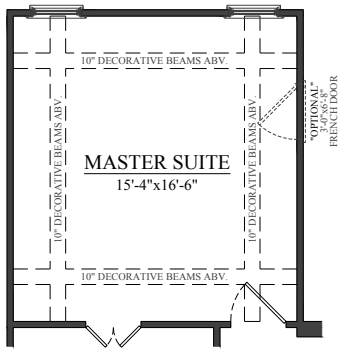
"OPTIONAL" MASTER BATH w/ TUB



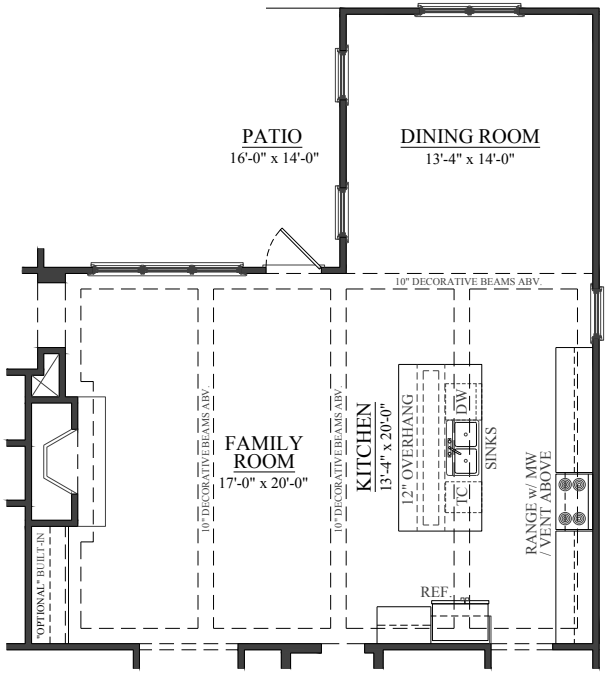
"OPTIONAL" LAUNDRY / PANTRY / HOME OFFICE



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/ BEAMS & LARGER DINING ROOM

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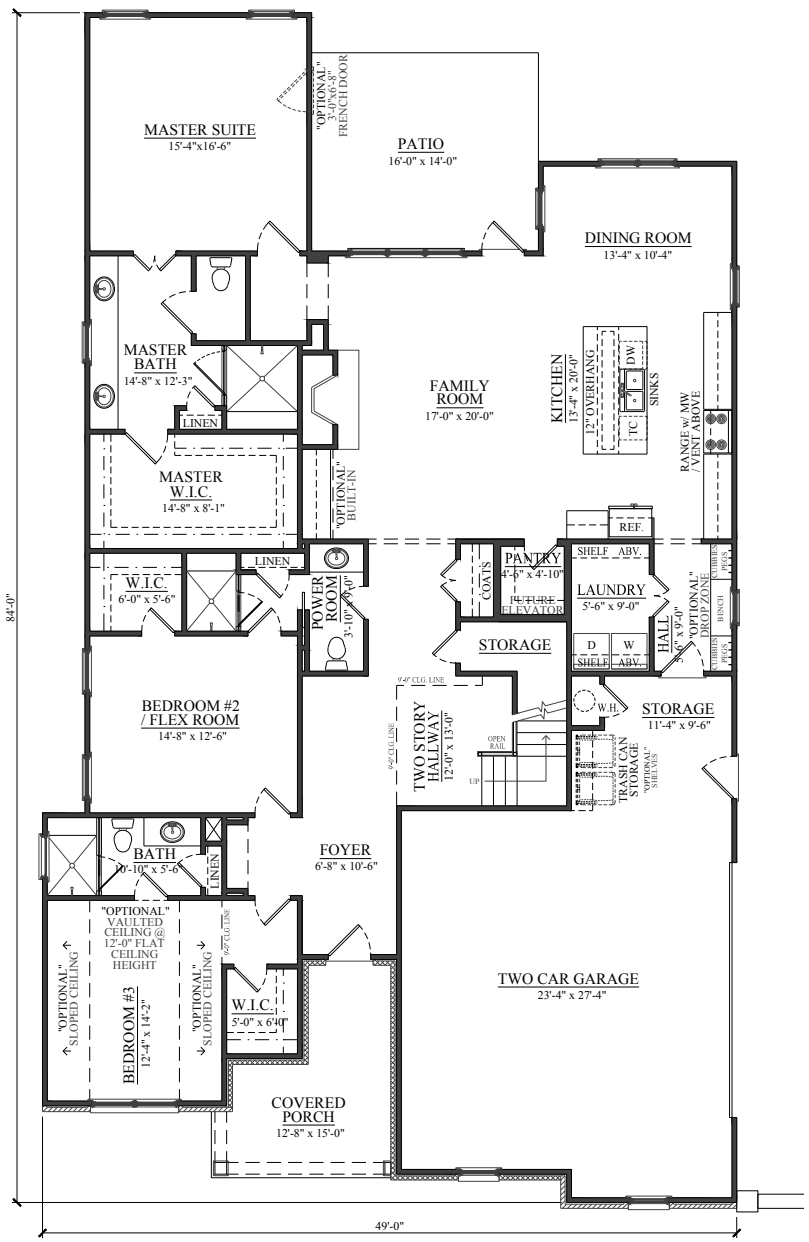
Brighton Floor Plan

SWEET BRIAR
FARMS

Main Level



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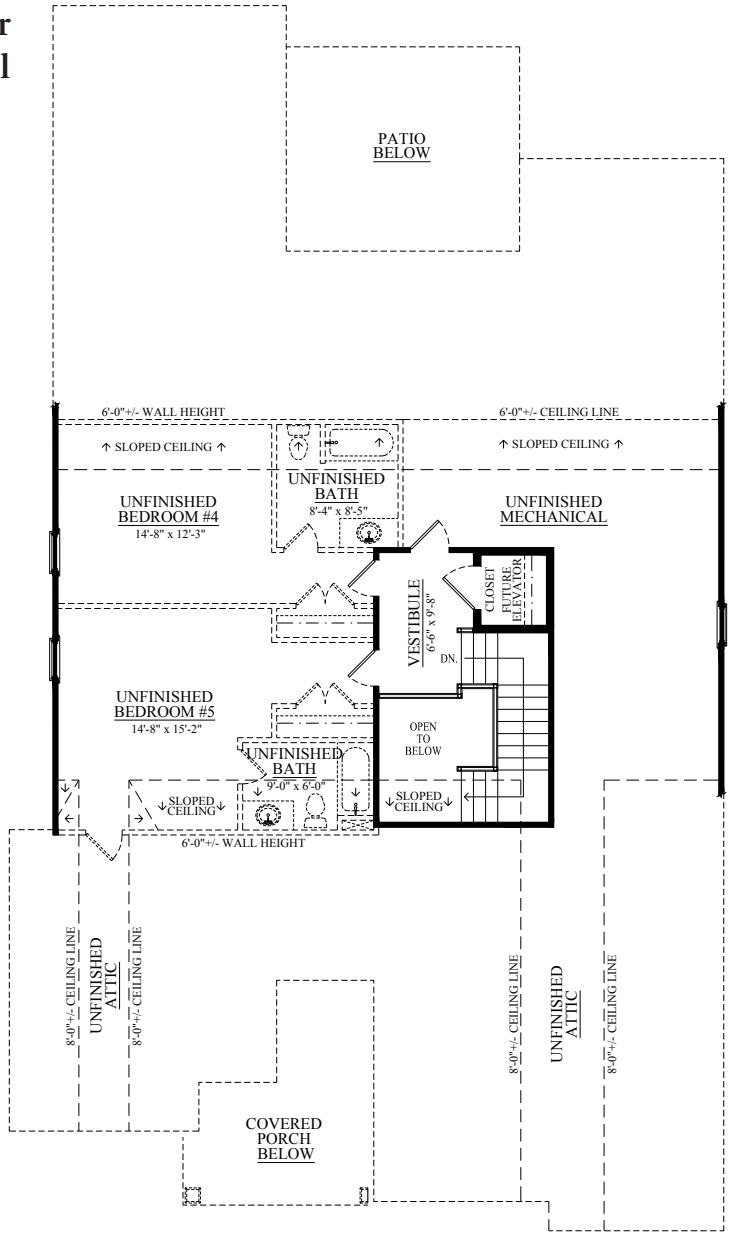
Brighton Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Brighton C

SWEET BRIAR
FARMS

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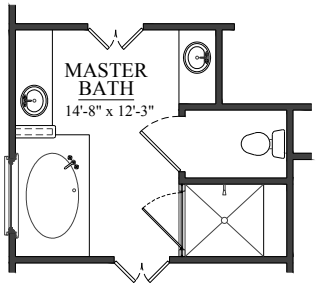
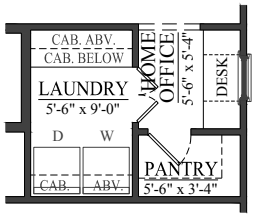
Brighton Structural Options

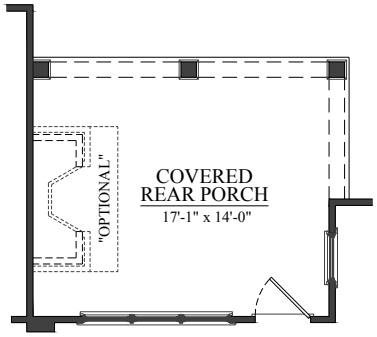
SWEET BRIAR
FARMS



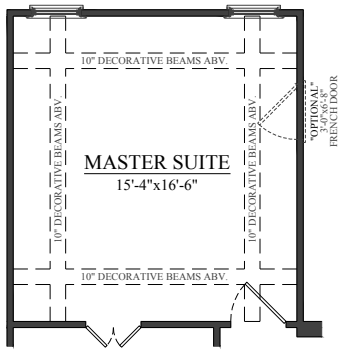
"OPTIONAL" MASTER BATH w/ TUB



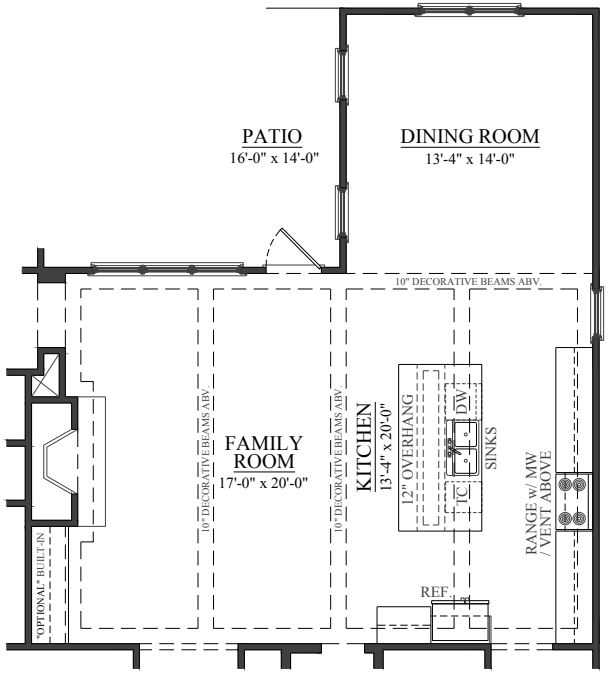
"OPTIONAL" LAUNDRY / PANTRY / HOME OFFICE



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/ BEAMS & LARGER DINING ROOM

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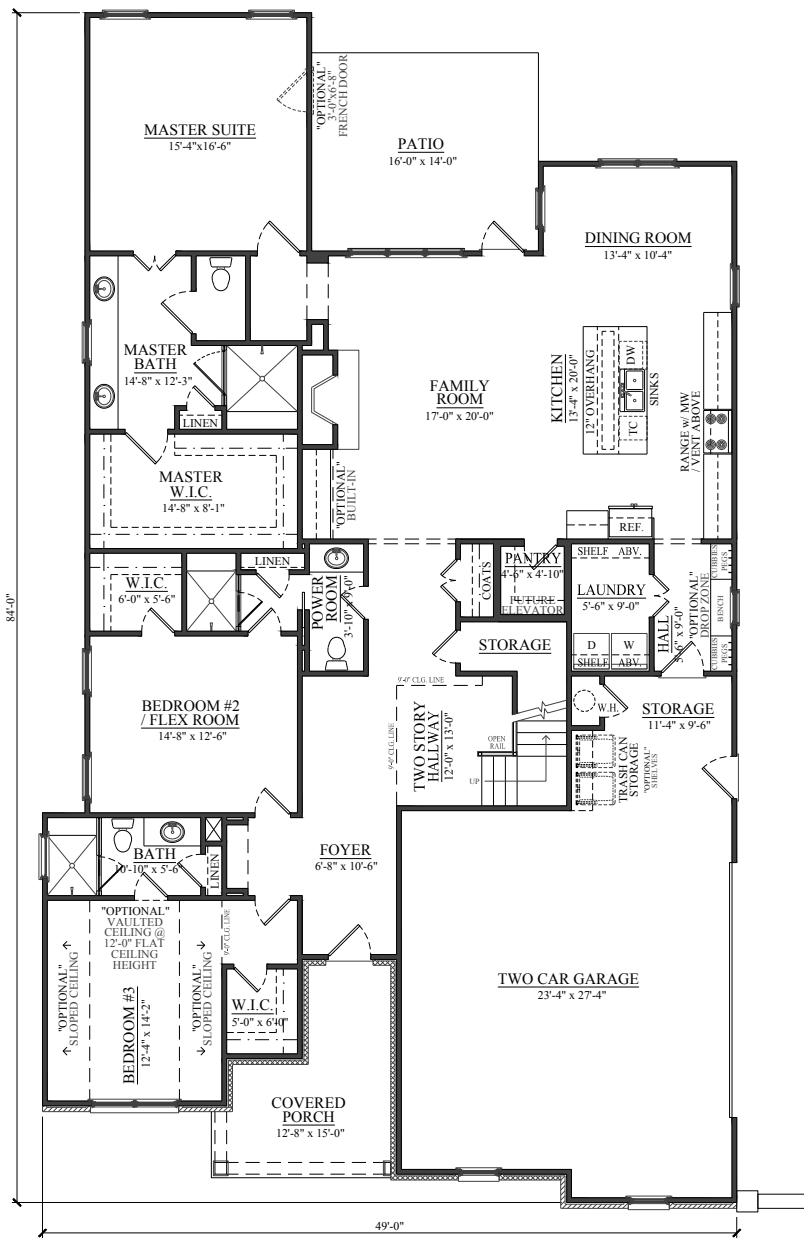
Brighton Floor Plan

SWEET BRIAR
FARMS

Main Level



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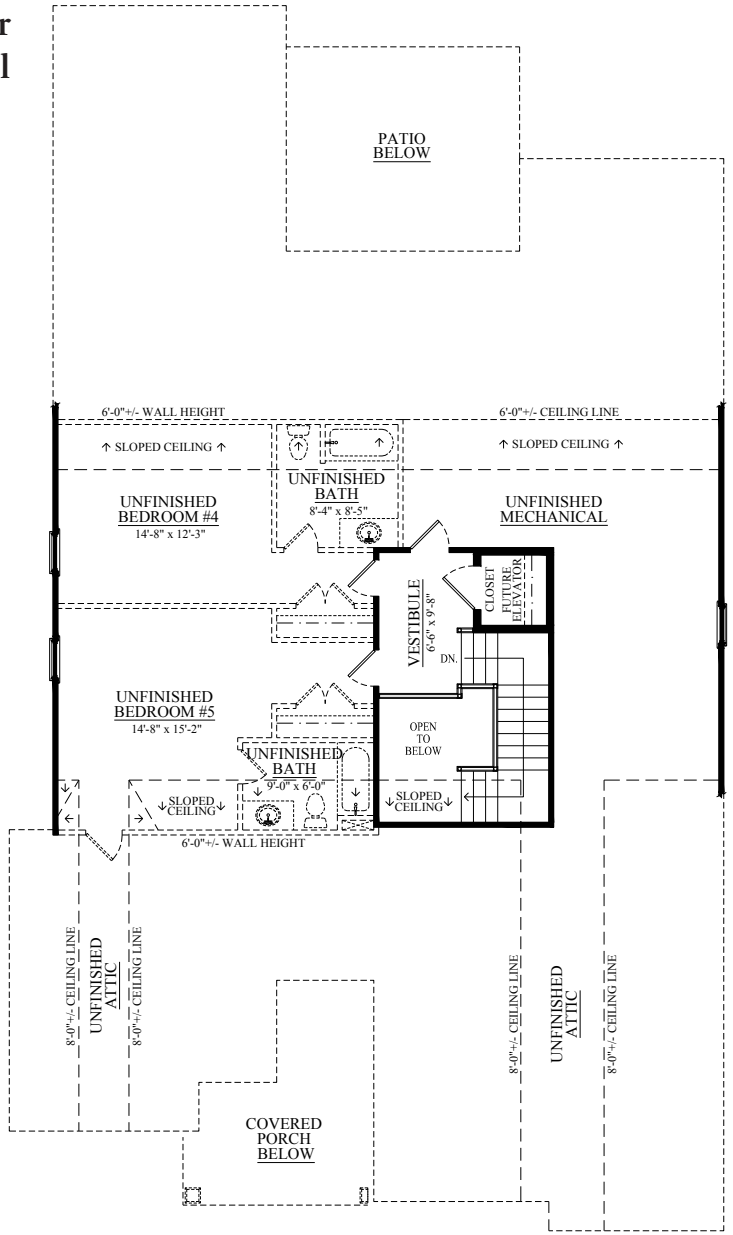
Brighton Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Brighton D

SWEET BRIAR
FARMS

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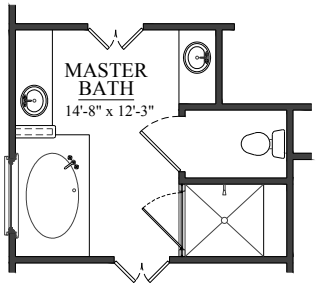
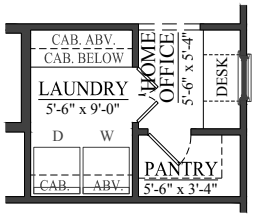
Brighton Structural Options

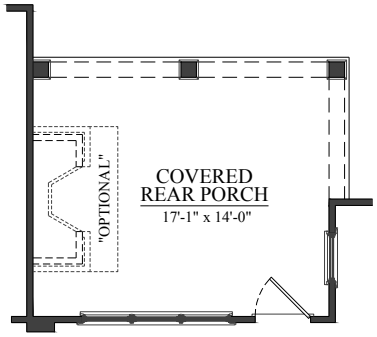
SWEET BRIAR
FARMS



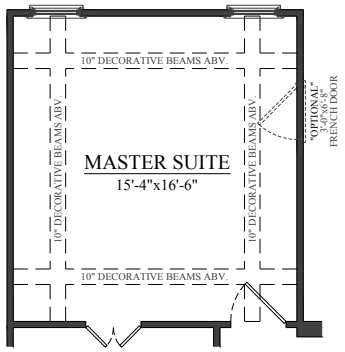
"OPTIONAL" MASTER BATH w/ TUB



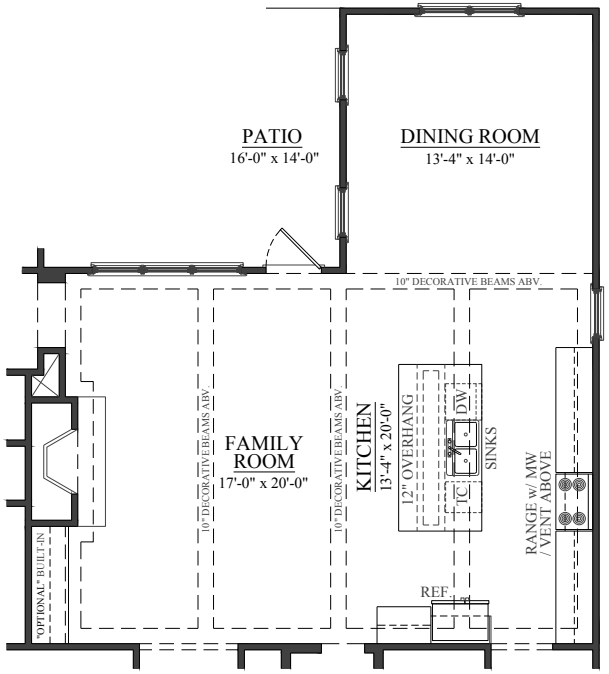
"OPTIONAL" LAUNDRY / PANTRY / HOME OFFICE



"OPTIONAL" COVERED REAR PORCH



"OPTIONAL" MASTER SUITE w/ BEAMS



"OPTIONAL" FAMILY ROOM w/ BEAMS & LARGER DINING ROOM

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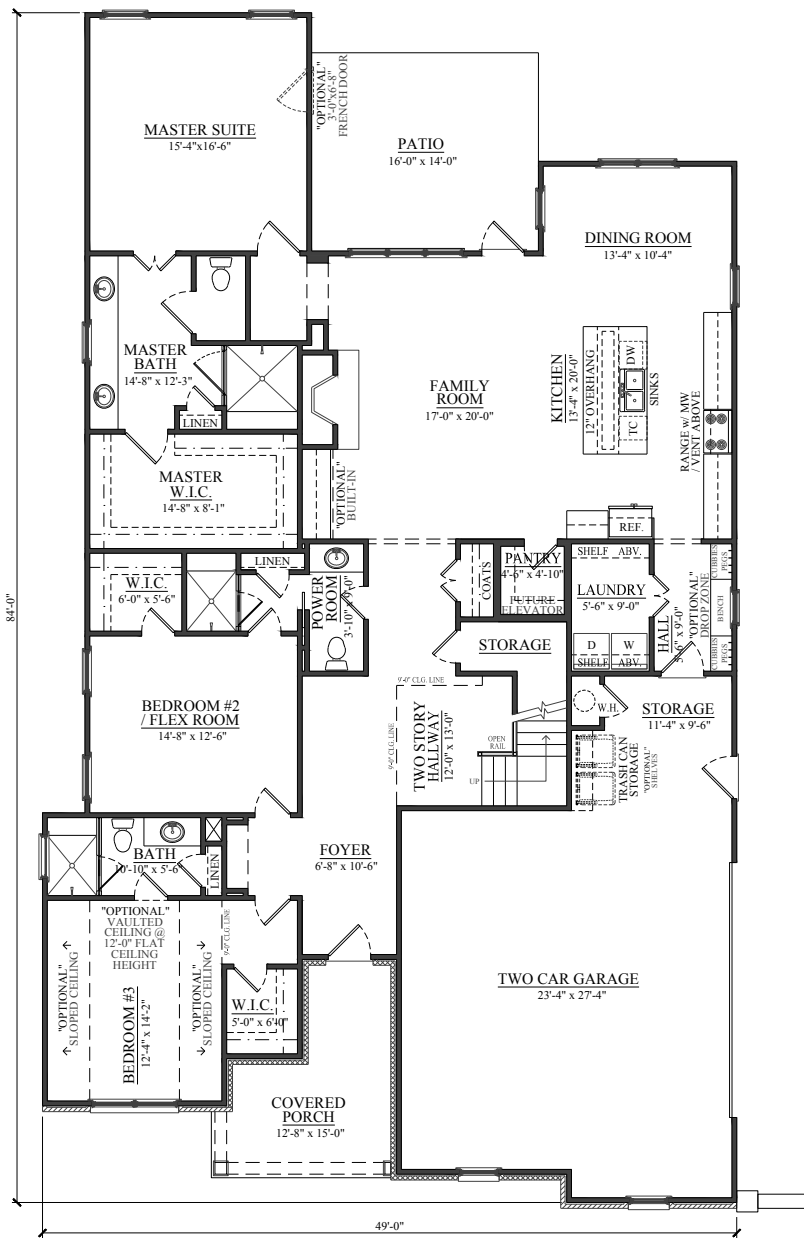
Brighton Floor Plan

SWEET BRIAR
FARMS

Main Level



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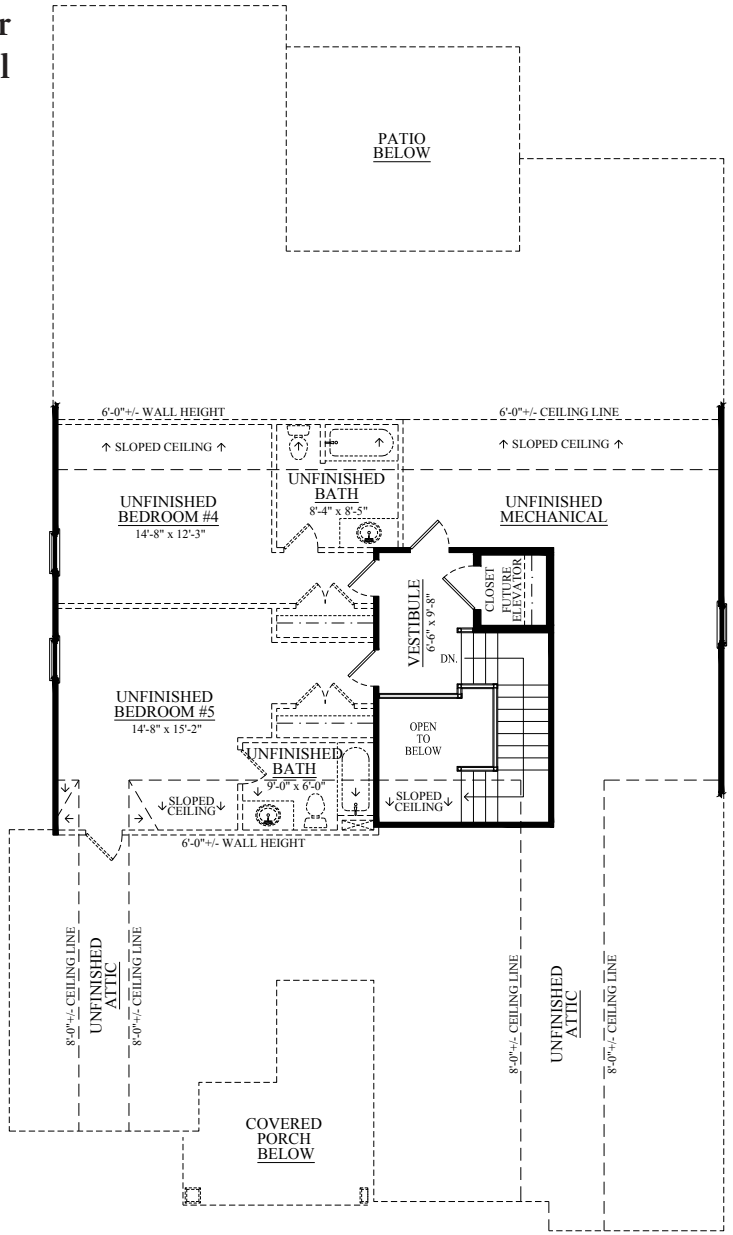
Brighton Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Lancaster A

SWEET BRIAR
FARMS

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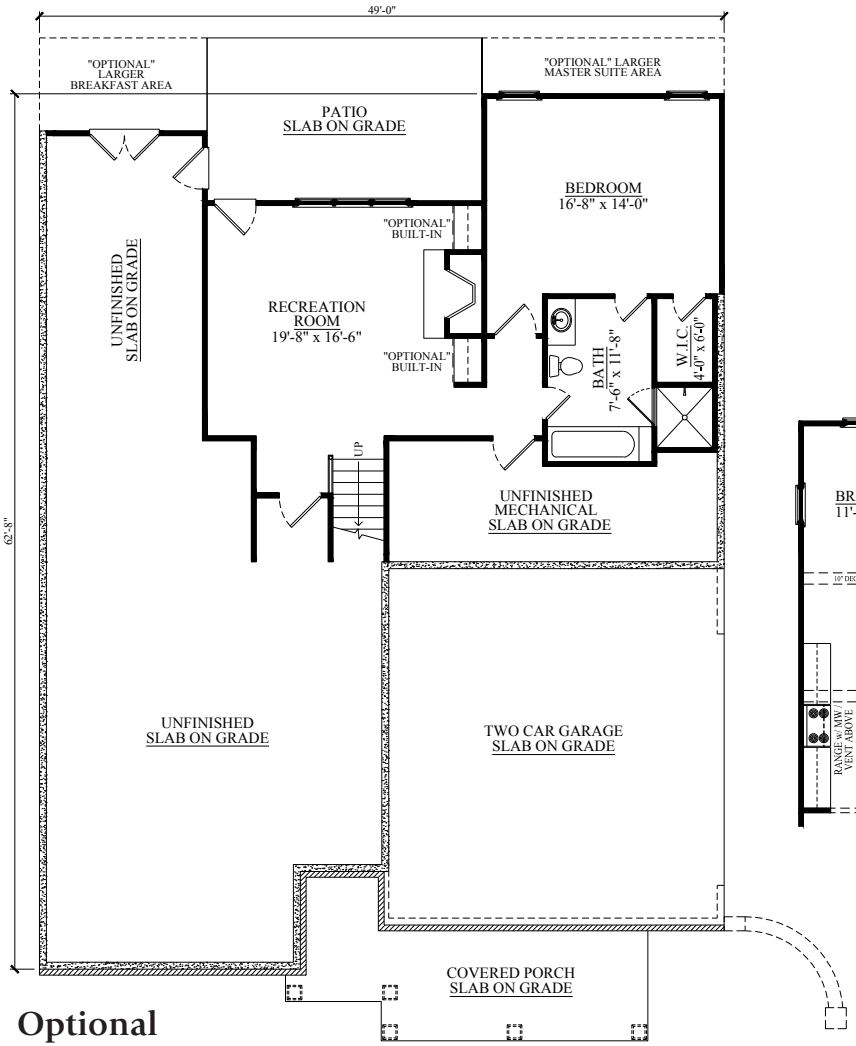
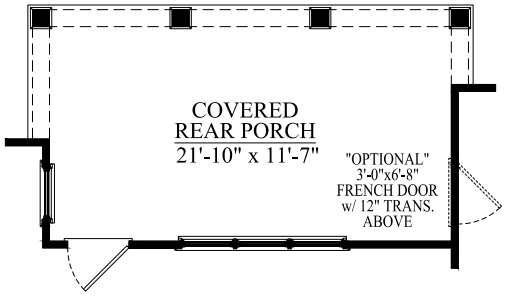
Lancaster Structural Options

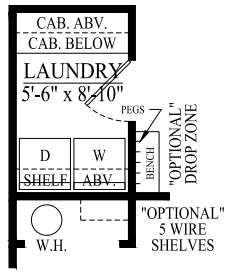
SWEET BRIAR FARMS



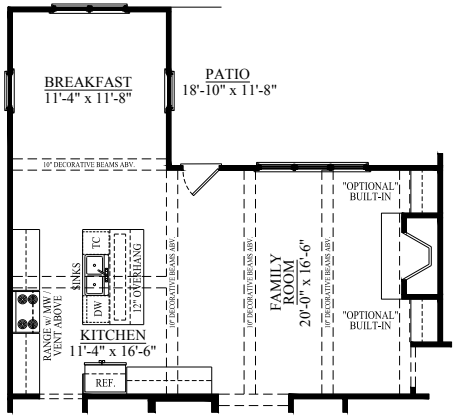
Optional Basement Level



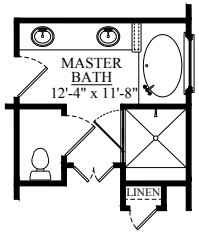
"OPTIONAL" COVERED REAR PORCH



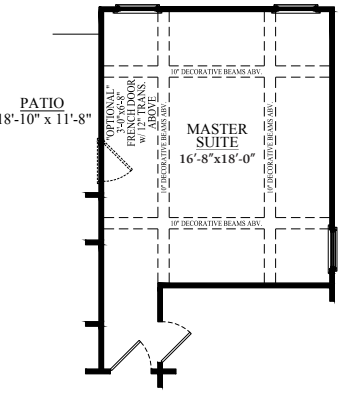
"OPTIONAL" LAUNDRY



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER MASTER SUITE w/ BEAMS

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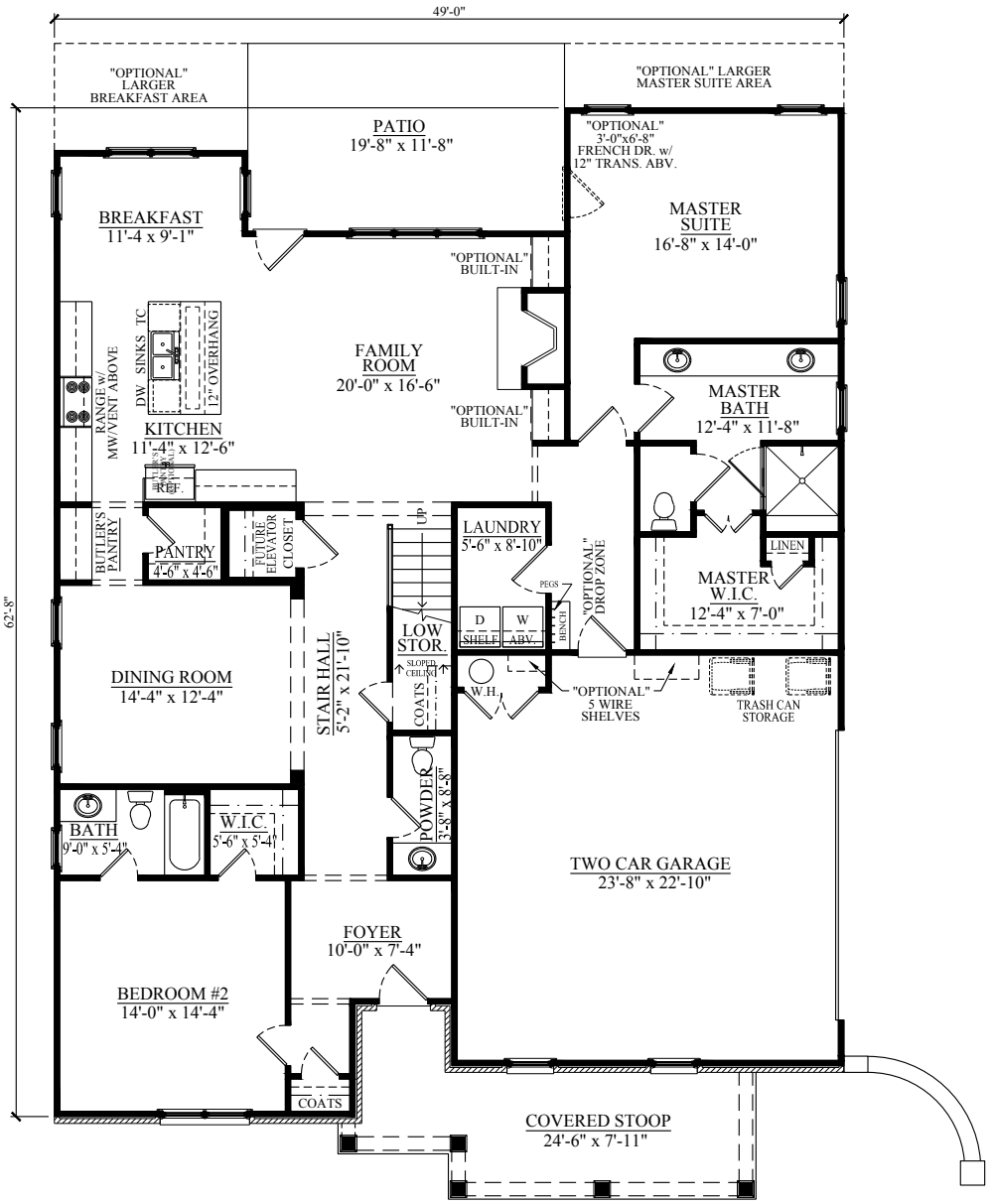
Lancaster Floor Plan

SWEET BRIAR
FARMS

Main Level



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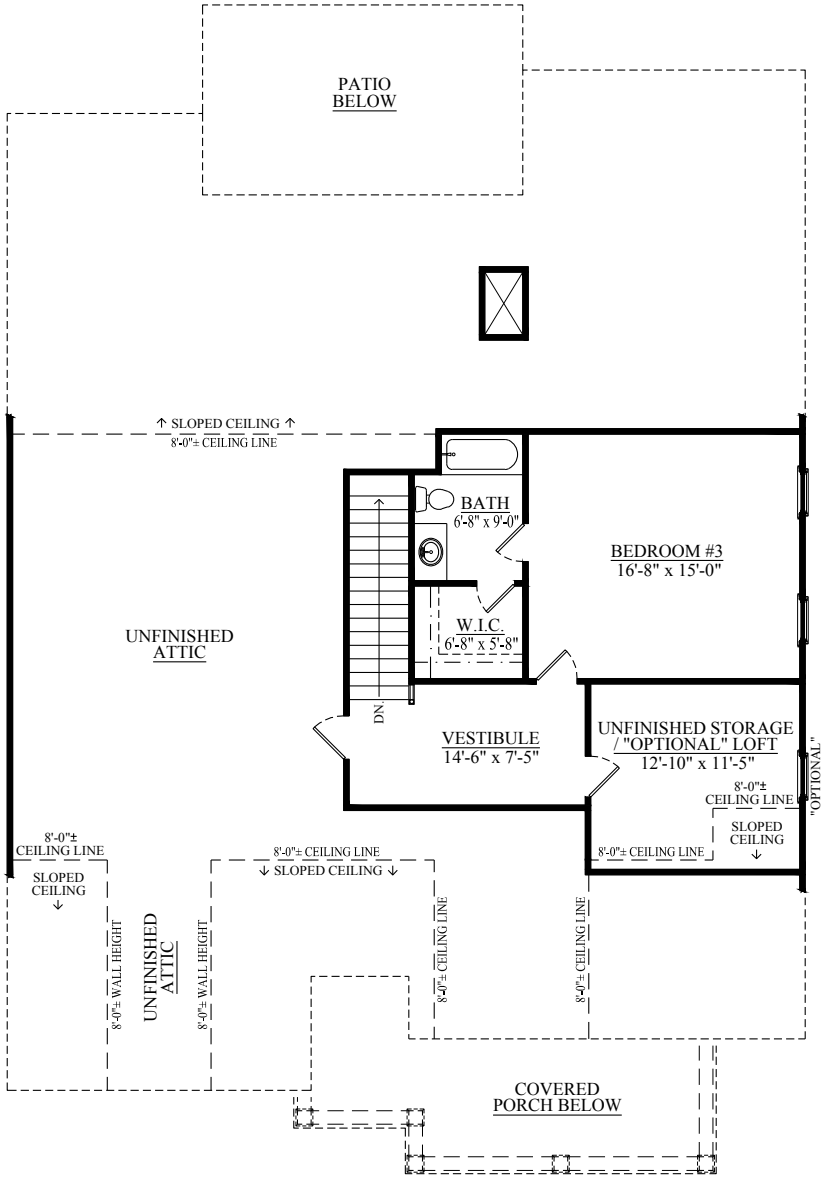
Lancaster Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Lancaster B

SWEET BRIAR
FARMS

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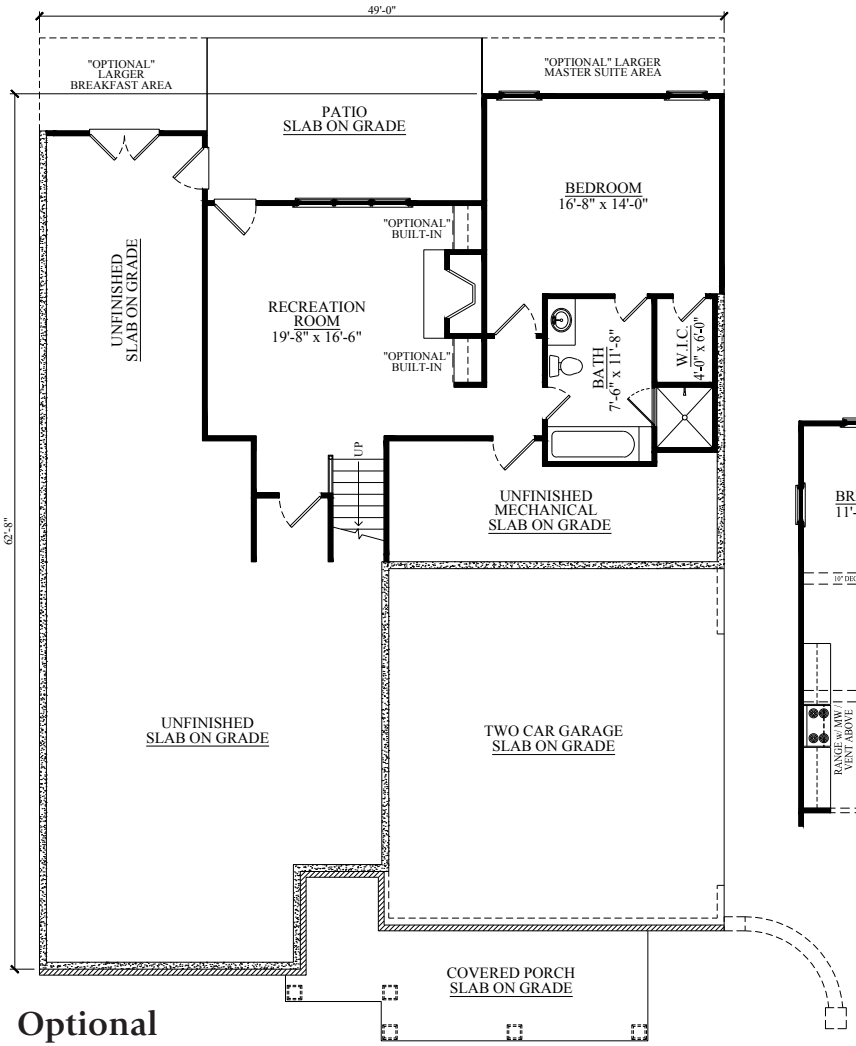
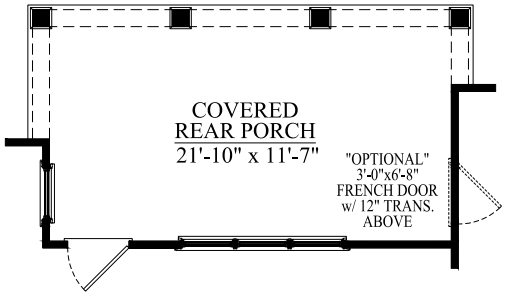
Lancaster Structural Options

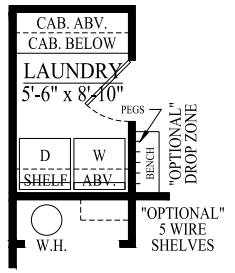
SWEET BRIAR FARMS



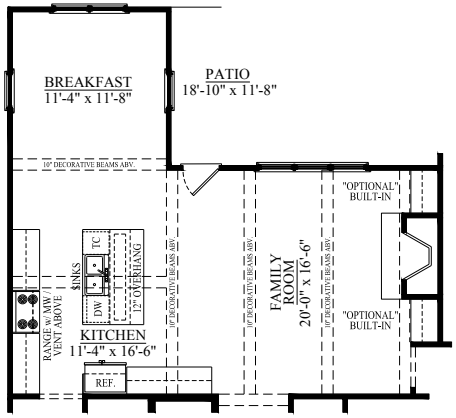
Optional Basement Level



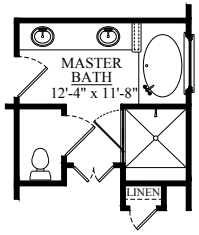
"OPTIONAL" COVERED REAR PORCH



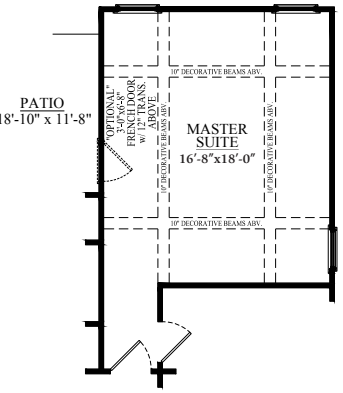
"OPTIONAL" LAUNDRY



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER MASTER SUITE w/ BEAMS

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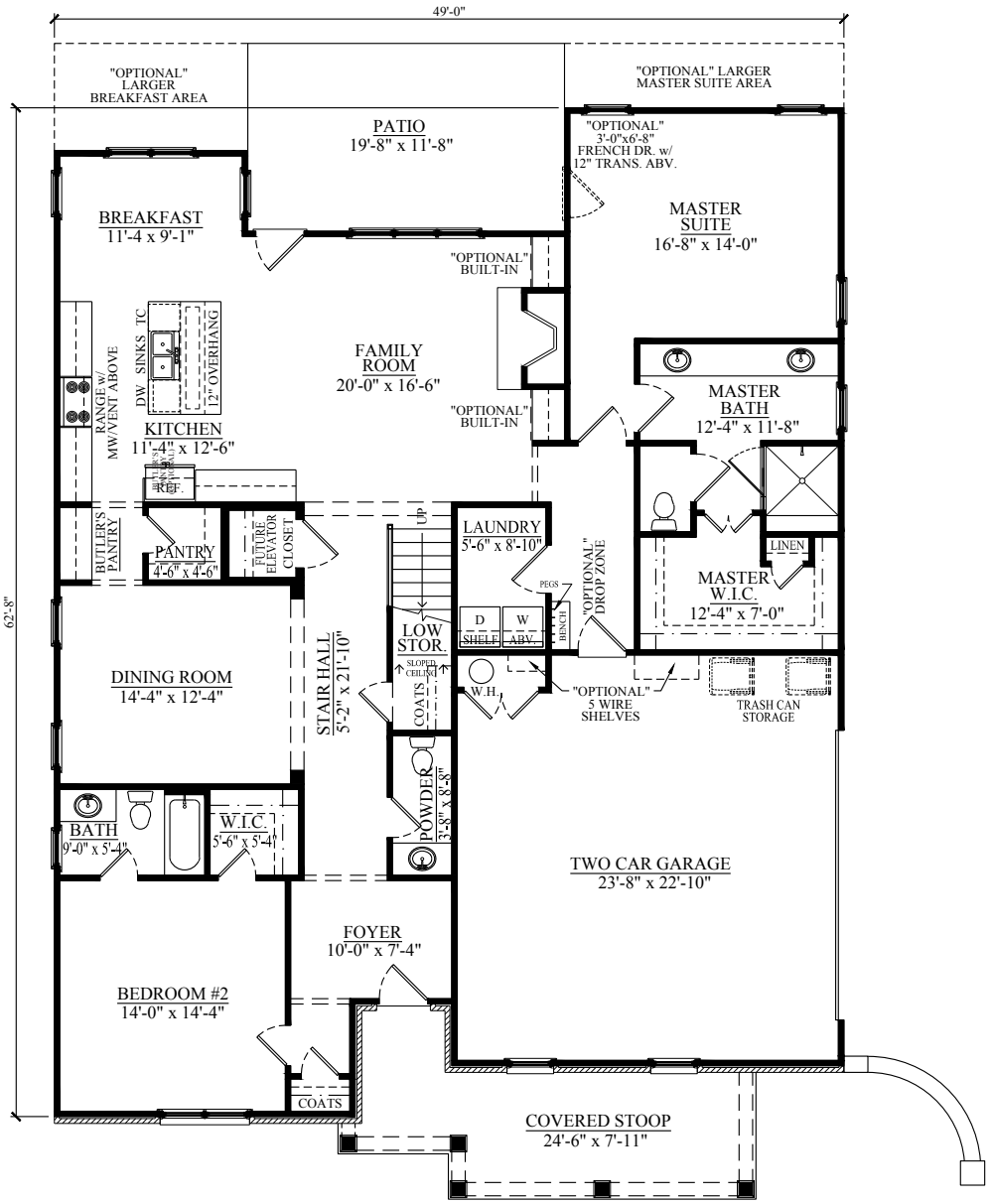
Lancaster Floor Plan

SWEET BRIAR
FARMS

Main Level



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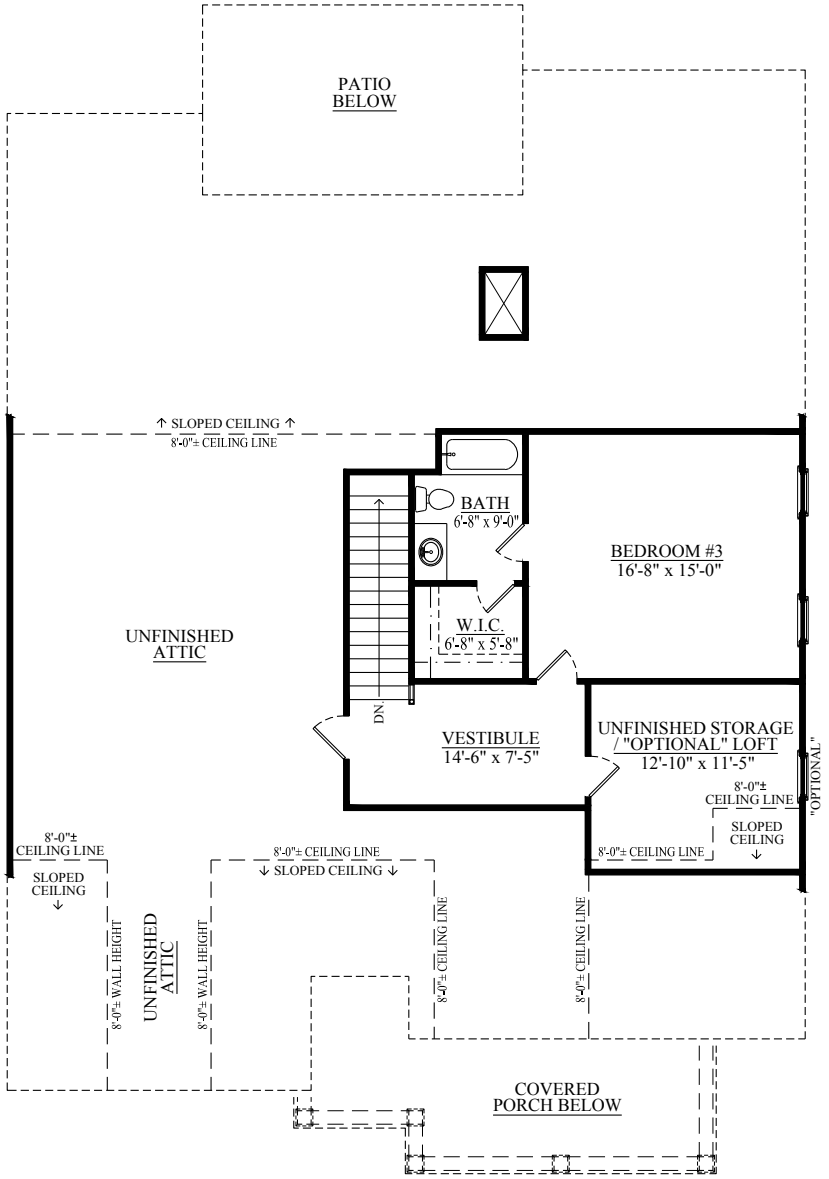
Lancaster Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Lancaster C

SWEET BRIAR
FARMS

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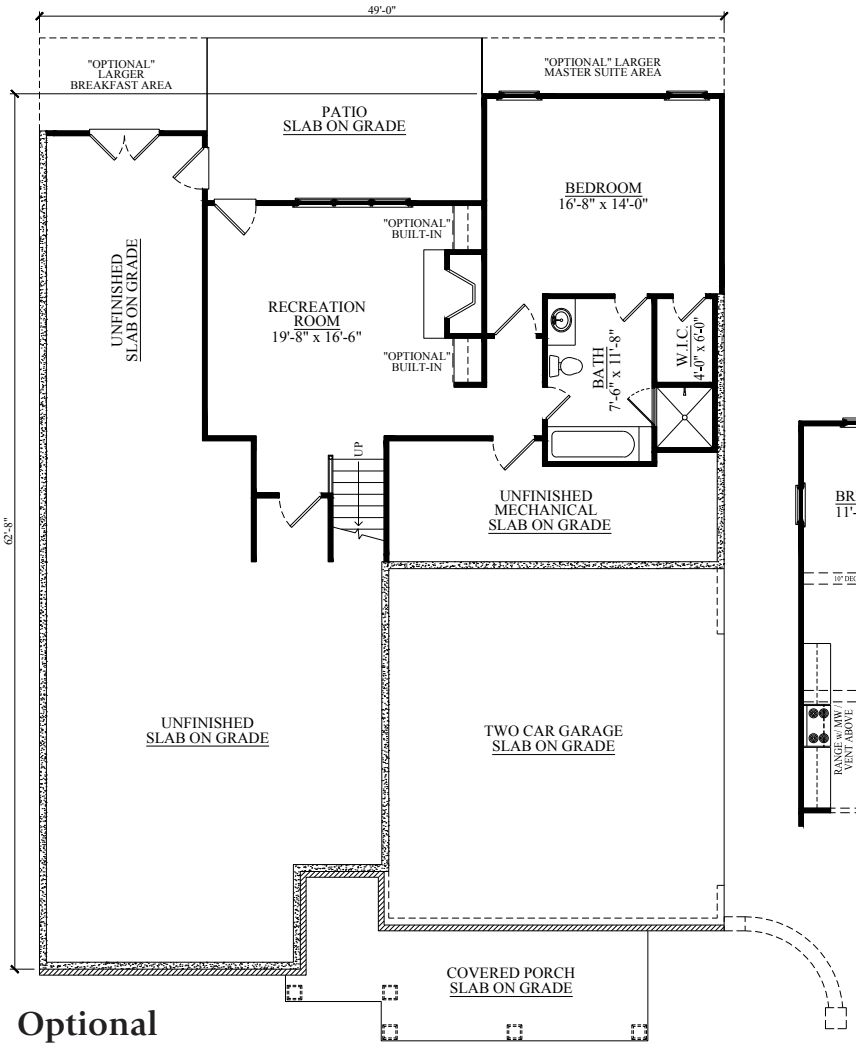
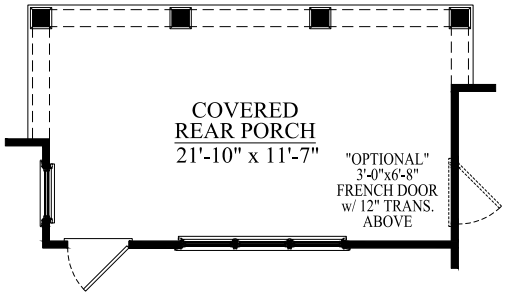
Lancaster Structural Options

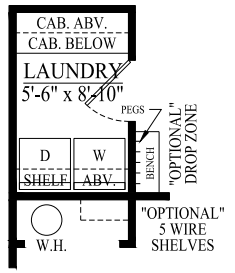
SWEET BRIAR FARMS



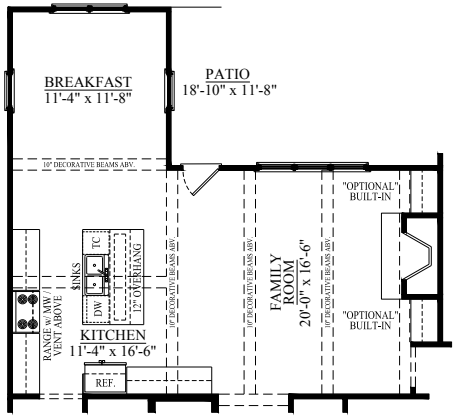
Optional Basement Level



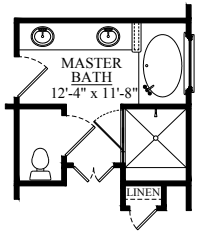
"OPTIONAL" COVERED REAR PORCH



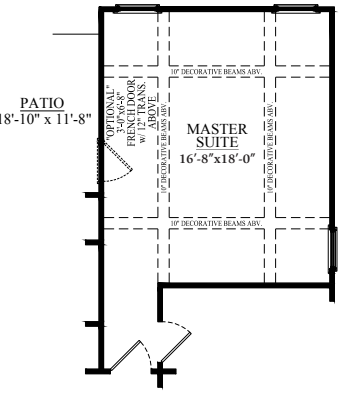
"OPTIONAL" LAUNDRY



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER MASTER SUITE w/ BEAMS

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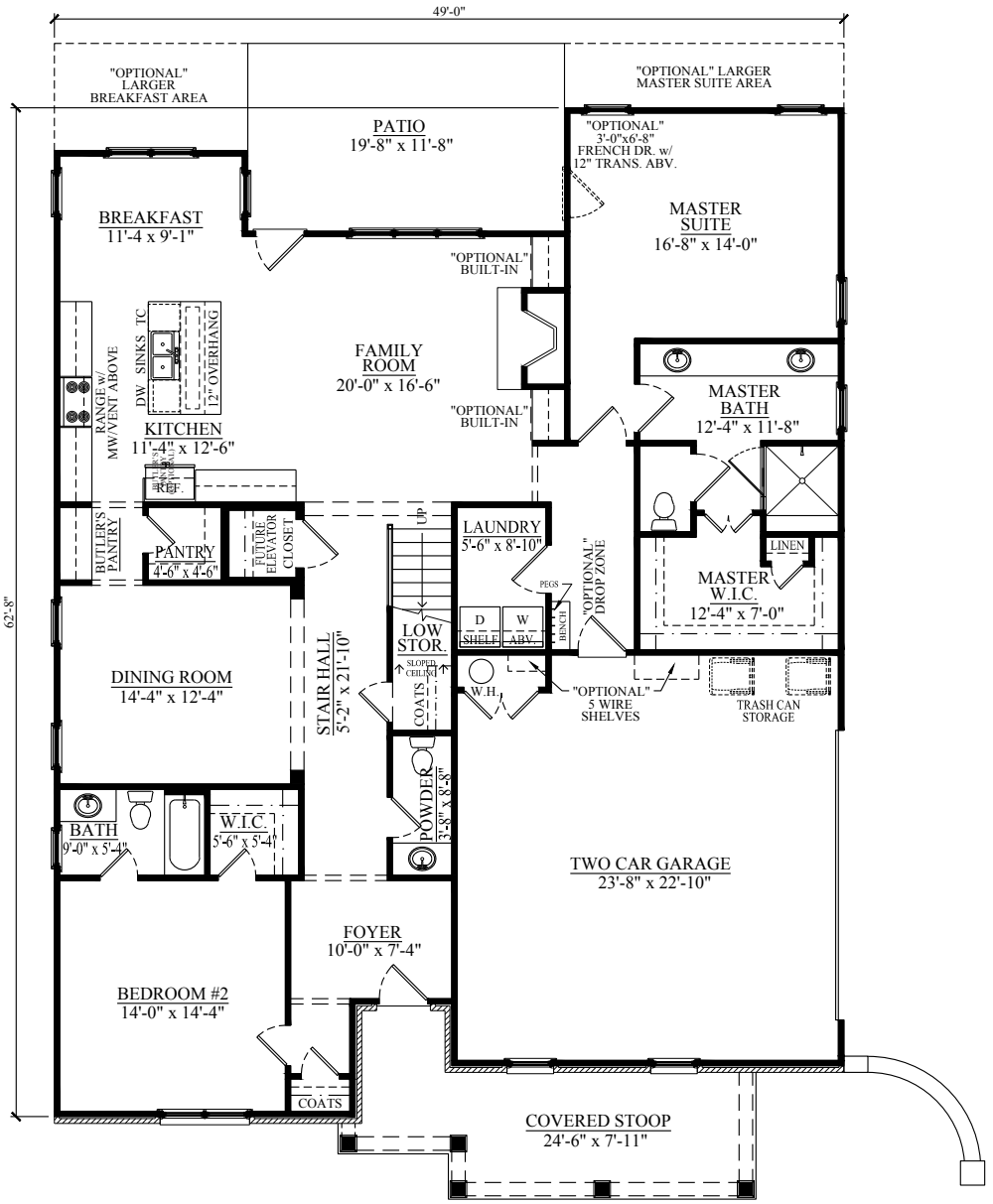
Lancaster Floor Plan

SWEET BRIAR
FARMS

Main Level



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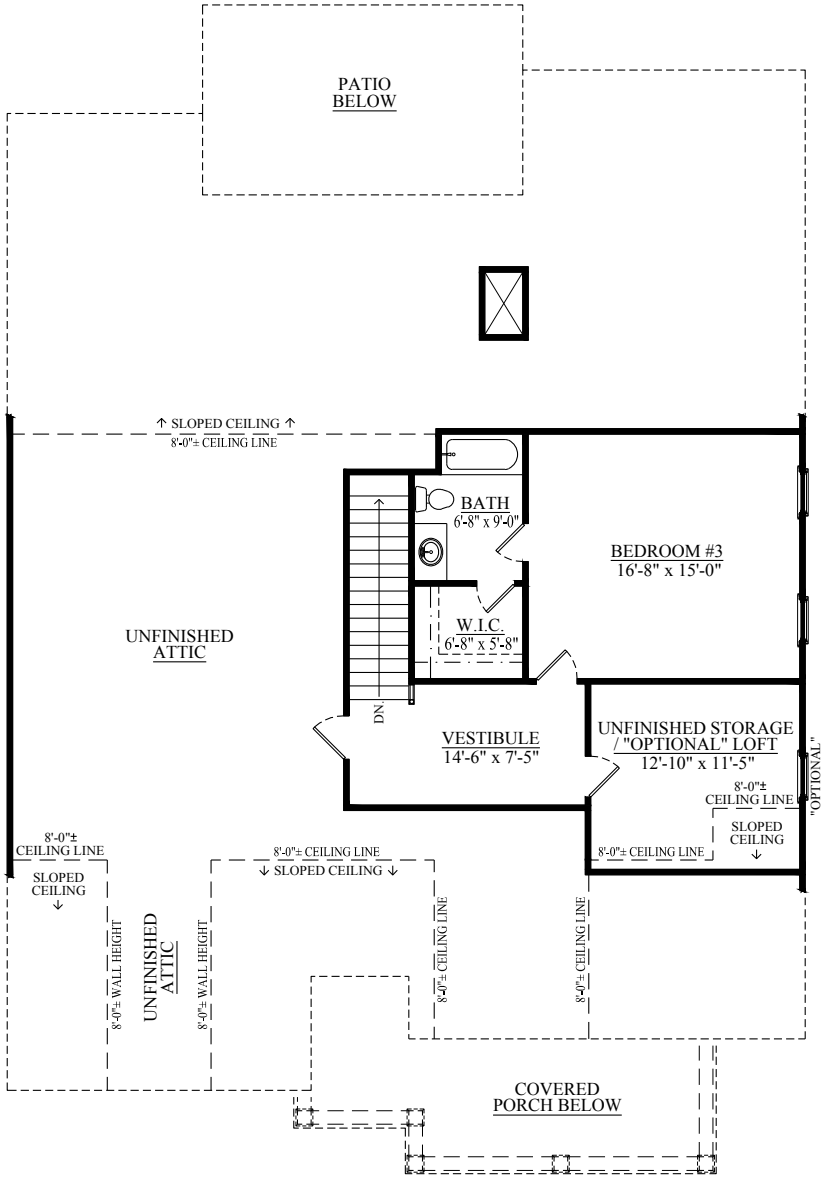
Lancaster Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Lancaster D

SWEET BRIAR
FARMS

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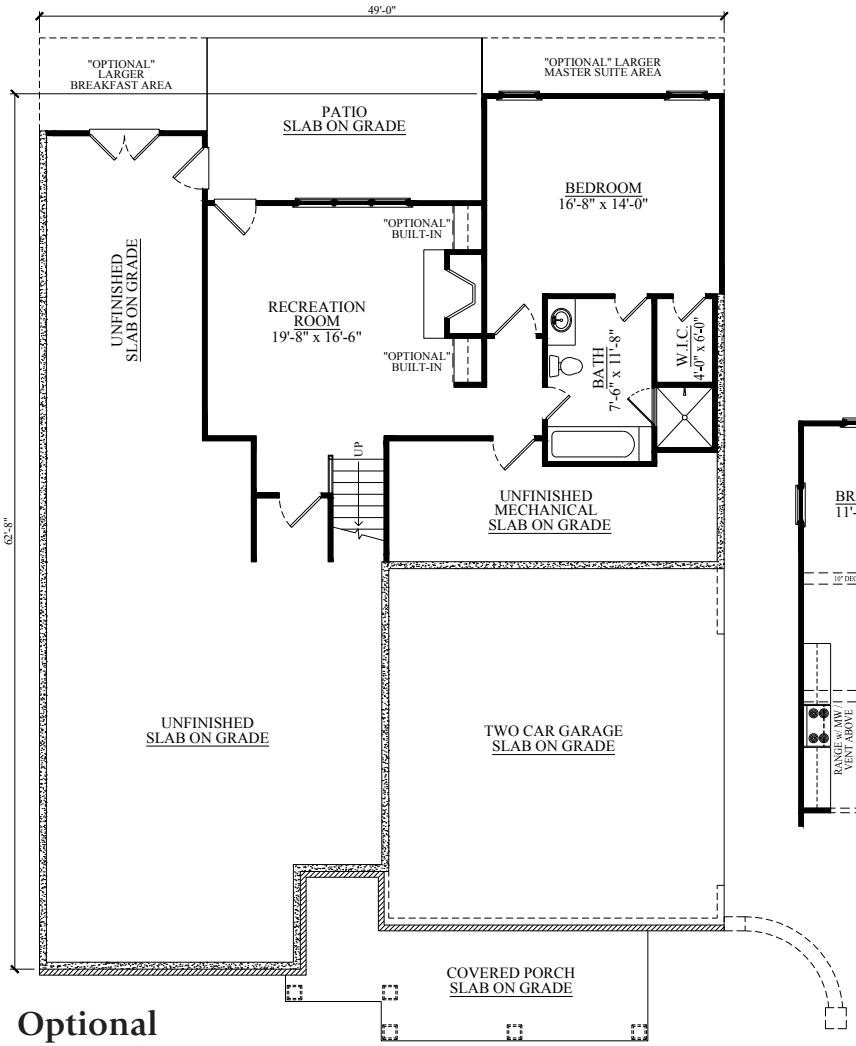
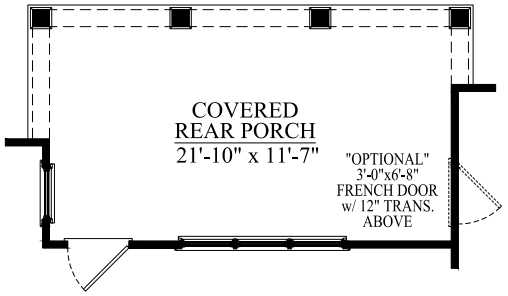
Lancaster Structural Options

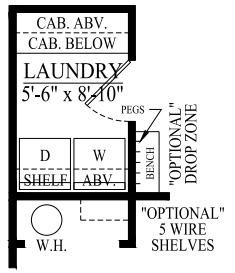
SWEET BRIAR FARMS



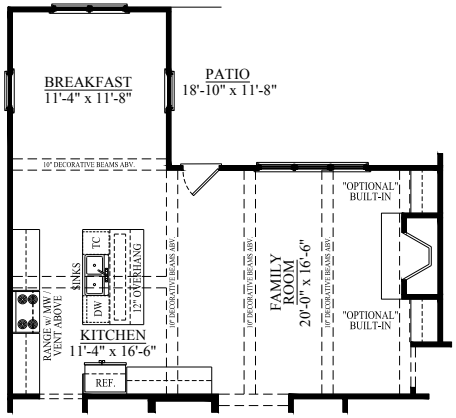
Optional Basement Level



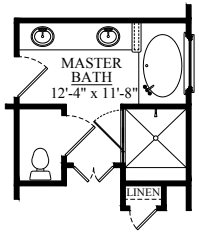
"OPTIONAL" COVERED REAR PORCH



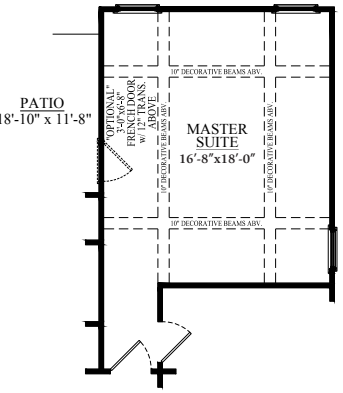
"OPTIONAL" LAUNDRY



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER MASTER SUITE w/ BEAMS

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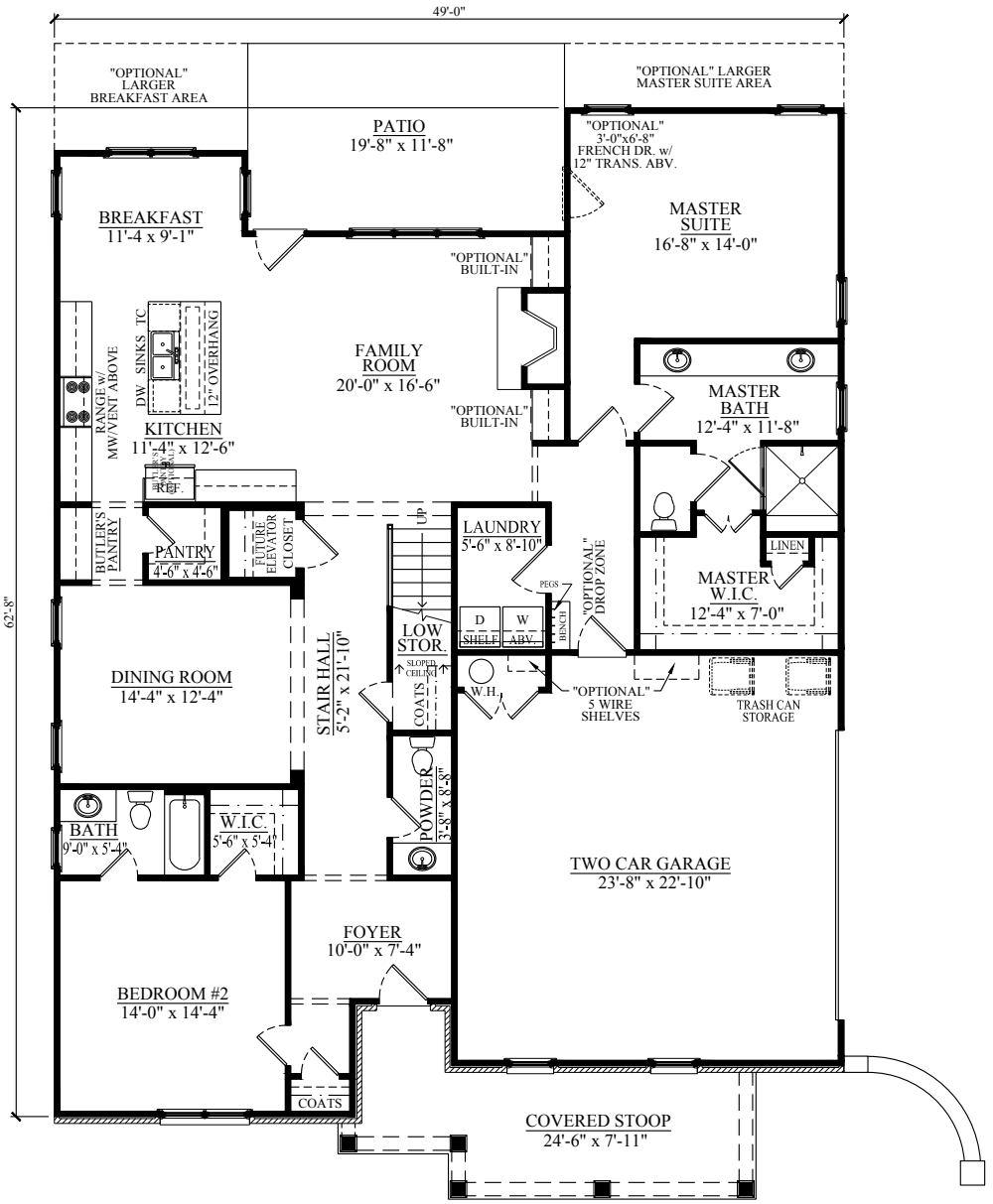
Lancaster Floor Plan

SWEET BRIAR
FARMS

Main Level



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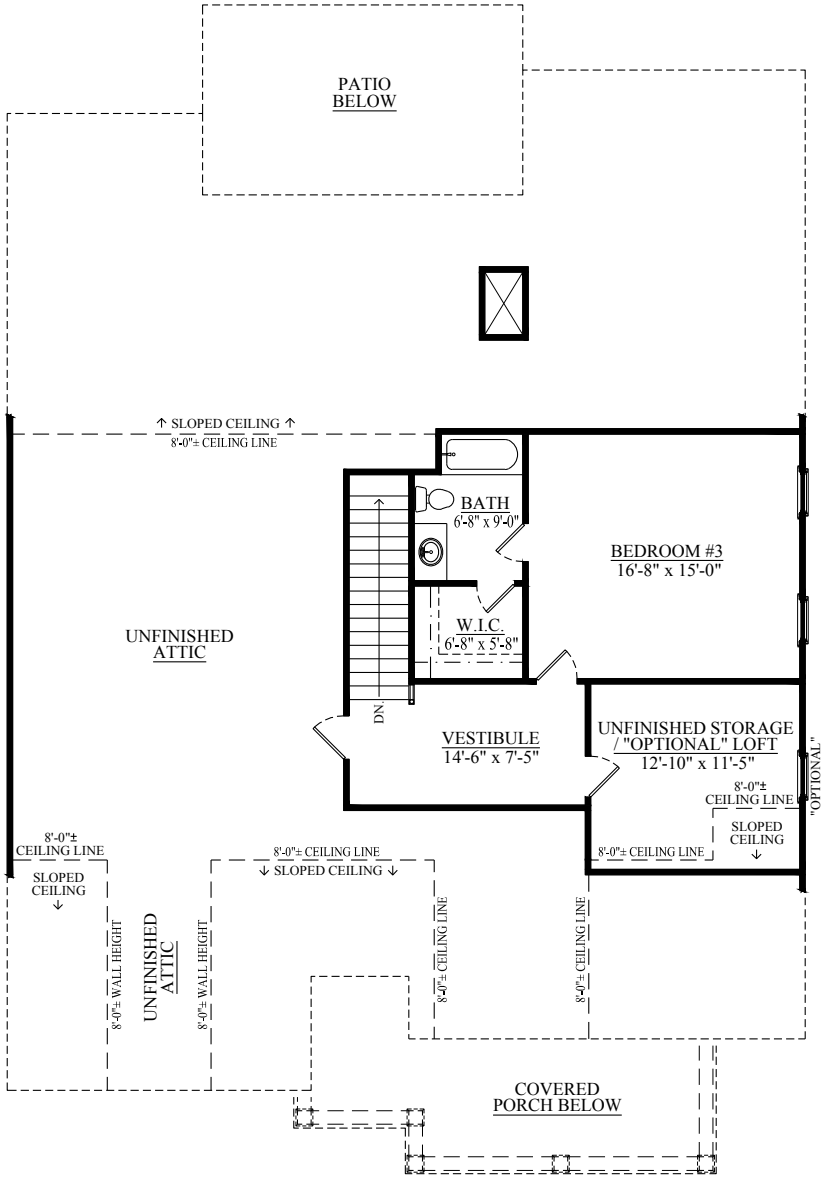
Lancaster Floor Plan

SWEET BRIAR
FARMS

Upper Level



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SWEET BRIAR
FARMS

Coventry A

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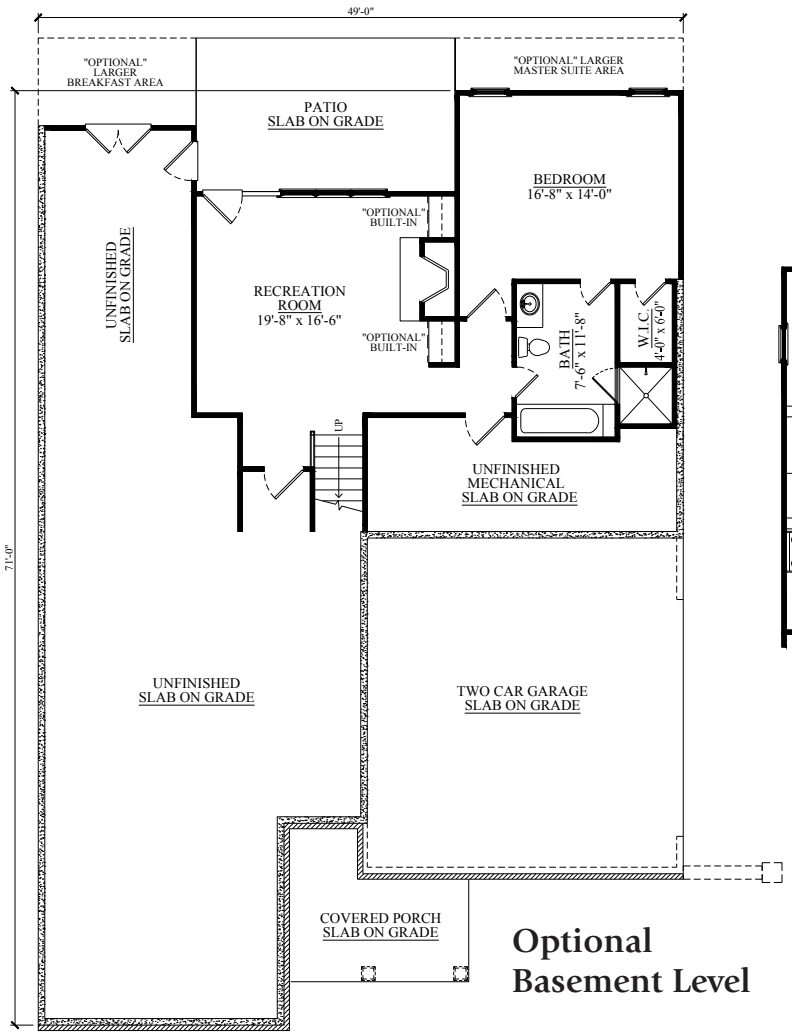
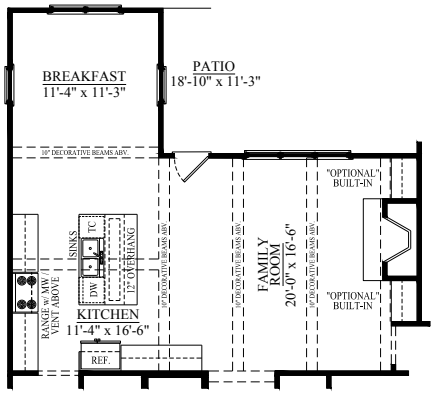
Coventry Structural Options

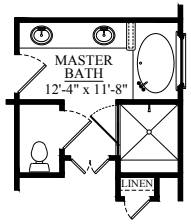
SWEET BRIAR FARMS



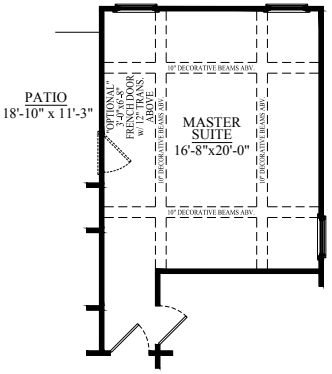
Optional Basement Level



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER
MASTER SUITE w/ BEAMS

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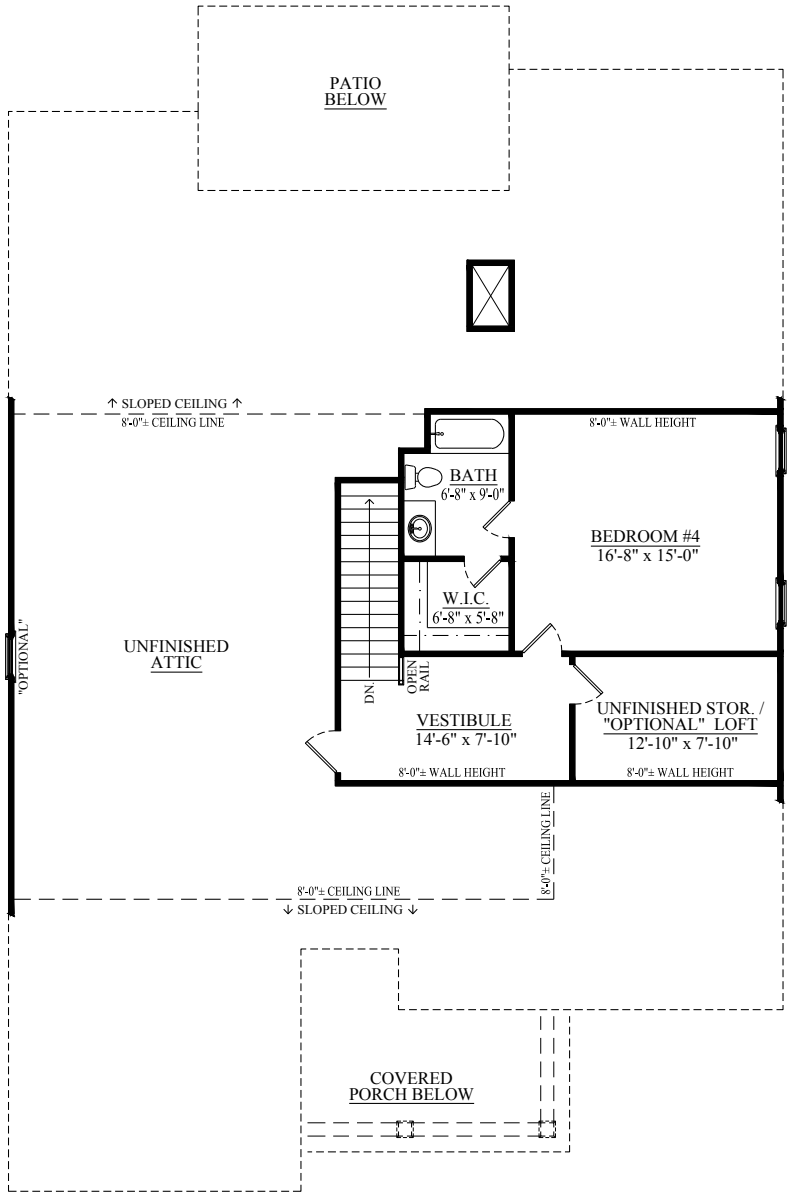
Coventry Floor Plan

SWEET BRIAR
FARMS

Upper Level



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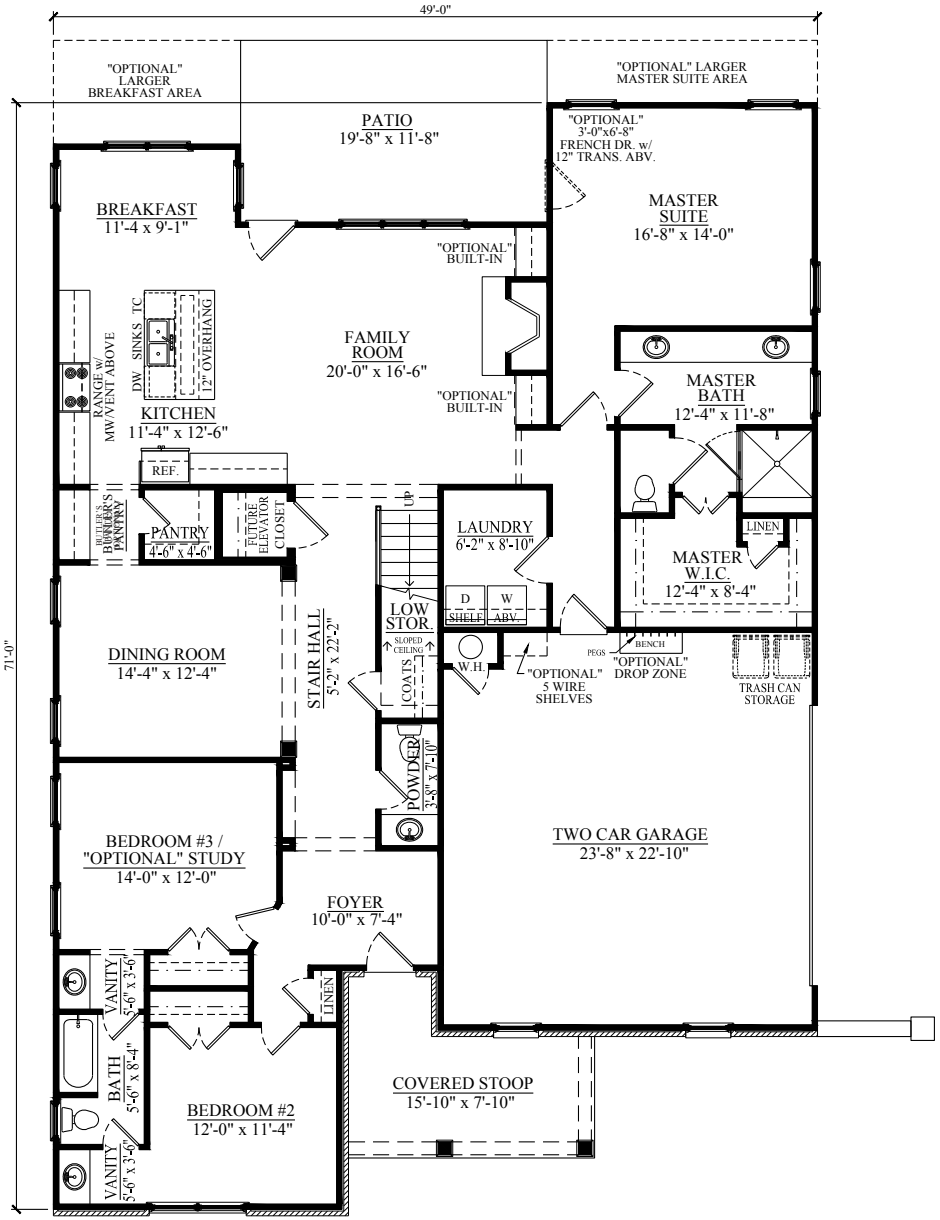
Coventry Floor Plan

SWEET BRIAR
FARMS

Main Level



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Coventry B

SWEET BRIAR
FARMS

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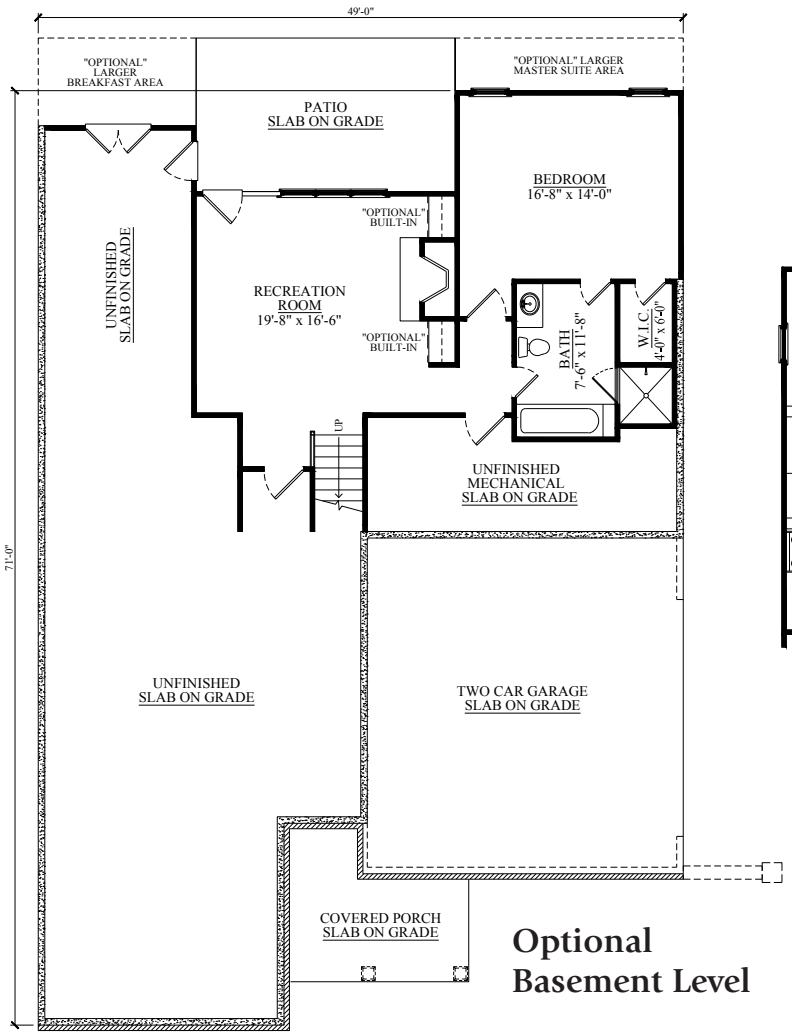
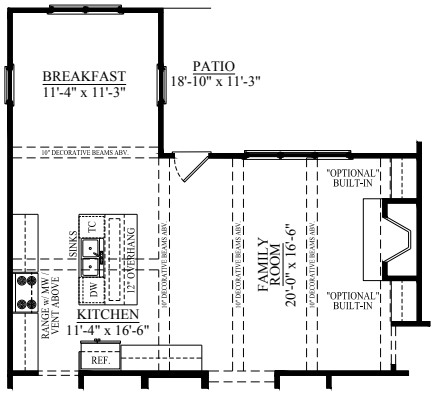
Coventry Structural Options

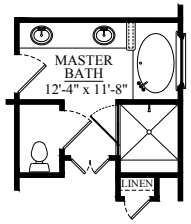
SWEET BRIAR FARMS



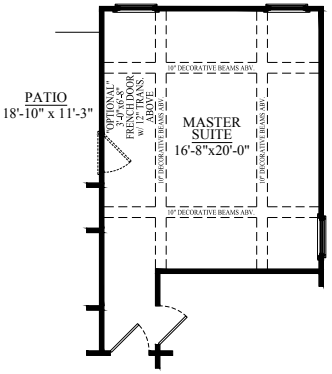
Optional Basement Level



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER
MASTER SUITE w/ BEAMS

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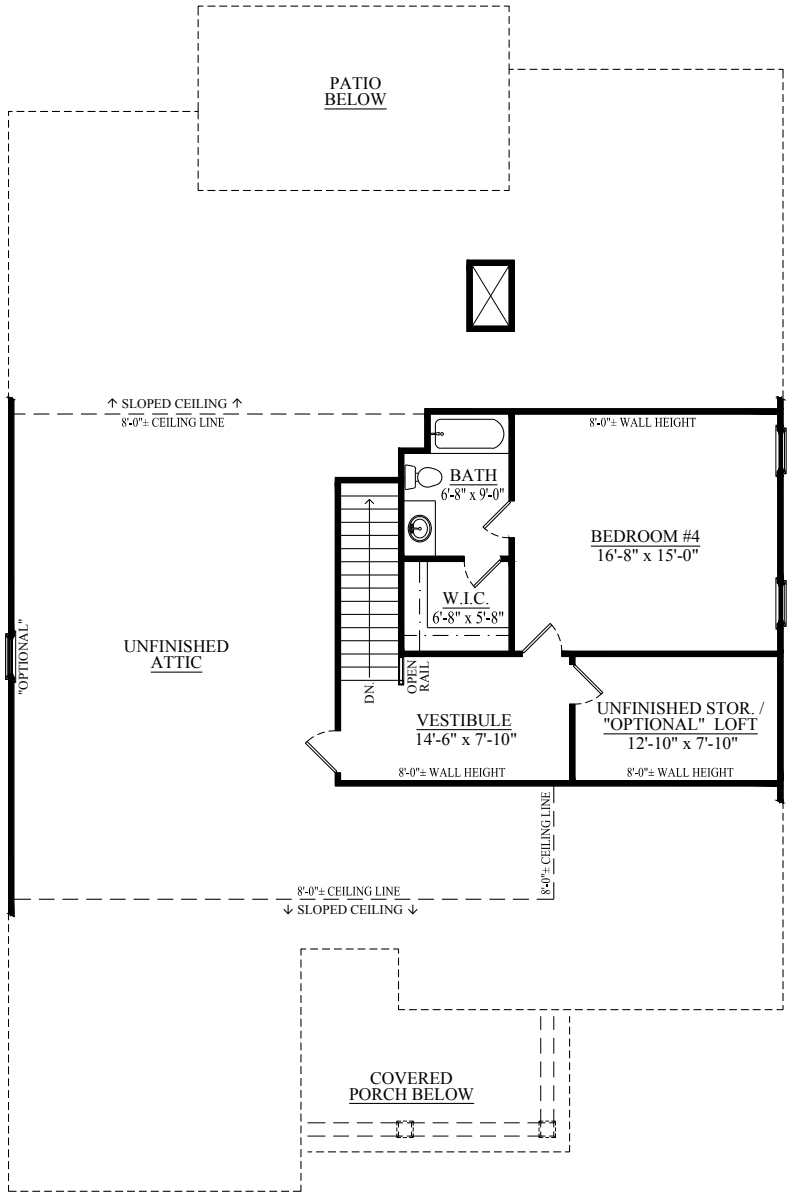
Coventry Floor Plan

SWEET BRIAR
FARMS

Upper Level



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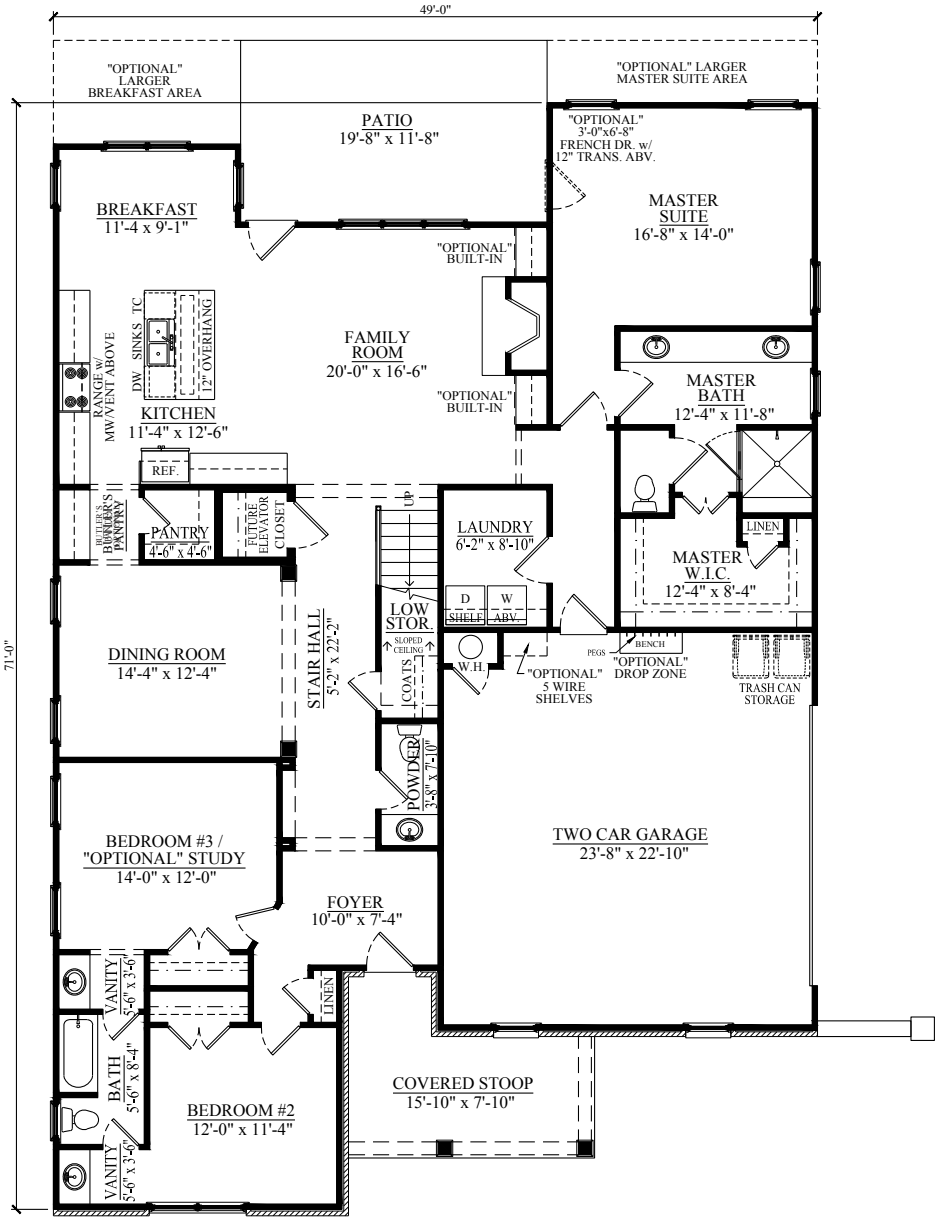
Coventry Floor Plan

SWEET BRIAR
FARMS

Main Level



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Coventry C

SWEET BRIAR
FARMS

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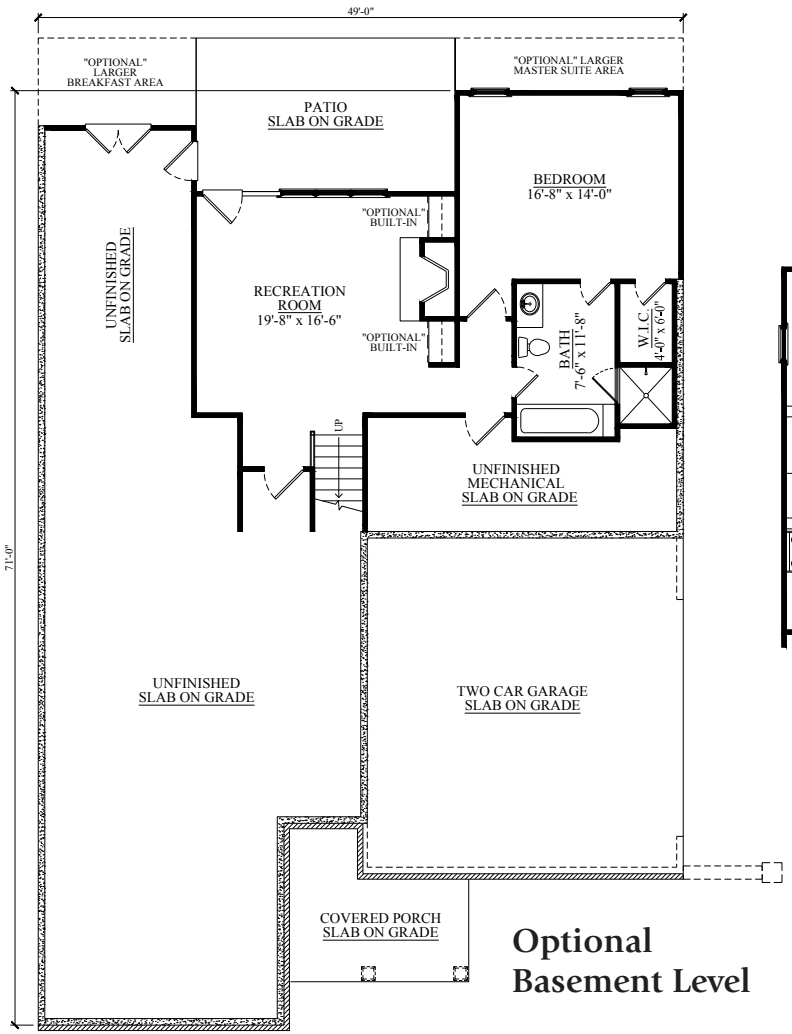
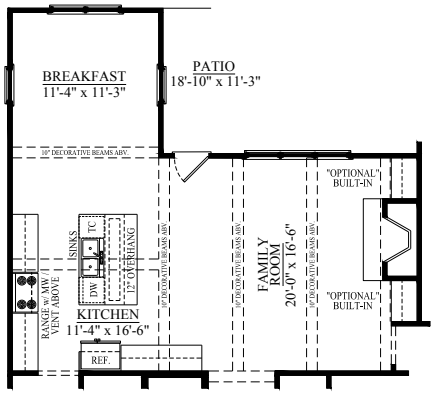
Coventry Structural Options

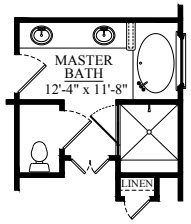
SWEET BRIAR FARMS



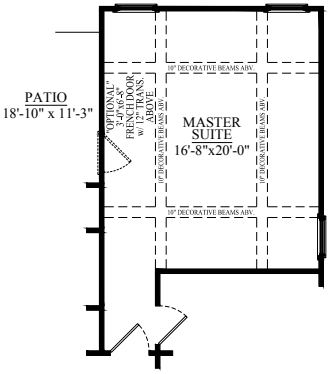
Optional Basement Level



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER
MASTER SUITE w/ BEAMS

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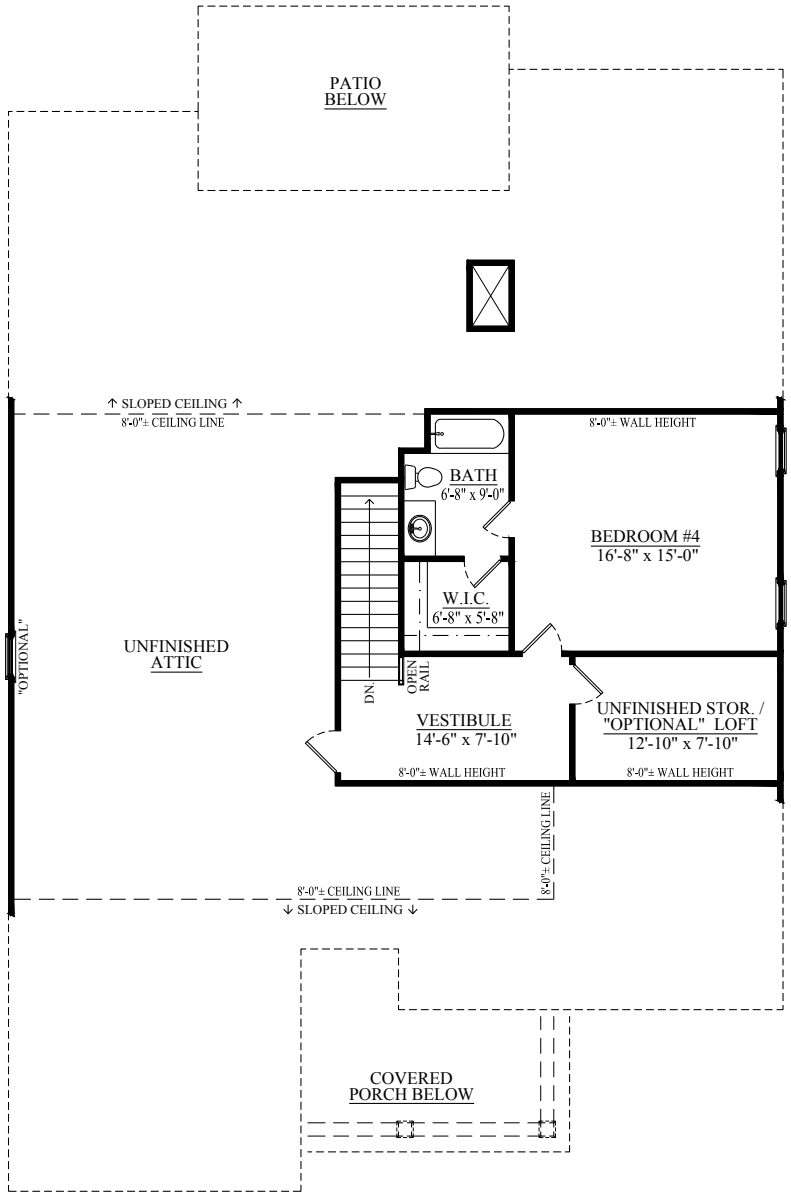
Coventry Floor Plan

SWEET BRIAR
FARMS

Upper Level



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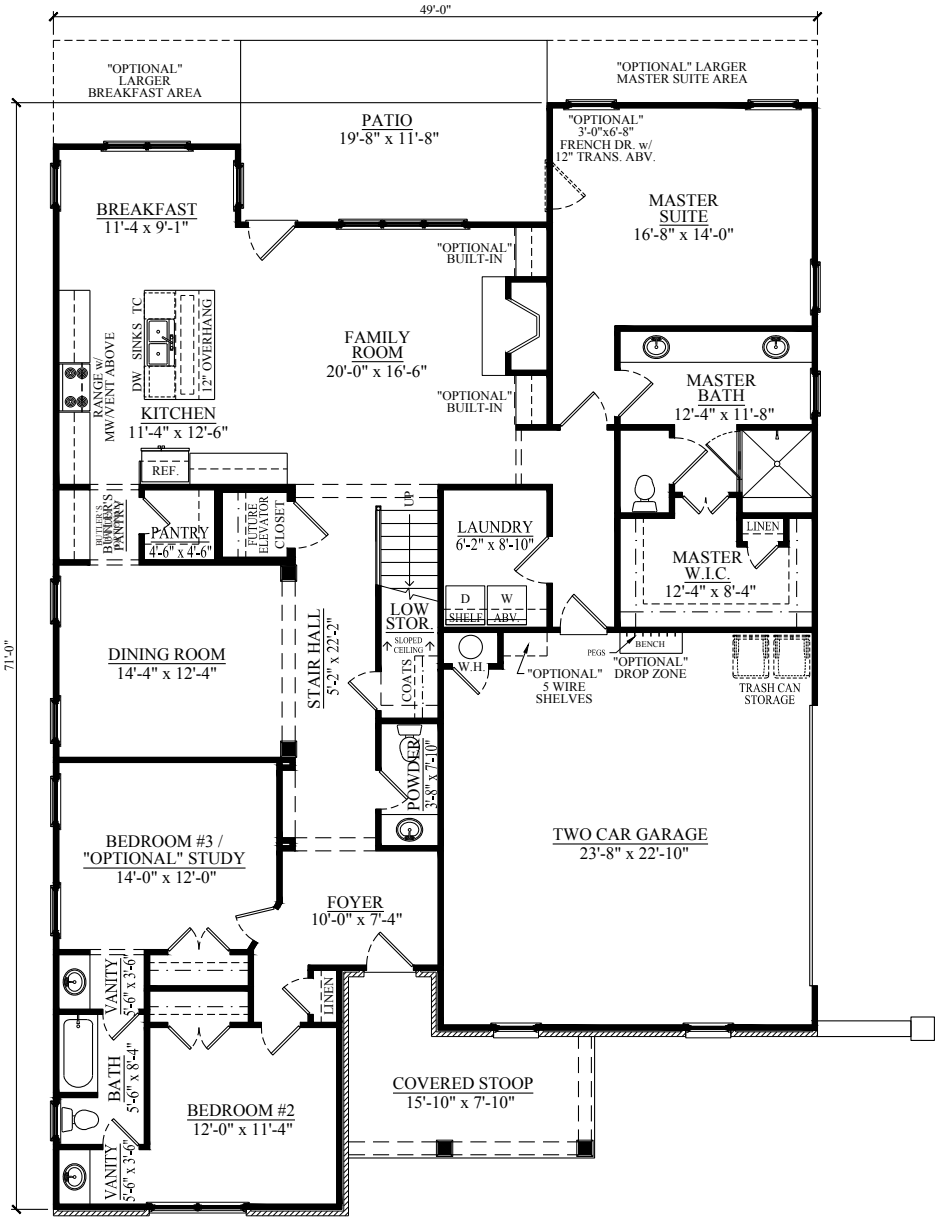
Coventry Floor Plan

SWEET BRIAR
FARMS

Main Level



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Coventry D

SWEET BRIAR
FARMS

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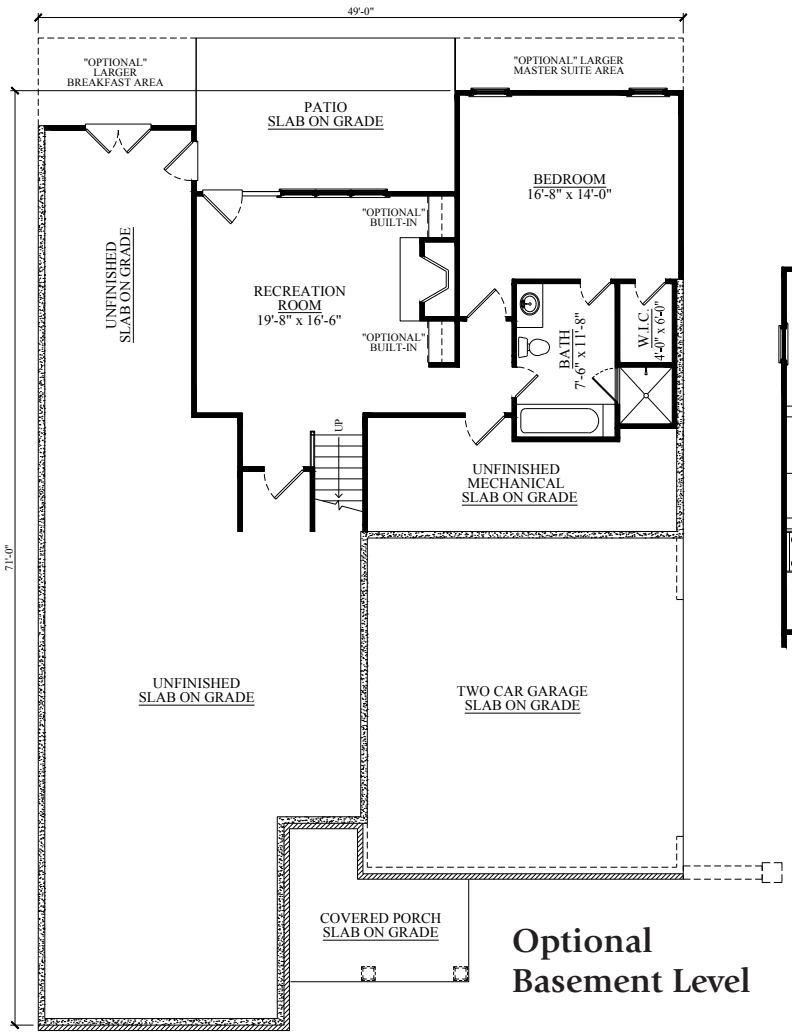
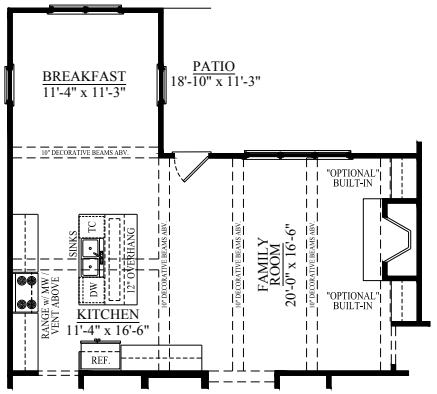
Coventry Structural Options

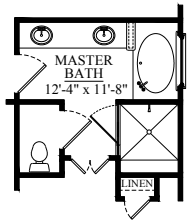
SWEET BRIAR FARMS



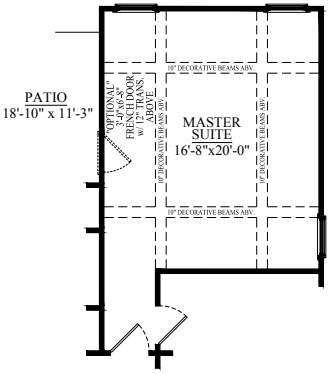
Optional Basement Level



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



"OPTIONAL" MASTER BATH w/ TUB



"OPTIONAL" LARGER
MASTER SUITE w/ BEAMS

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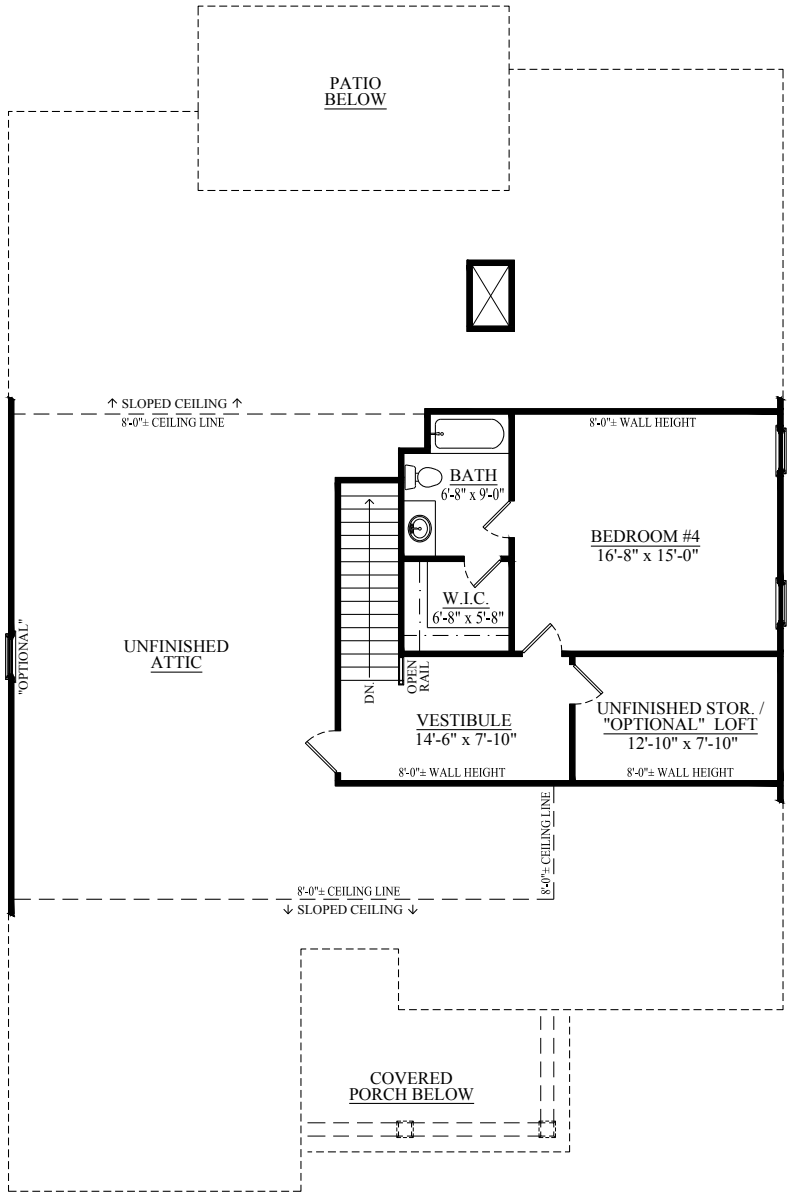
Coventry Floor Plan

SWEET BRIAR
FARMS

Upper Level



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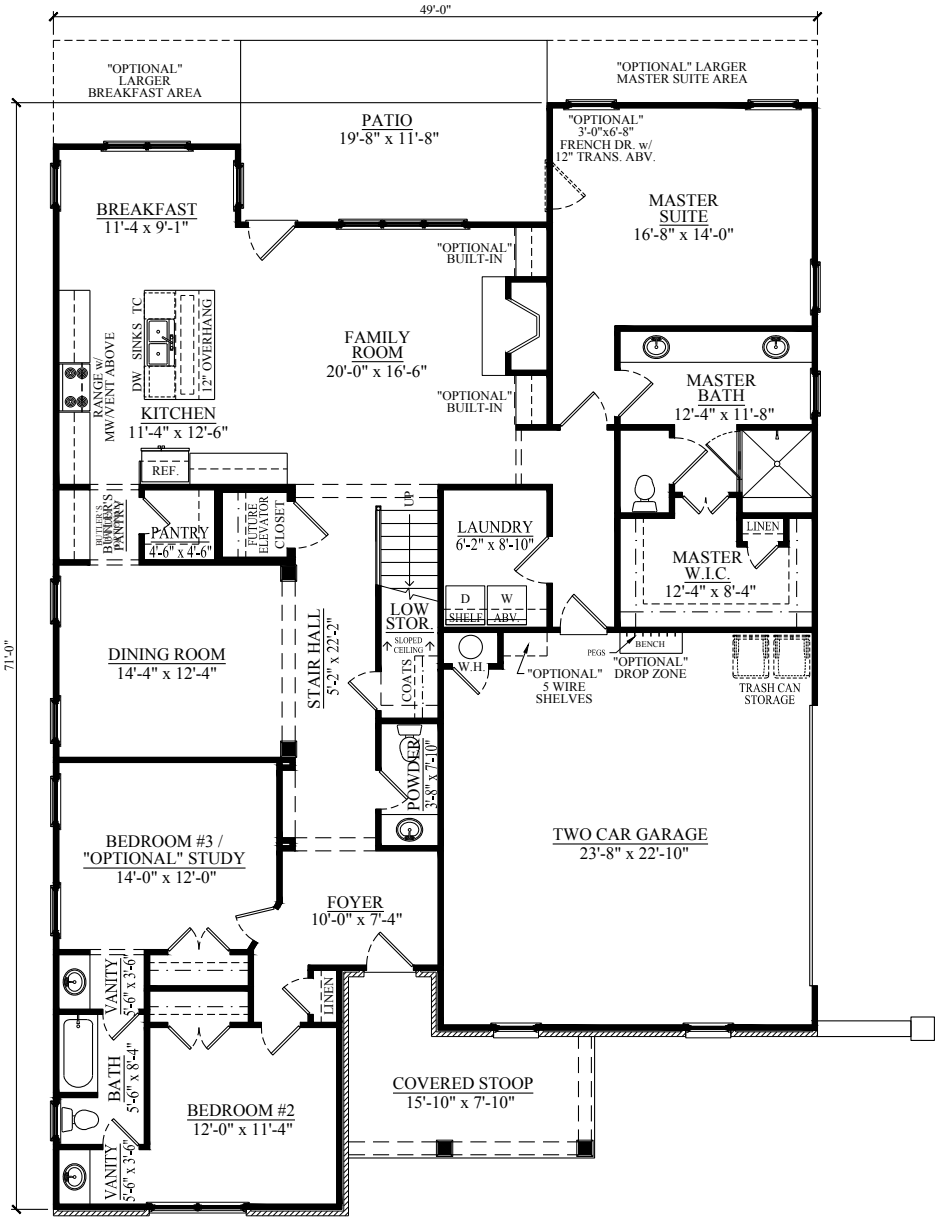
Coventry Floor Plan

SWEET BRIAR
FARMS

Main Level



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Keswick A

SWEET BRIAR
FARMS

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EQUAL HOUSING OPPORTUNITY

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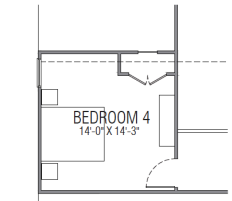
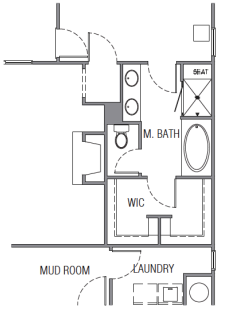
Keswick Structural Options

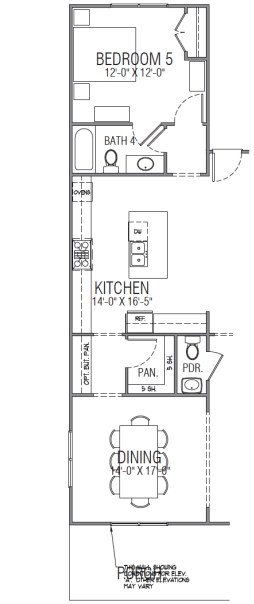
SWEET BRIAR FARMS



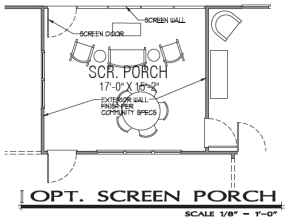
OPT. BEDROOM
SCALE 1/8" = 1'-0"



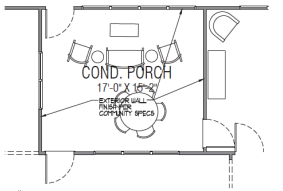
OPT. M. BATH
SCALE 1/8" = 1'-0"



OPT. FIRST FLOOR
SCALE 1/8" = 1'-0"



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



OPT. COND. PORCH
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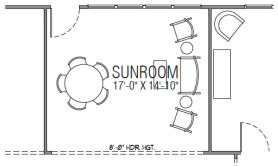
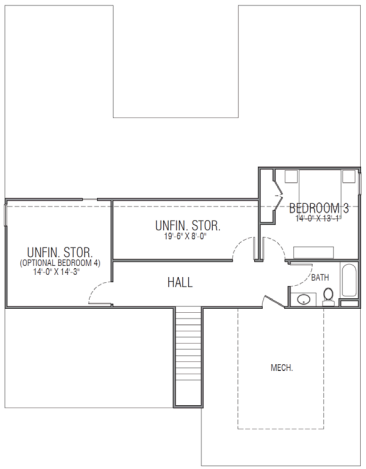
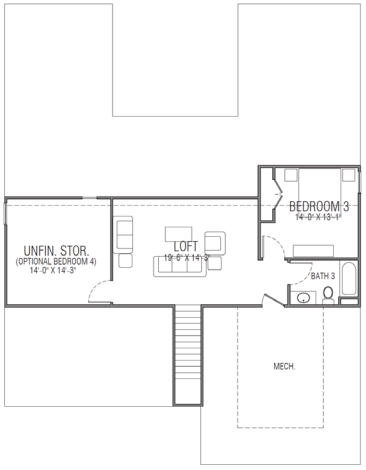


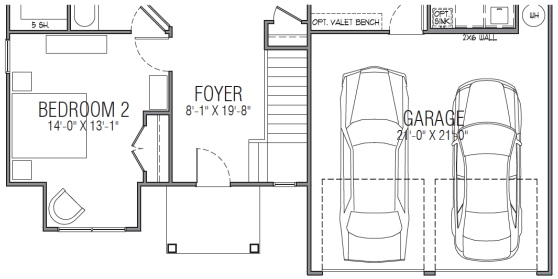
OPT. SUNROOM
SCALE 1/8" = 1'-0"



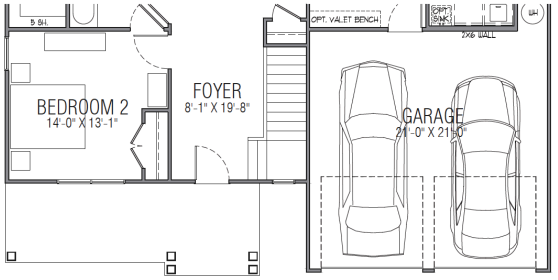
SECOND FLOOR PLAN
WITH STORAGE OPTION SCALE 1/8" = 1'-0"



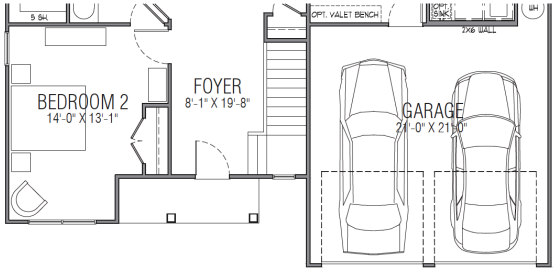
SECOND FLOOR PLAN
WITH LOFT OPTION SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION C & D SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E & F SCALE 1/8" = 1'-0"

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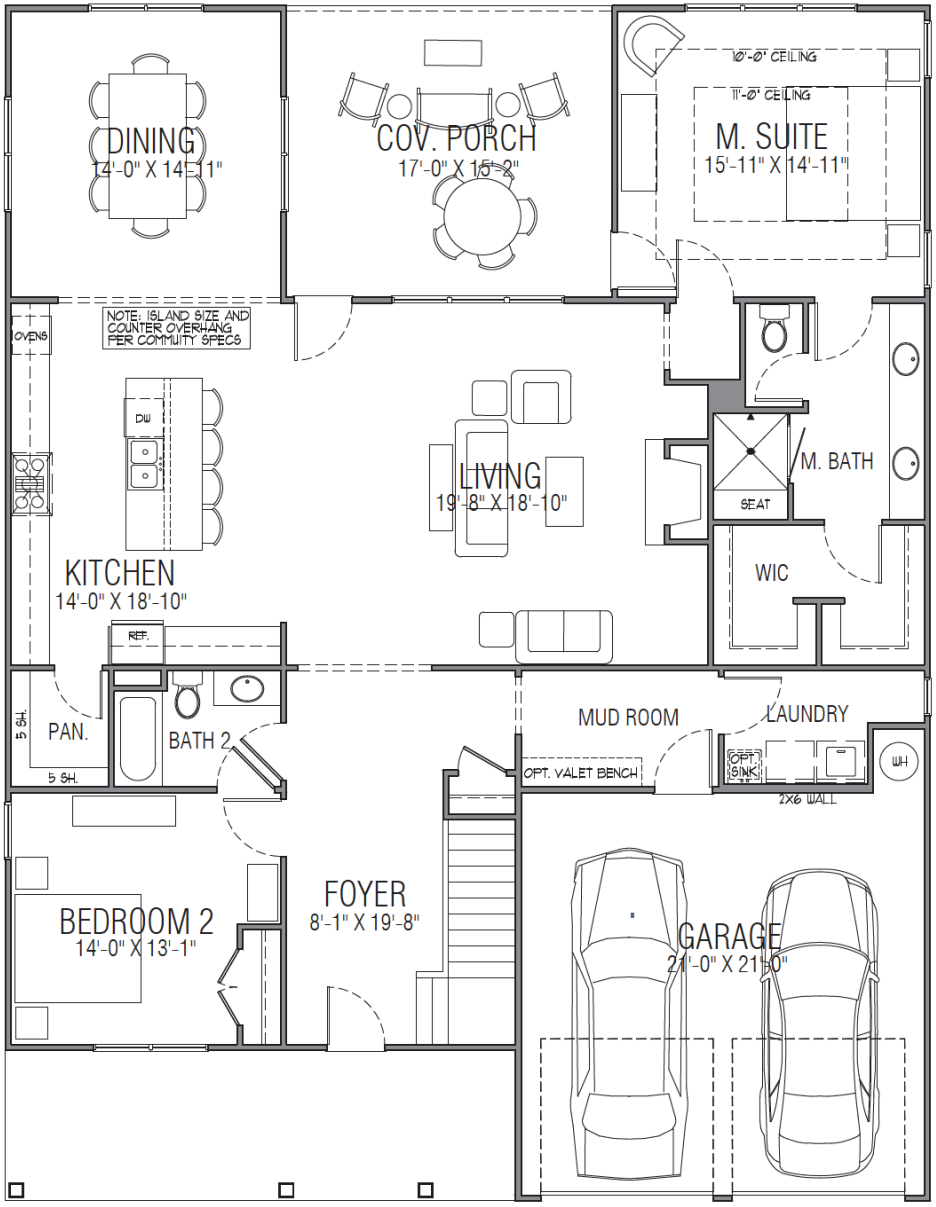
EQUAL HOUSING OPPORTUNITY

Keswick Floor Plans

SWEET BRIAR
FARMS

Main Level



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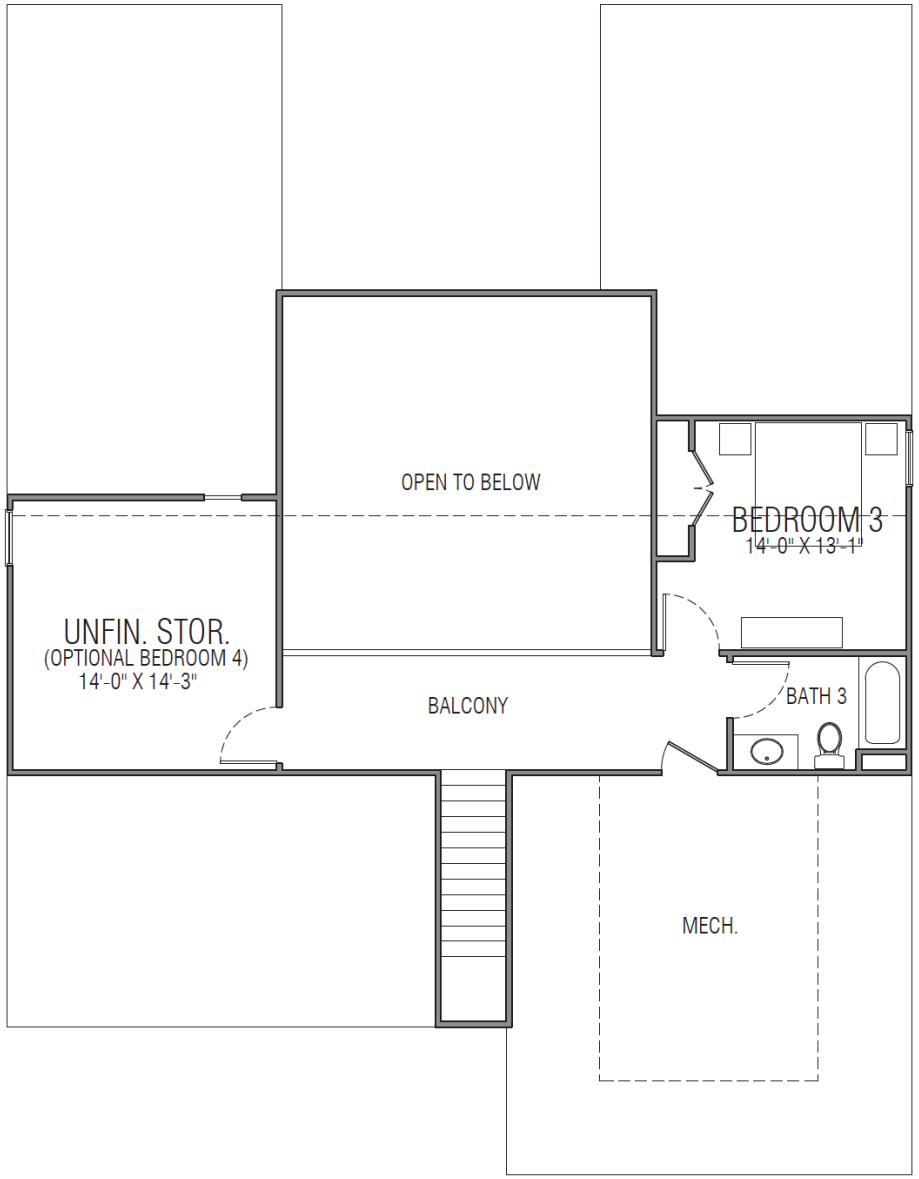
Keswick Floor Plans

SWEET BRIAR
FARMS

Upper Level



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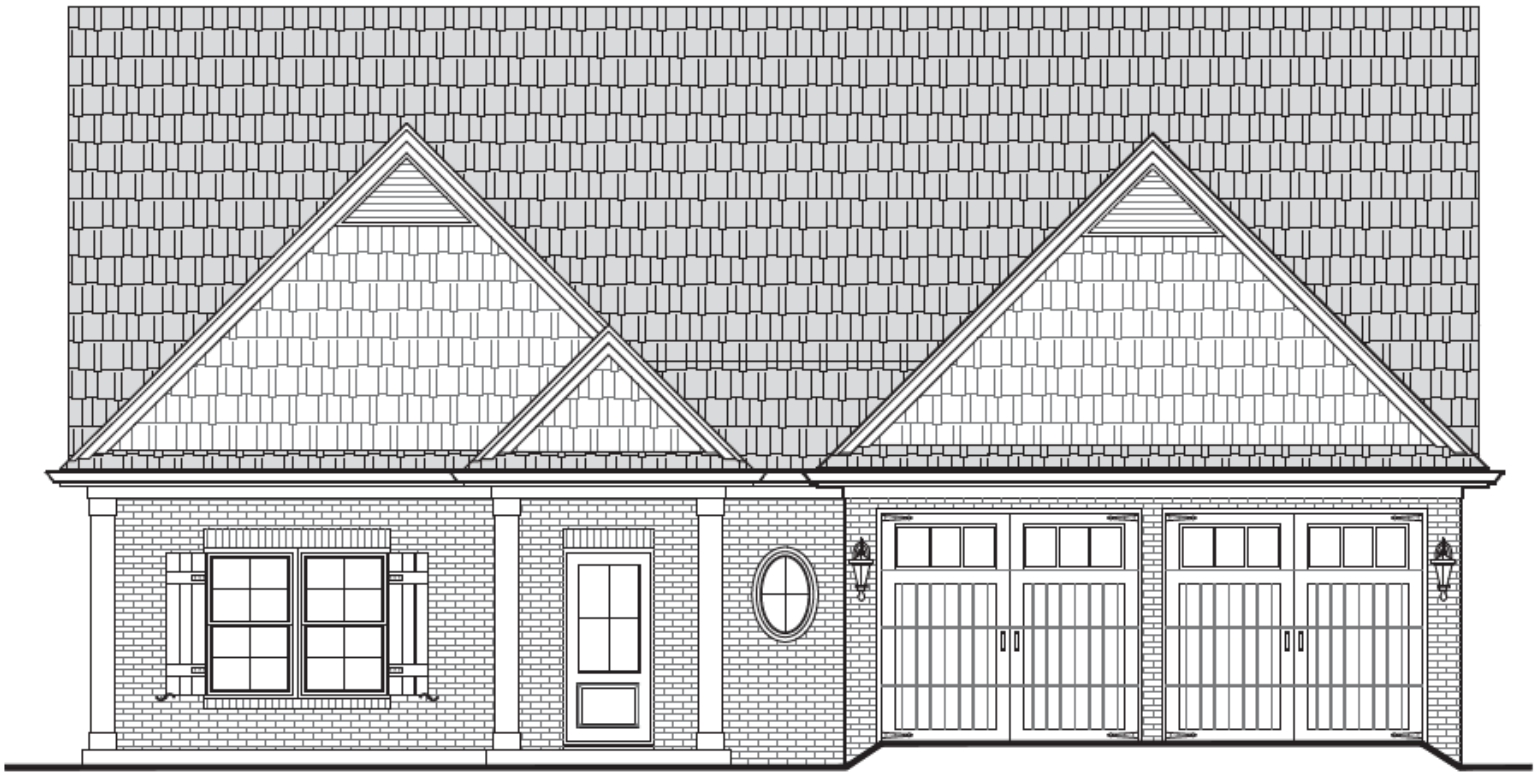
Keswick B

SWEET BRIAR
FARMS



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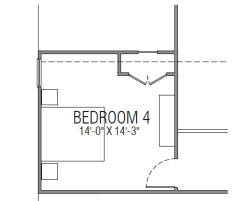
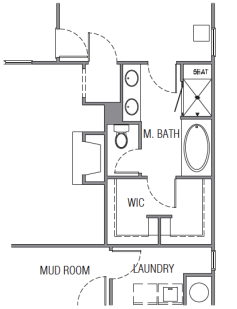
Keswick Structural Options

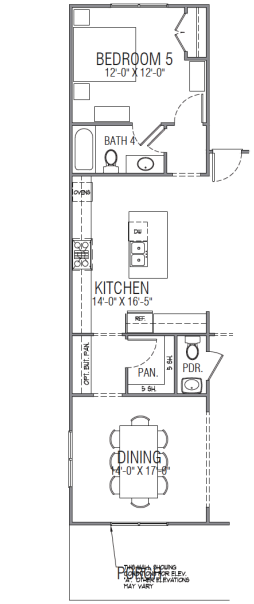
SWEET BRIAR FARMS



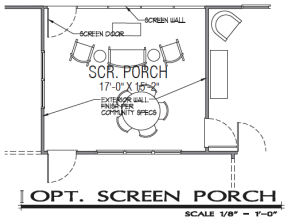
OPT. BEDROOM
SCALE 1/8" = 1'-0"



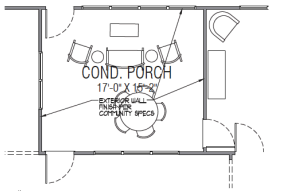
OPT. M. BATH
SCALE 1/8" = 1'-0"



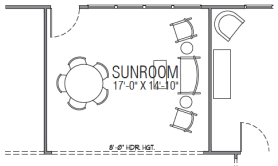
OPT. FIRST FLOOR
SCALE 1/8" = 1'-0"



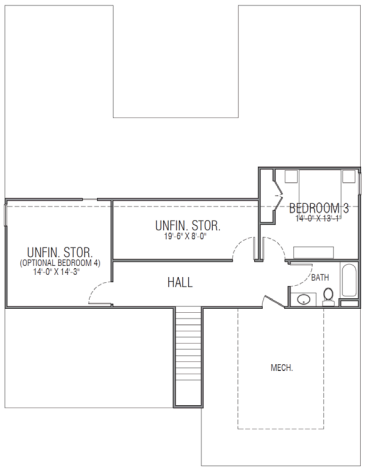
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



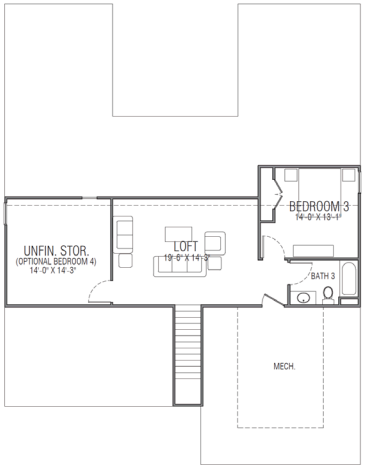
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



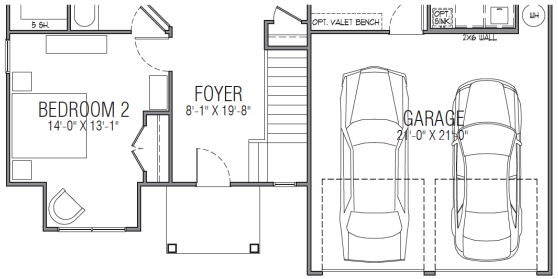
OPT. SUNROOM
SCALE 1/8" = 1'-0"



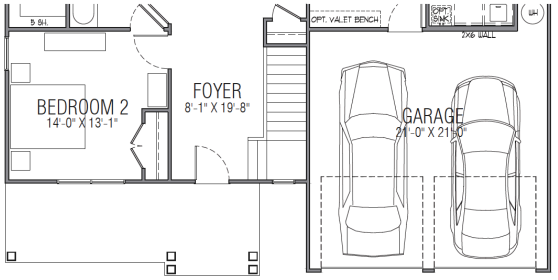
SECOND FLOOR PLAN
WITH STORAGE OPTION SCALE 1/8" = 1'-0"



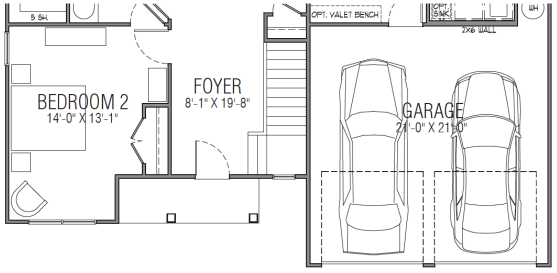
SECOND FLOOR PLAN
WITH LOFT OPTION SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION C & D SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E & F SCALE 1/8" = 1'-0"

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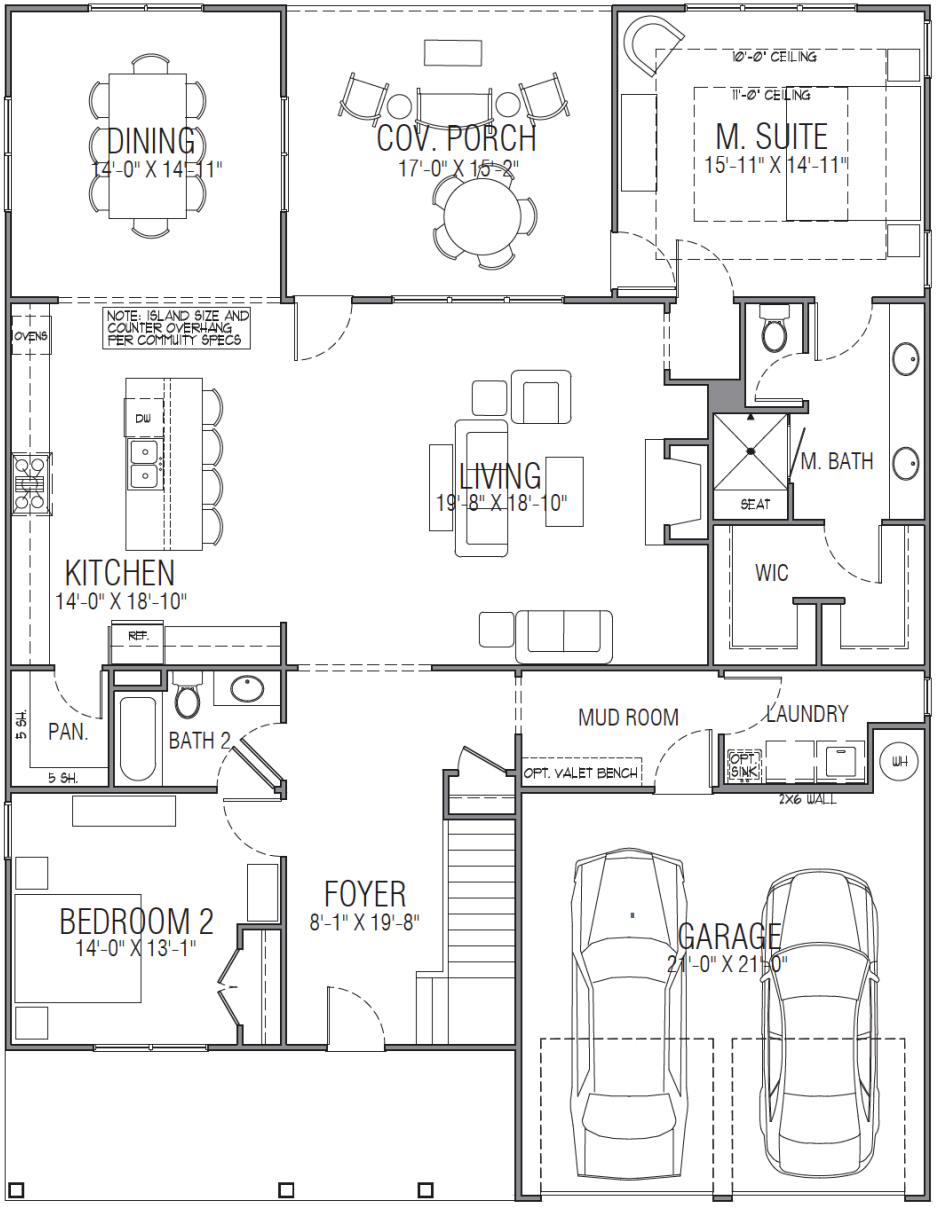
EQUAL HOUSING OPPORTUNITY

Keswick Floor Plans

SWEET BRIAR
FARMS

Main Level



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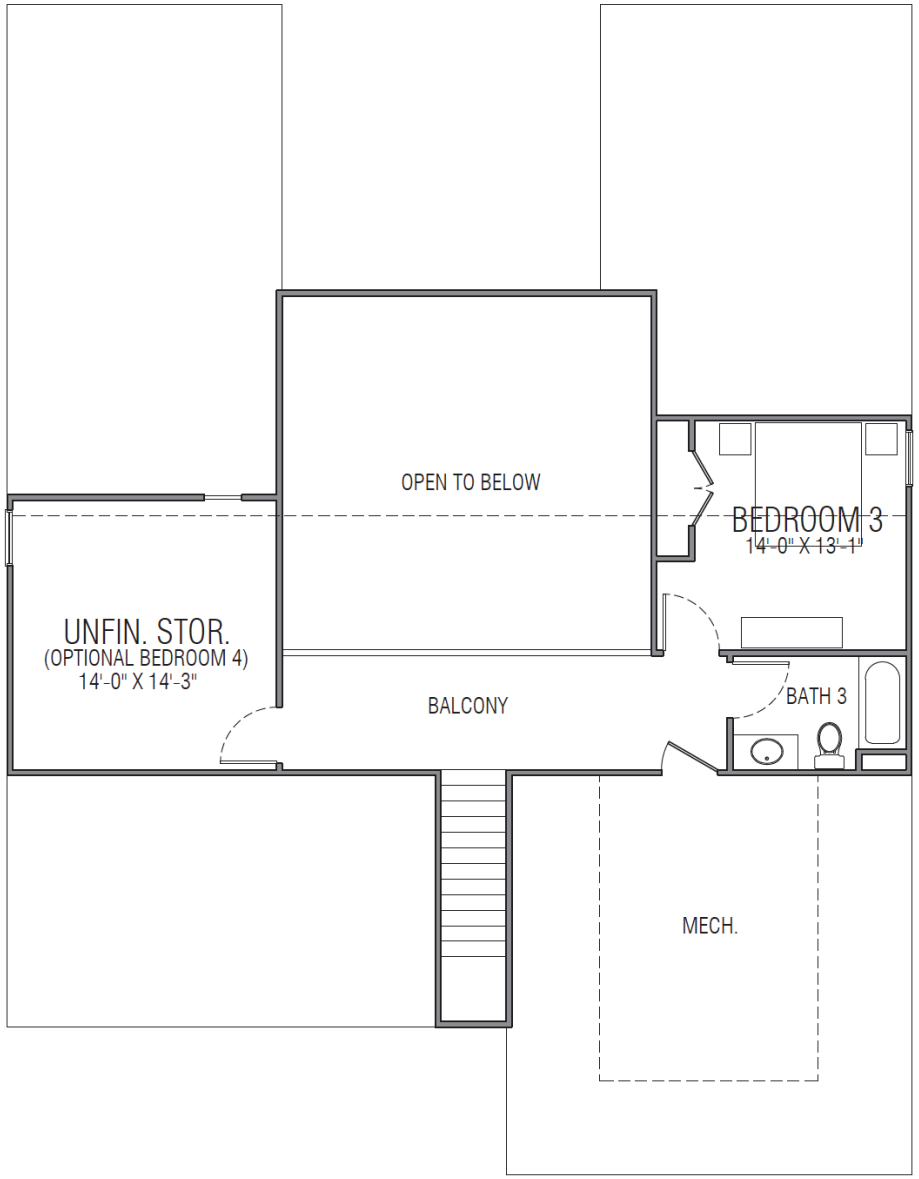
Keswick Floor Plans

SWEET BRIAR
FARMS

Upper Level



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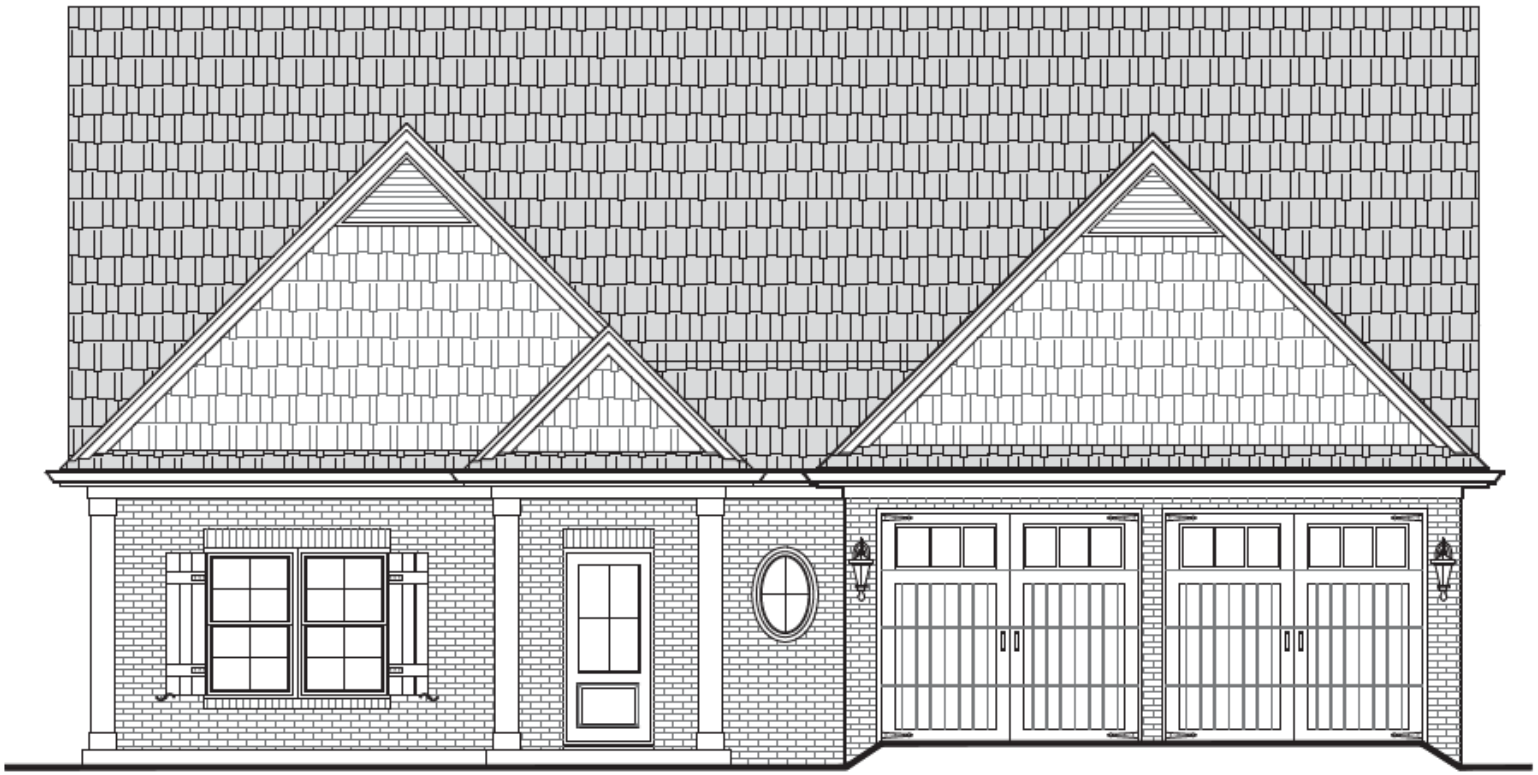
Keswick B

SWEET BRIAR
FARMS



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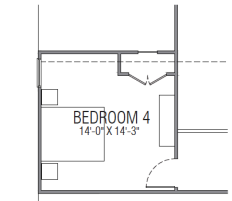
Keswick Structural Options

SWEET BRIAR FARMS



OPT. BEDROOM
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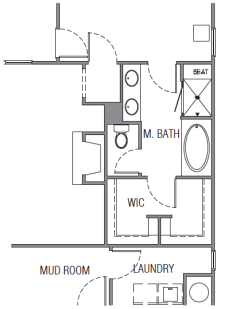
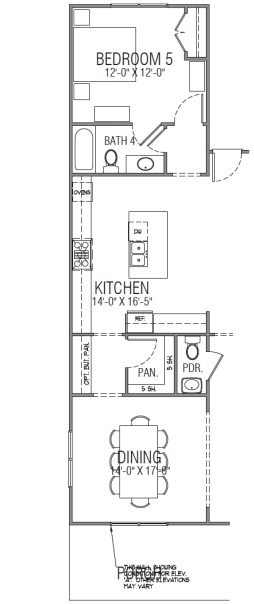


OPT. M. BATH
SCALE 1/8" = 1'-0"



OPT. FIRST FLOOR
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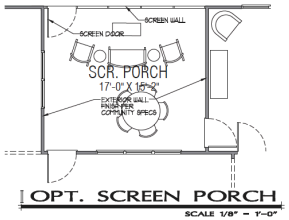

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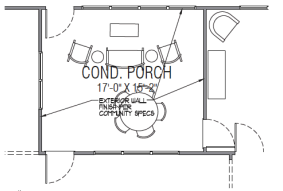

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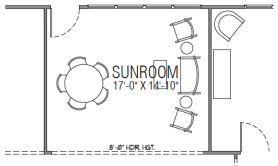
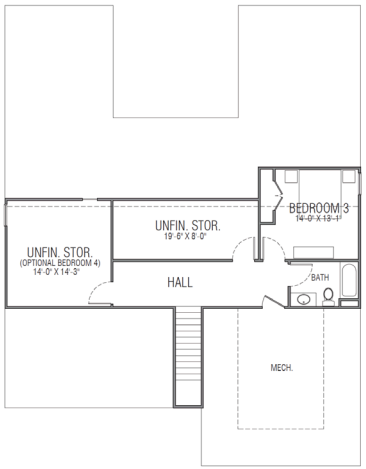
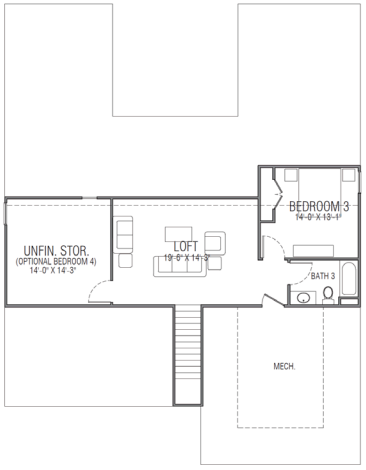


OPT. SUNROOM
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
WITH STORAGE OPTION SCALE 1/8" = 1'-0"



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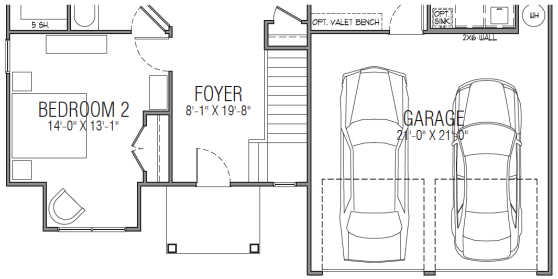
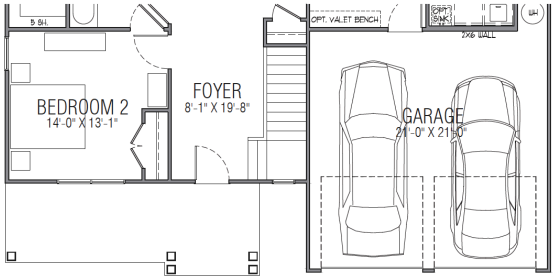
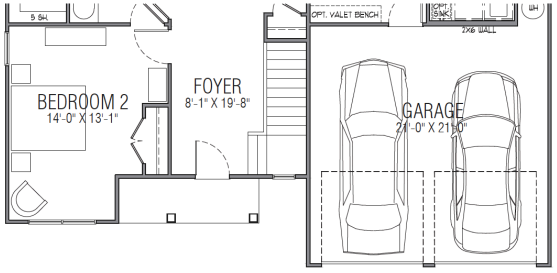
WITH LOFT OPTION SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION C & D SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E & F SCALE 1/8" = 1'-0"

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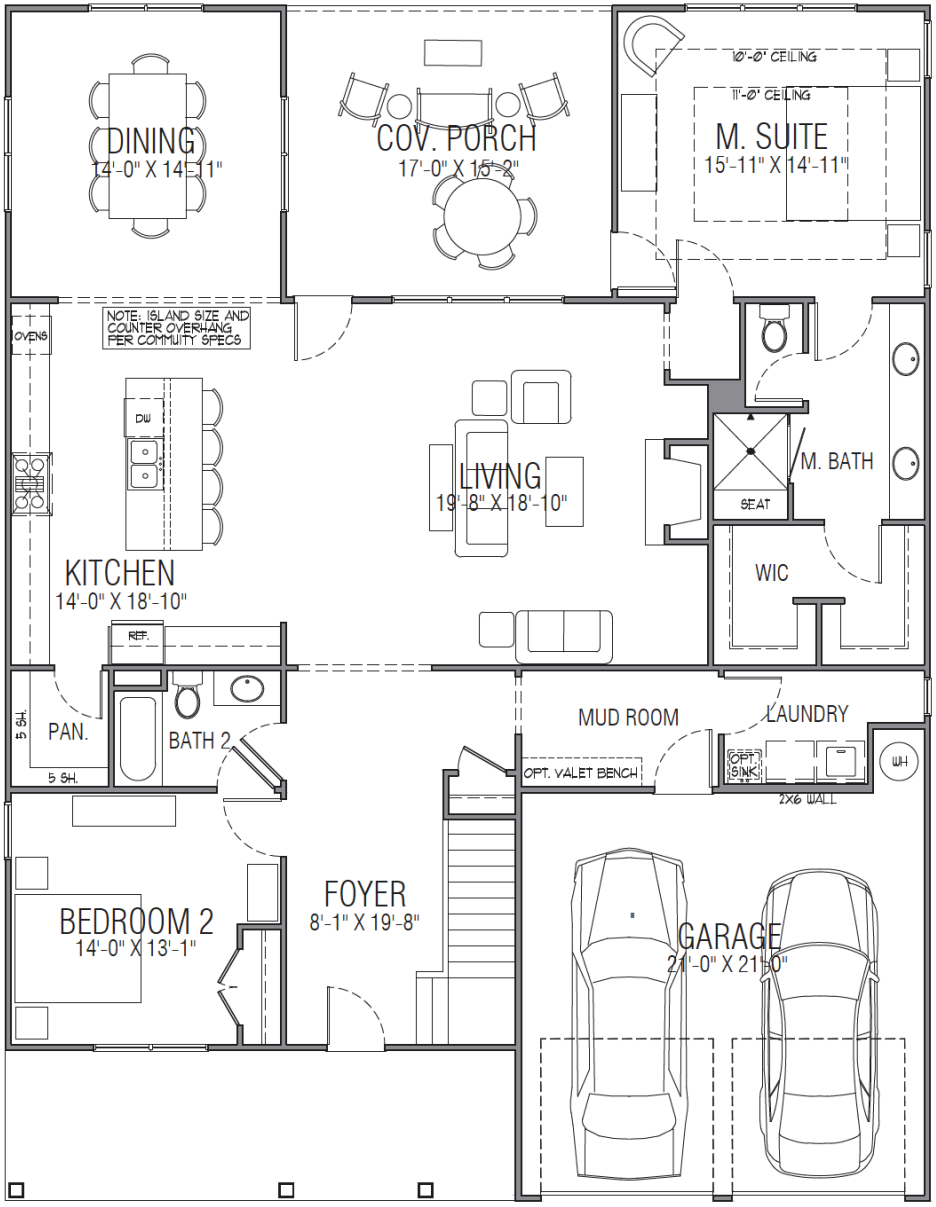
EQUAL HOUSING OPPORTUNITY

Keswick Floor Plans

SWEET BRIAR
FARMS

Main Level



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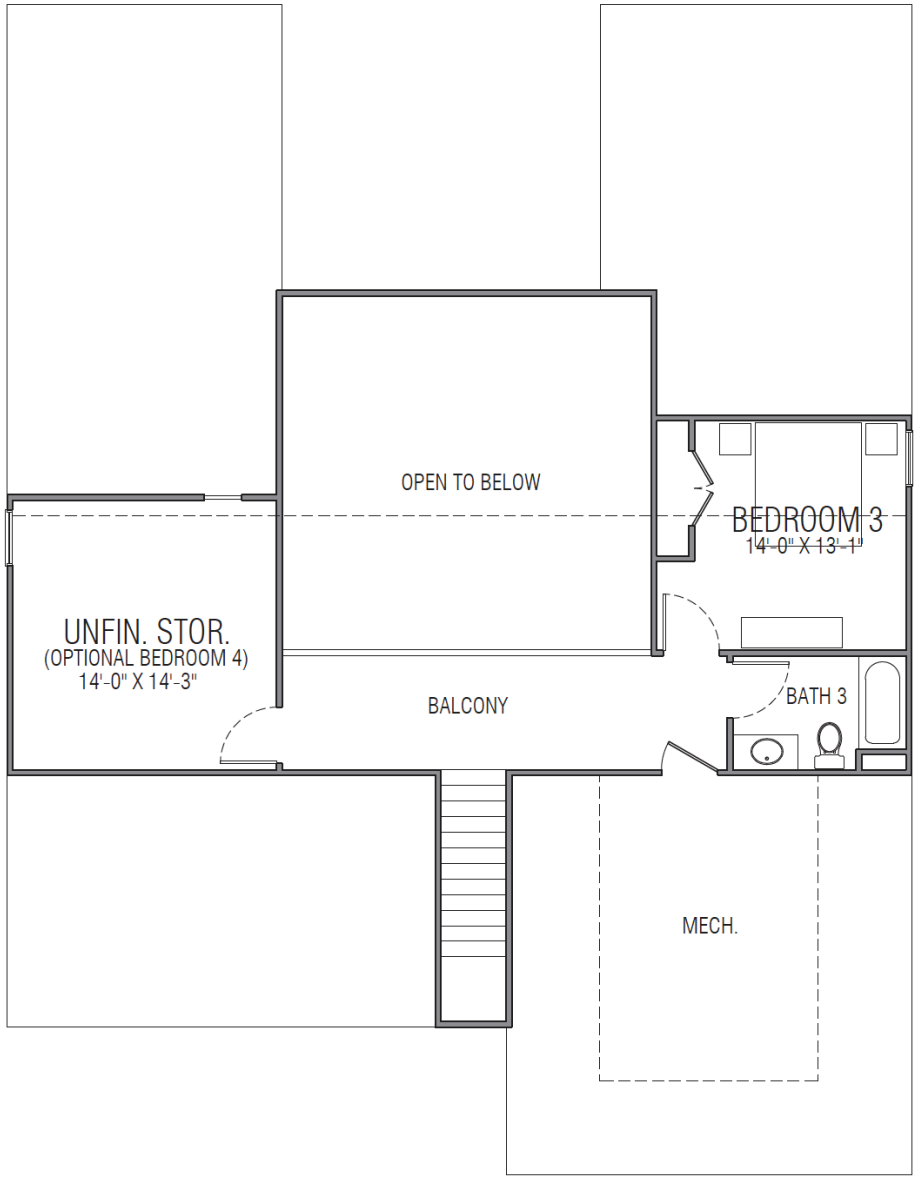
Keswick Floor Plans

SWEET BRIAR
FARMS

Upper Level



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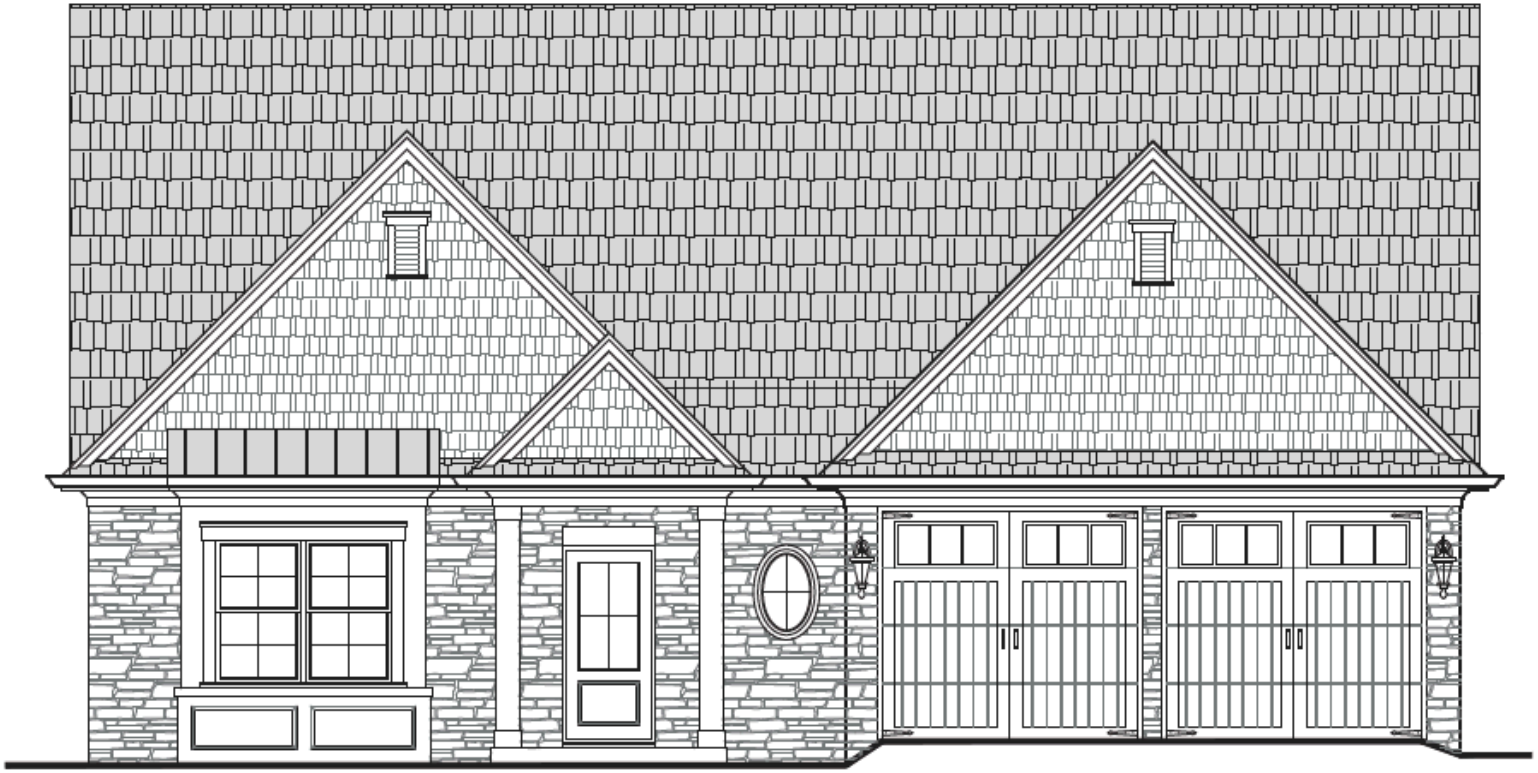
Keswick C

SWEET BRIAR
FARMS



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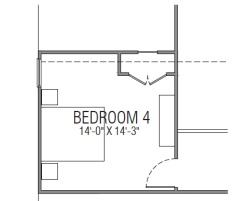
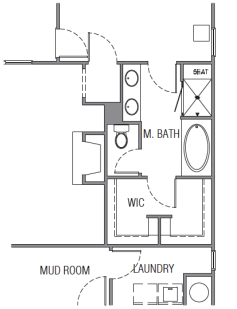
Keswick Structural Options

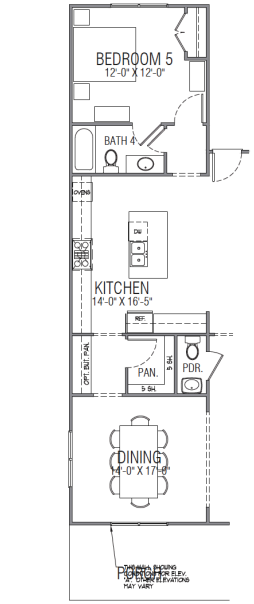
SWEET BRIAR FARMS



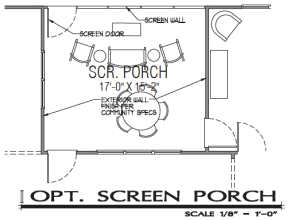
OPT. BEDROOM
SCALE 1/8" = 1'-0"



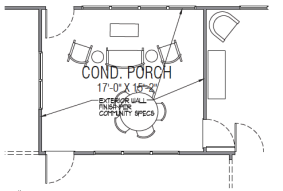
OPT. M. BATH
SCALE 1/8" = 1'-0"



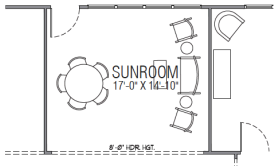
OPT. FIRST FLOOR
SCALE 1/8" = 1'-0"



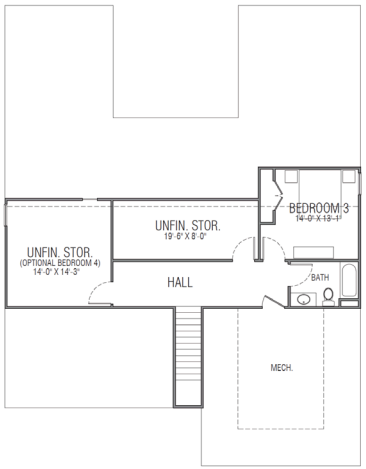
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



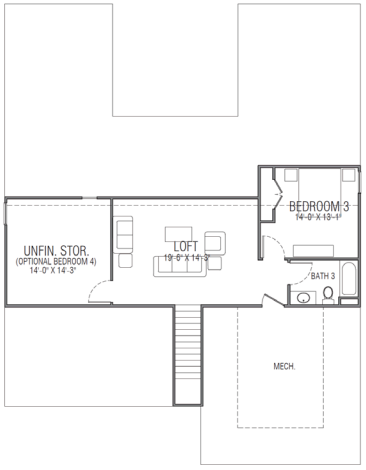
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



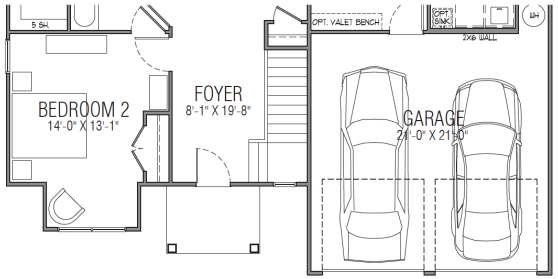
OPT. SUNROOM
SCALE 1/8" = 1'-0"



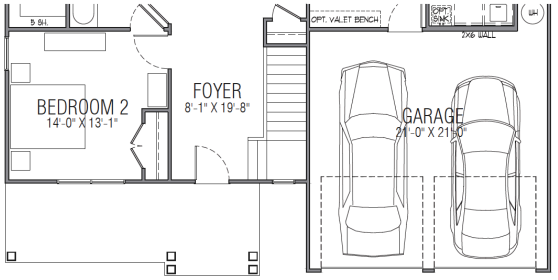
SECOND FLOOR PLAN
WITH STORAGE OPTION SCALE 1/8" = 1'-0"



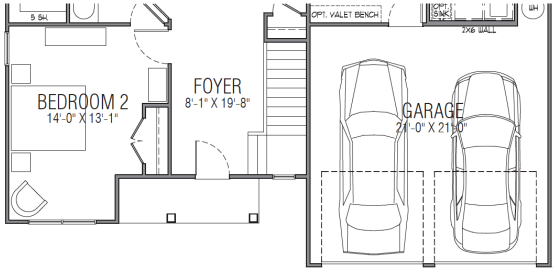
SECOND FLOOR PLAN
WITH LOFT OPTION SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION C & D SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E & F SCALE 1/8" = 1'-0"

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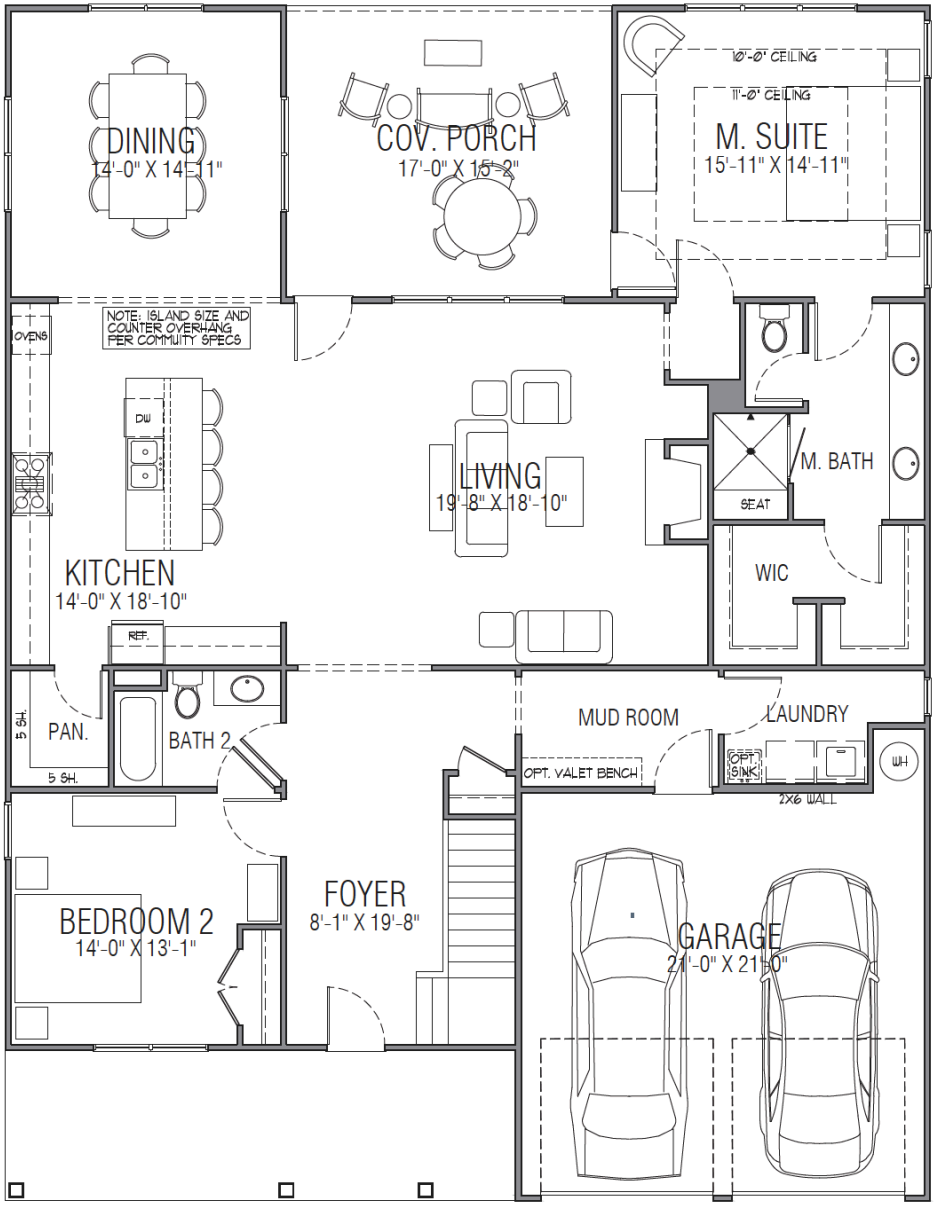
EQUAL HOUSING OPPORTUNITY

Keswick Floor Plans

SWEET BRIAR
FARMS

Main Level



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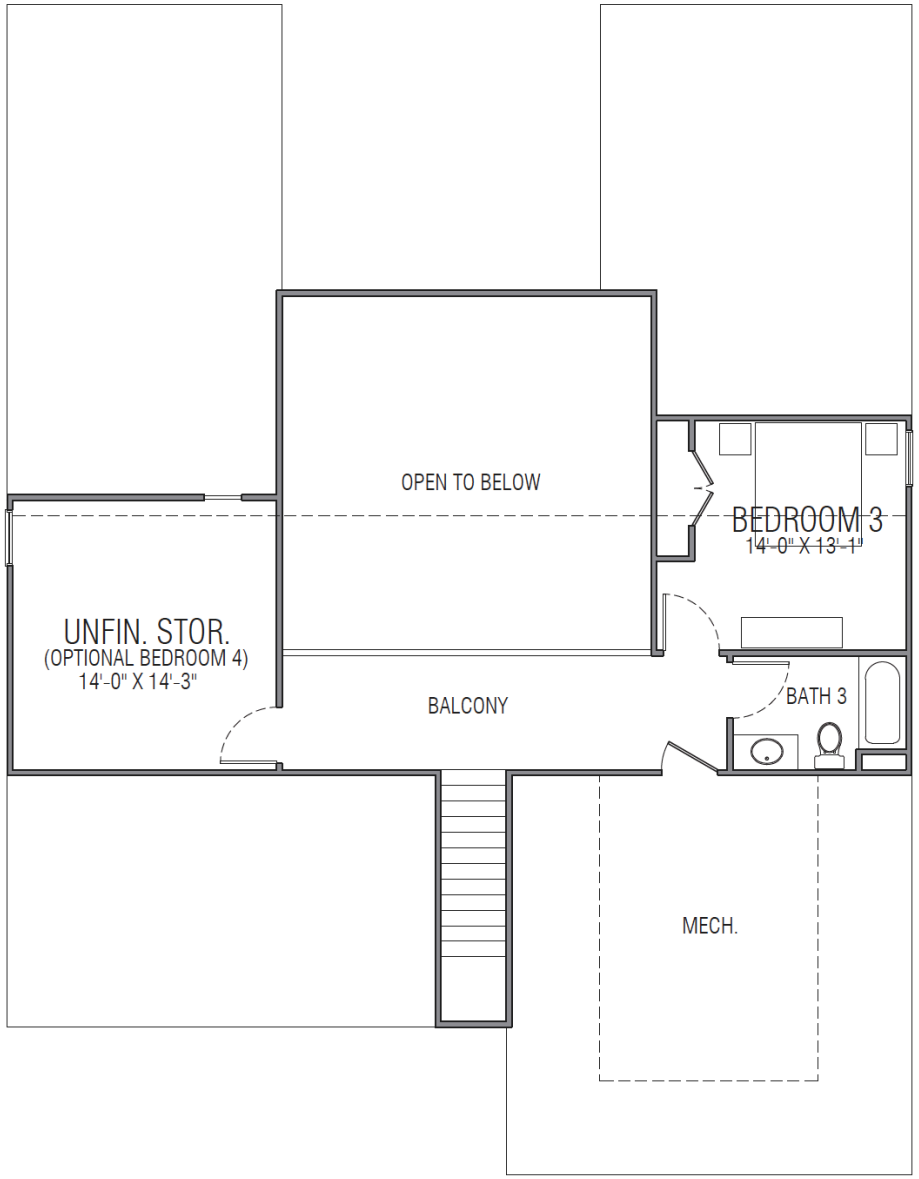
Keswick Floor Plans

SWEET BRIAR
FARMS

Upper Level



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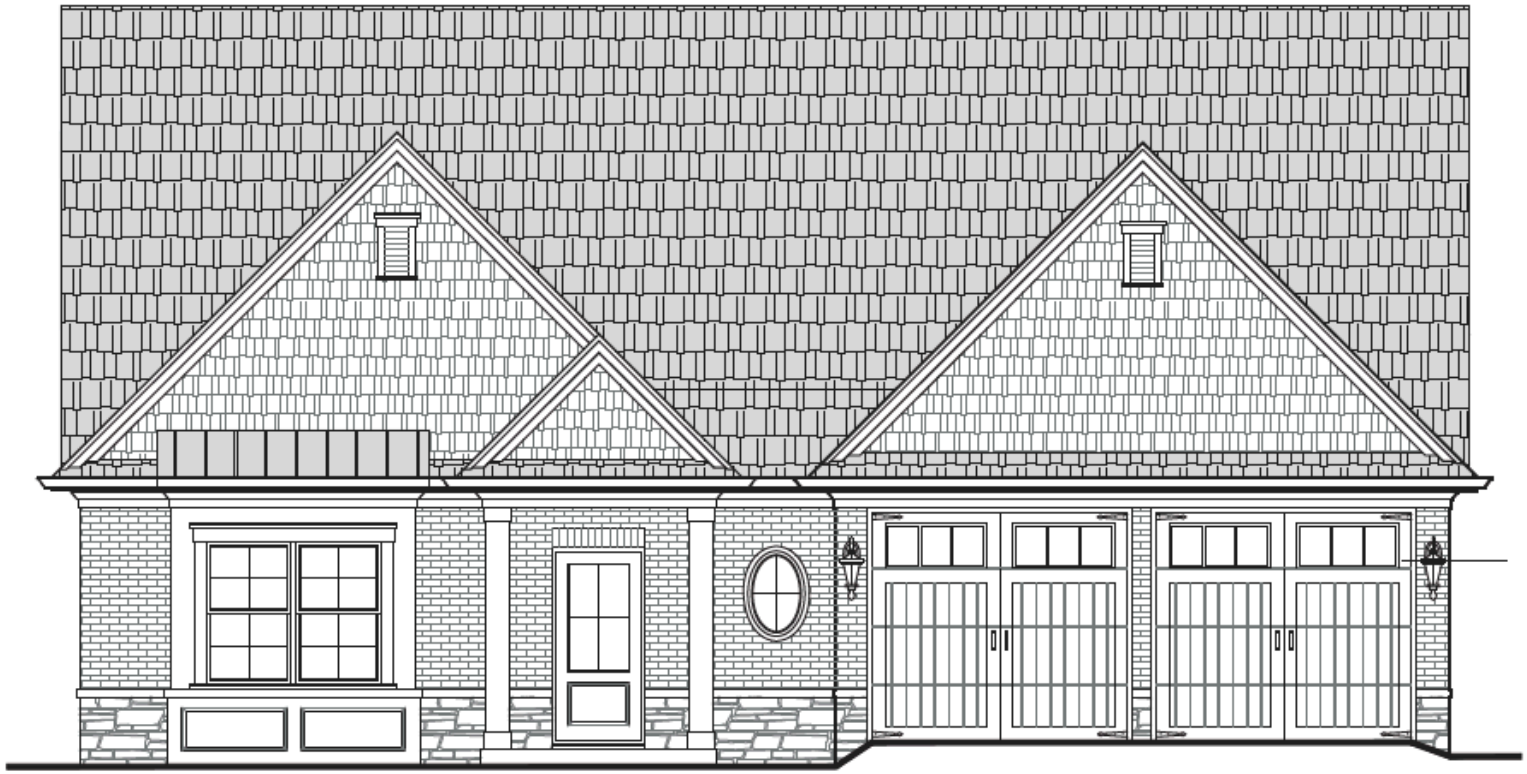
Keswick D

SWEET BRIAR
FARMS



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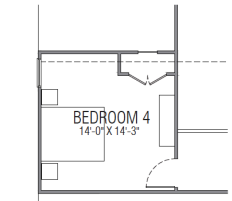
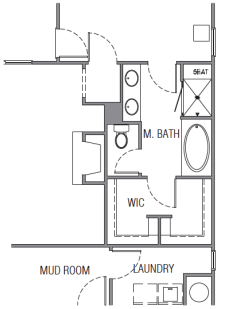
Keswick Structural Options

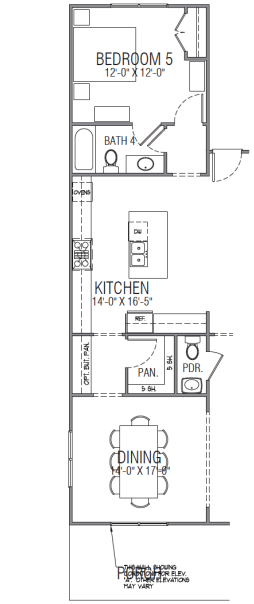
SWEET BRIAR FARMS



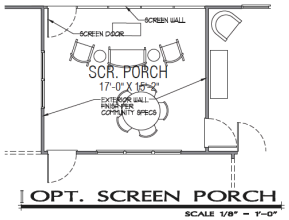
OPT. BEDROOM
SCALE 1/8" = 1'-0"



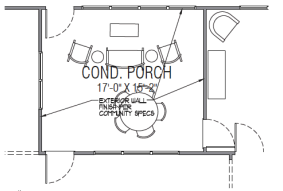
OPT. M. BATH
SCALE 1/8" = 1'-0"



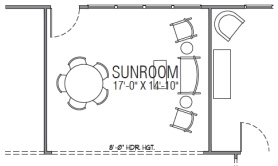
OPT. FIRST FLOOR
SCALE 1/8" = 1'-0"



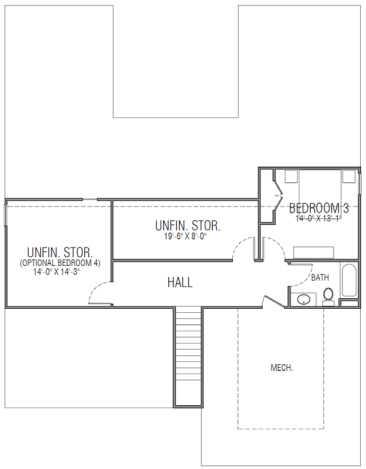
OPT. SCREEN PORCH
SCALE 1/8" = 1'-0"



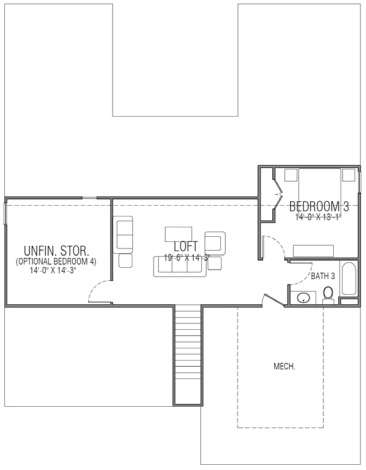
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



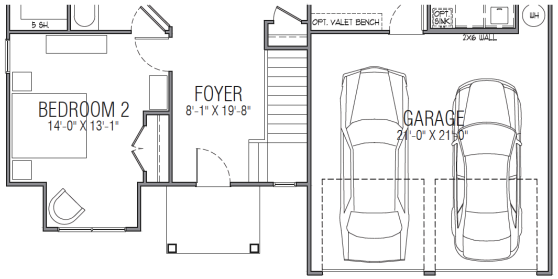
OPT. SUNROOM
SCALE 1/8" = 1'-0"



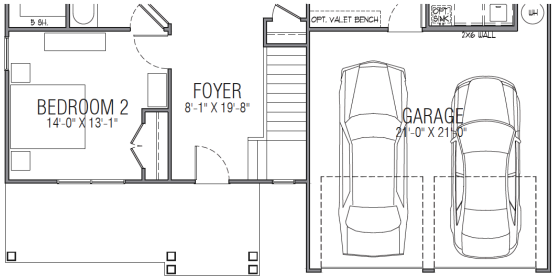
SECOND FLOOR PLAN
WITH STORAGE OPTION SCALE 1/8" = 1'-0"



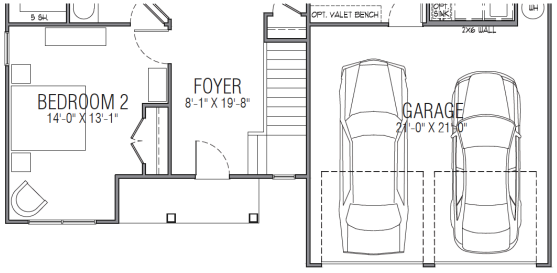
SECOND FLOOR PLAN
WITH LOFT OPTION SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION C & D SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E & F SCALE 1/8" = 1'-0"

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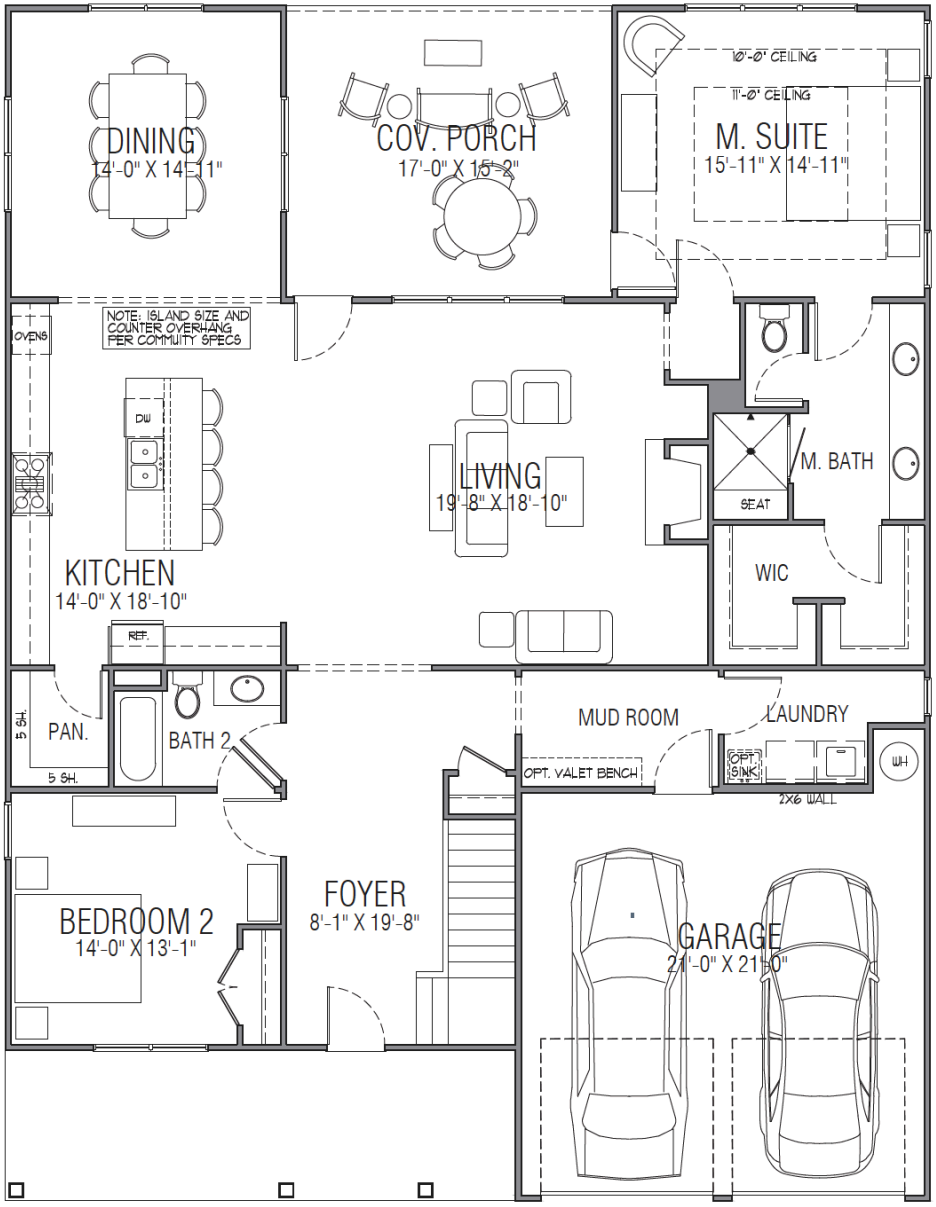
EQUAL HOUSING OPPORTUNITY

Keswick Floor Plans

SWEET BRIAR
FARMS

Main Level



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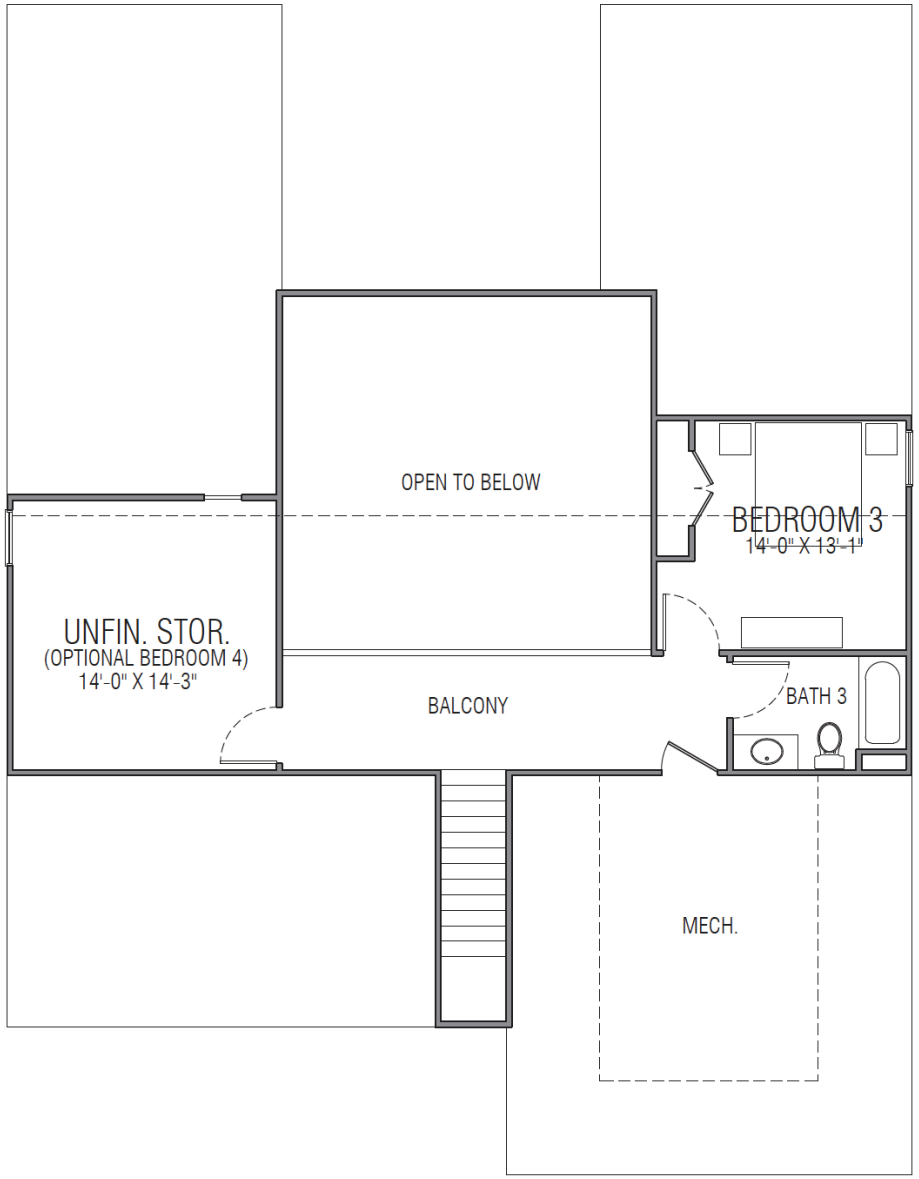
Keswick Floor Plans

SWEET BRIAR
FARMS

Upper Level



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Wakefield A

SWEET BRIAR
FARMS

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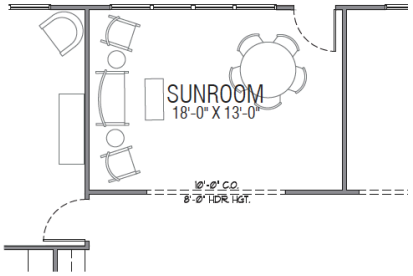
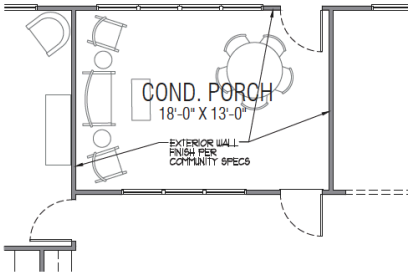
Wakefield Structural Options

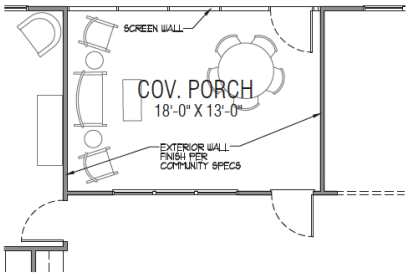
SWEET BRIAR FARMS



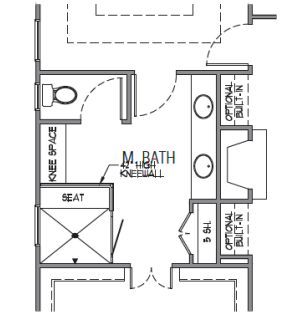
OPT. SUNROOM
SCALE 1/8" = 1'-0"



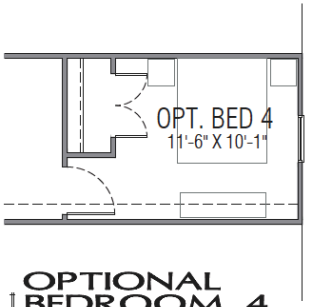
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



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



OPTIONAL MASTER BATH
SCALE 1/8" = 1'-0"



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

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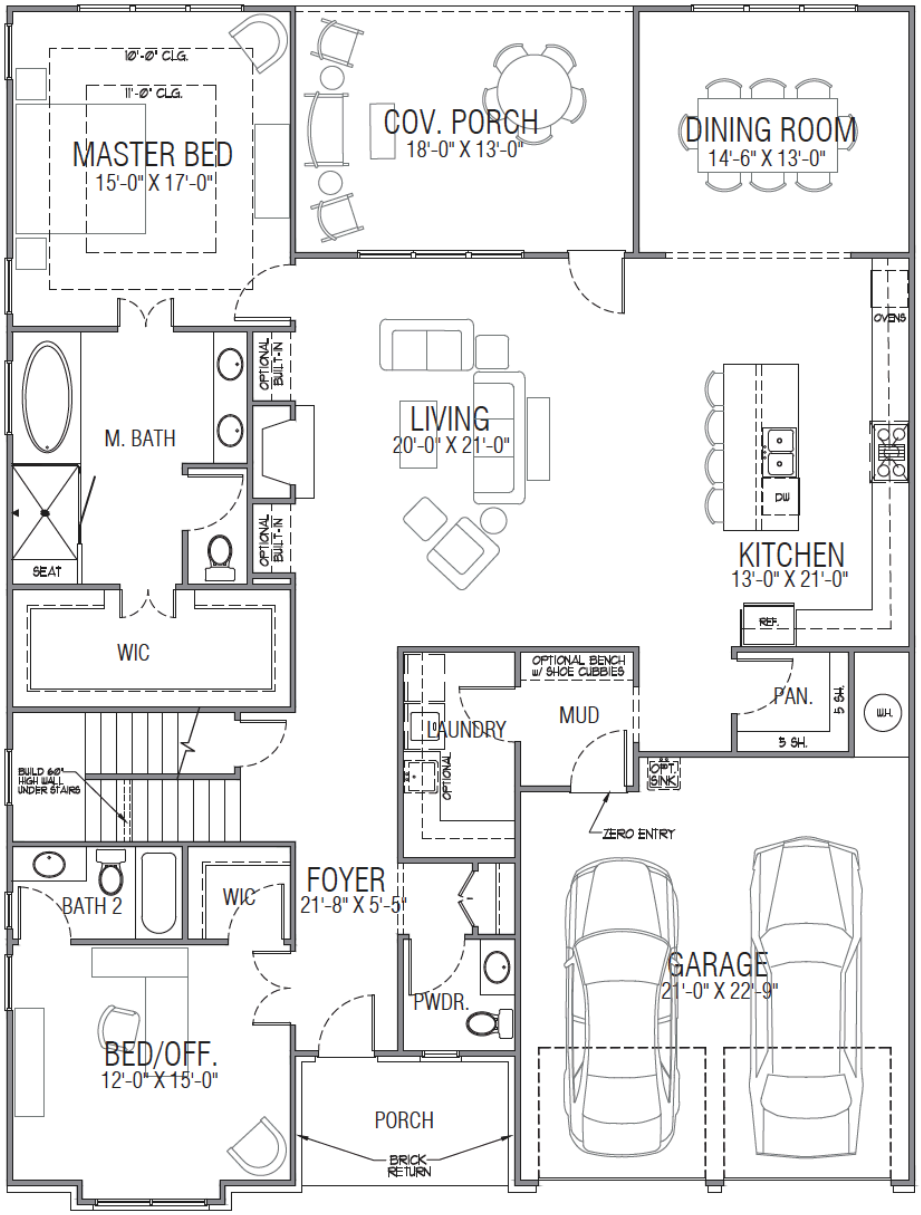
Wakefield Floor Plan

SWEET BRIAR
FARMS

Main Level



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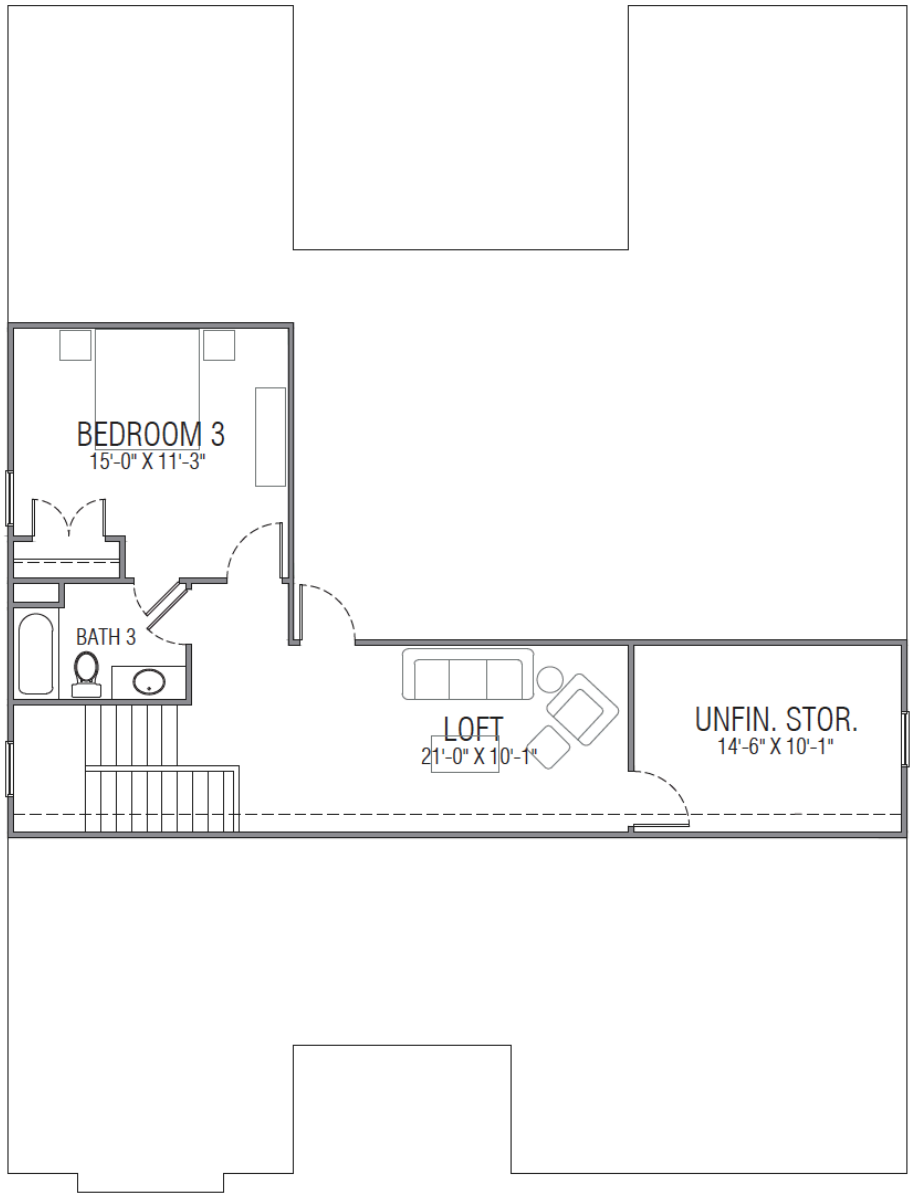
Wakefield Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Wakefield B

SWEET BRIAR
FARMS

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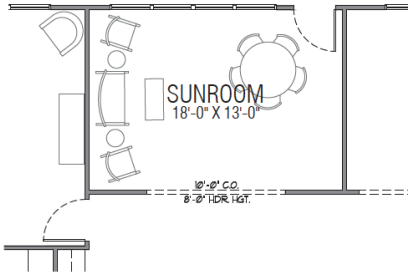
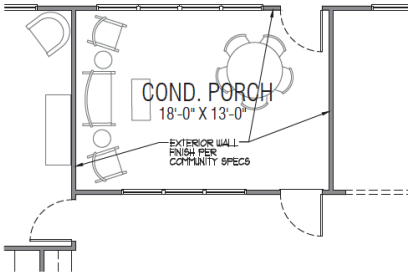
Wakefield Structural Options

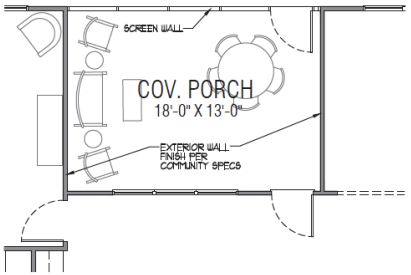
SWEET BRIAR FARMS



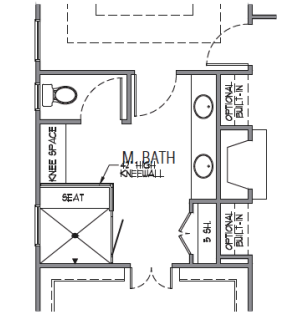
OPT. SUNROOM
SCALE 1/8" = 1'-0"



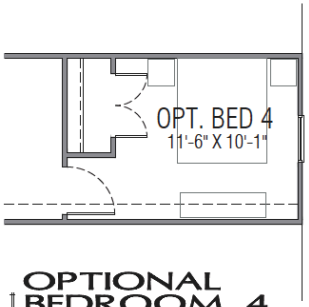
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



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



OPTIONAL MASTER BATH
SCALE 1/8" = 1'-0"



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

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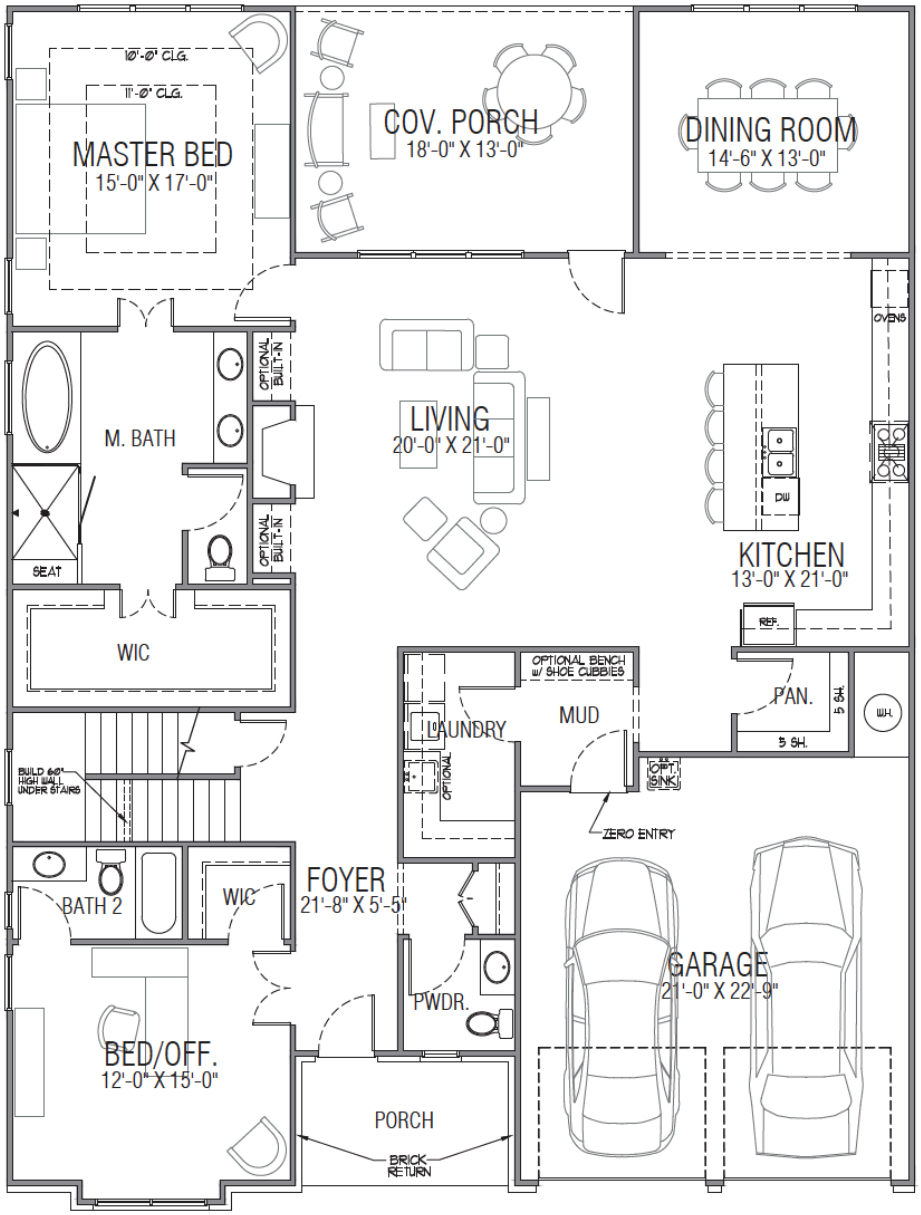
Wakefield Floor Plan

SWEET BRIAR
FARMS

Main Level



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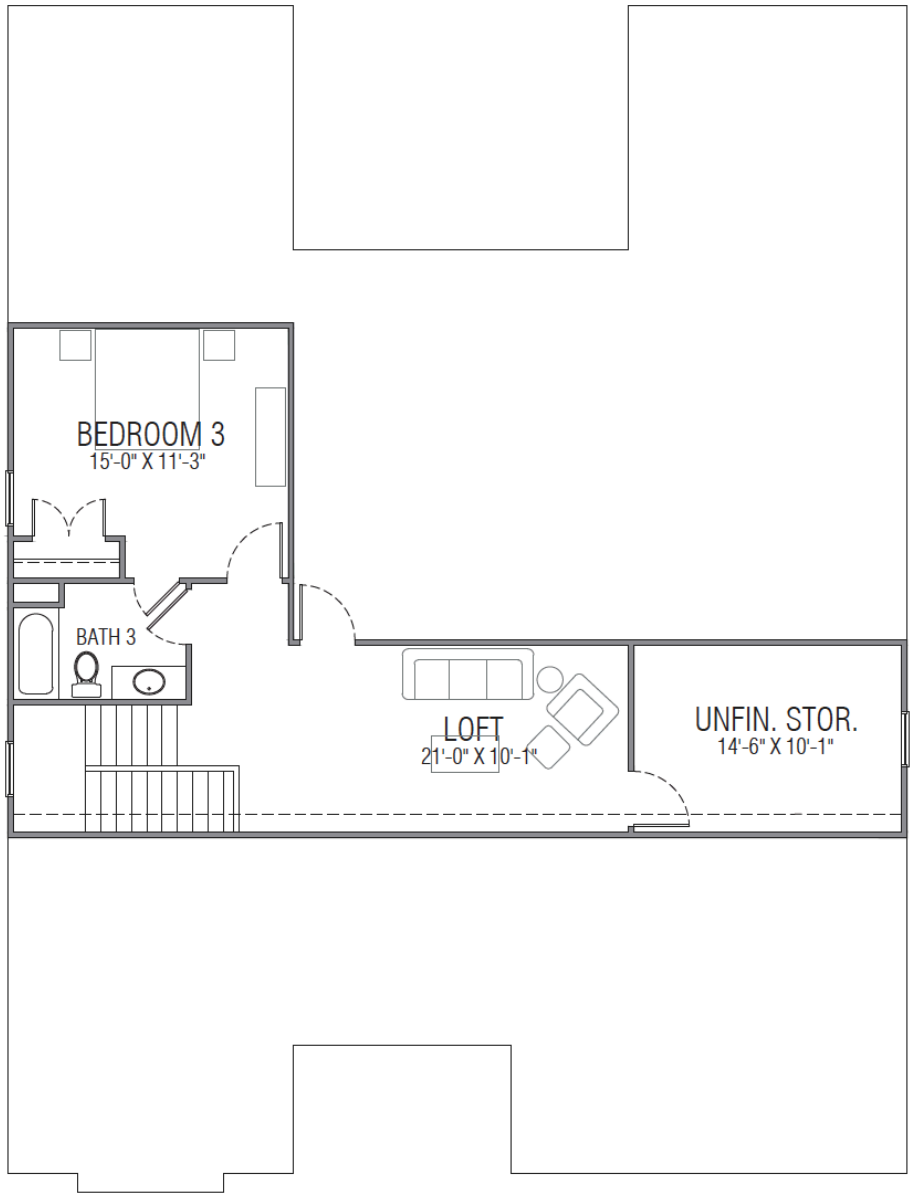
Wakefield Floor Plan

SWEET BRIAR
FARMS

Upper Level



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SWEET BRIAR
FARMS

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:

- 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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Information is believed accurate but not warrented and is subject to changes, ommissions, and errors. 8-23-17

Wakefield A

SWEET BRIAR
FARMS

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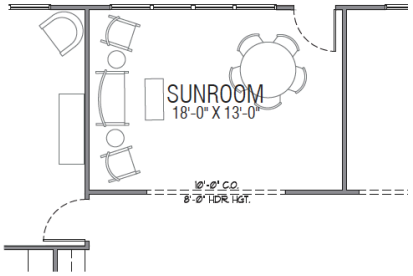
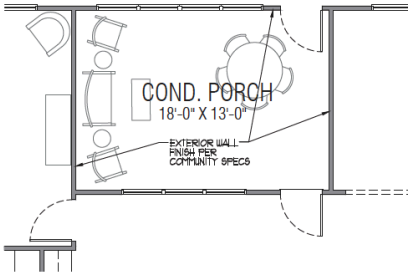
Wakefield Structural Options

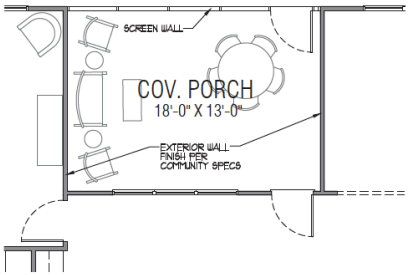
SWEET BRIAR FARMS



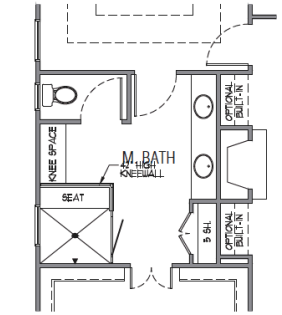
OPT. SUNROOM
SCALE 1/8" = 1'-0"



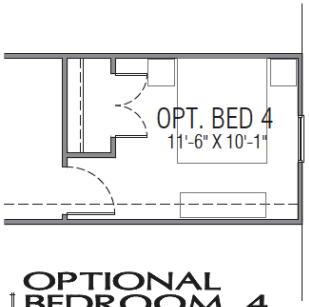
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



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



OPTIONAL MASTER BATH
SCALE 1/8" = 1'-0"



OPTIONAL BEDROOM 4
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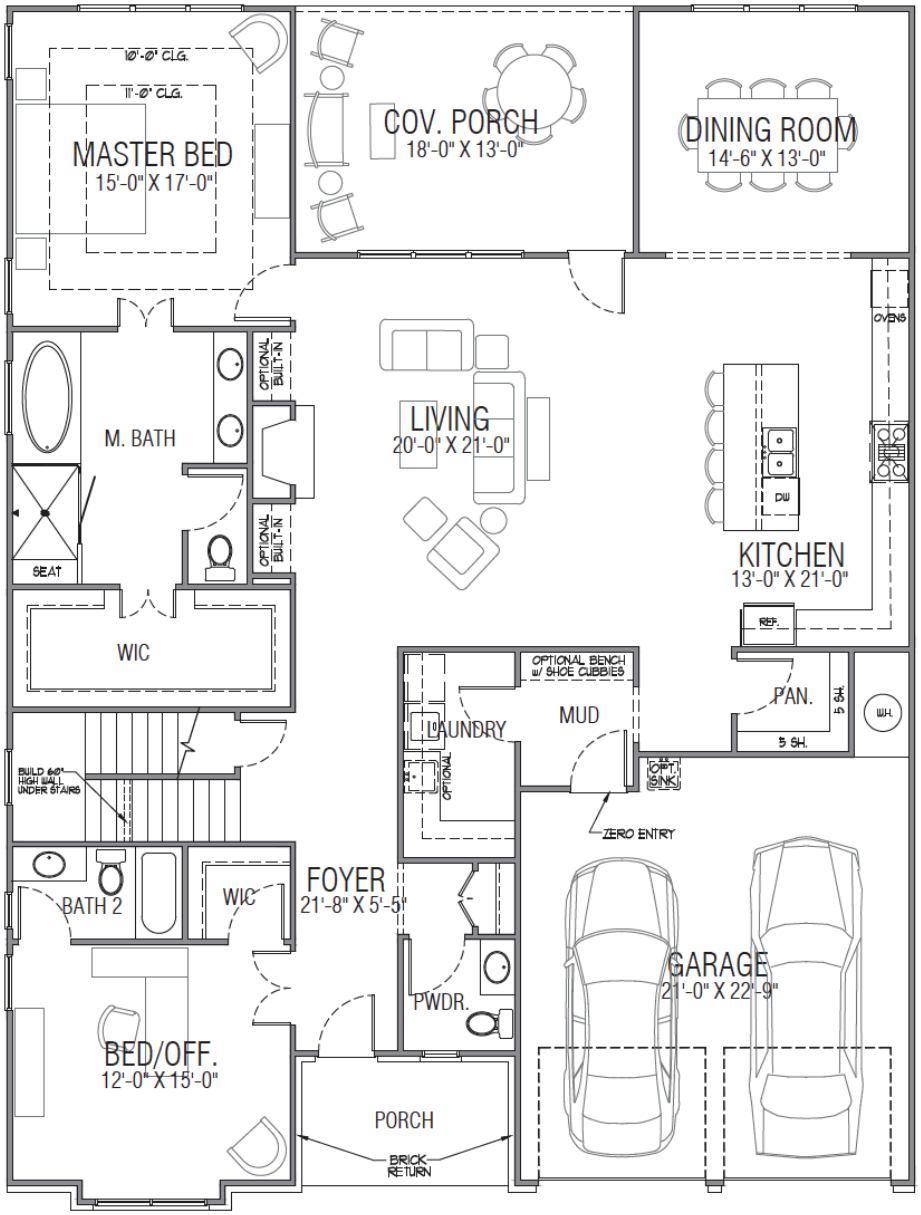
Wakefield Floor Plan

SWEET BRIAR
FARMS

Main Level



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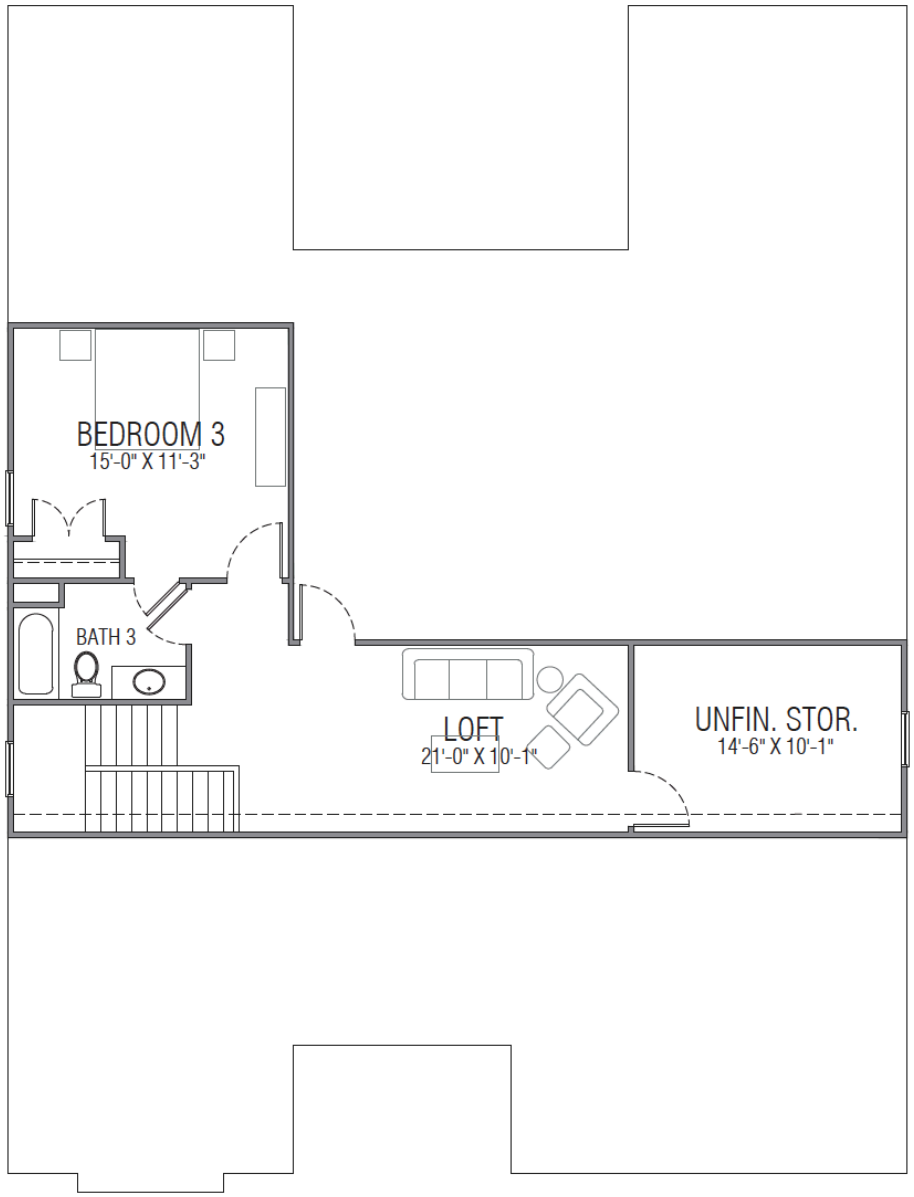
Wakefield Floor Plan

SWEET BRIAR
FARMS

Upper Level



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Wakefield B

SWEET BRIAR
FARMS

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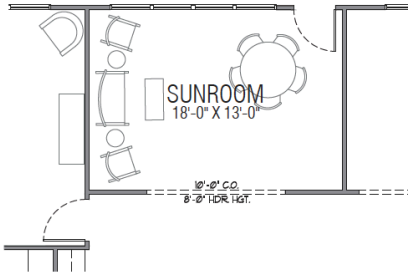
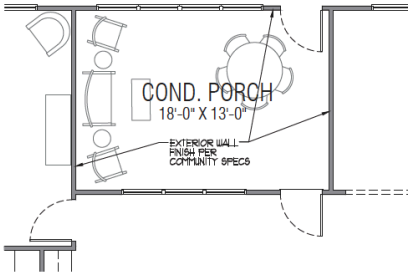
Wakefield Structural Options

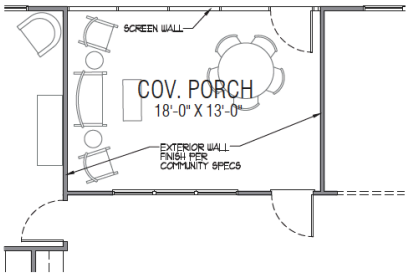
SWEET BRIAR FARMS



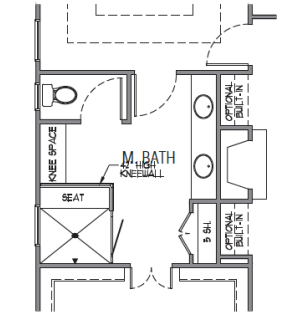
OPT. SUNROOM
SCALE 1/8" = 1'-0"



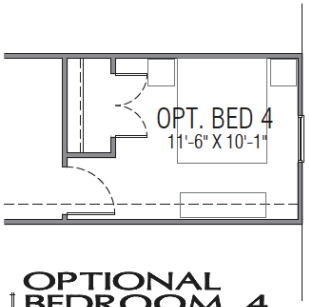
OPT. COND. PORCH
SCALE 1/8" = 1'-0"



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



OPTIONAL MASTER BATH
SCALE 1/8" = 1'-0"



OPTIONAL BEDROOM 4
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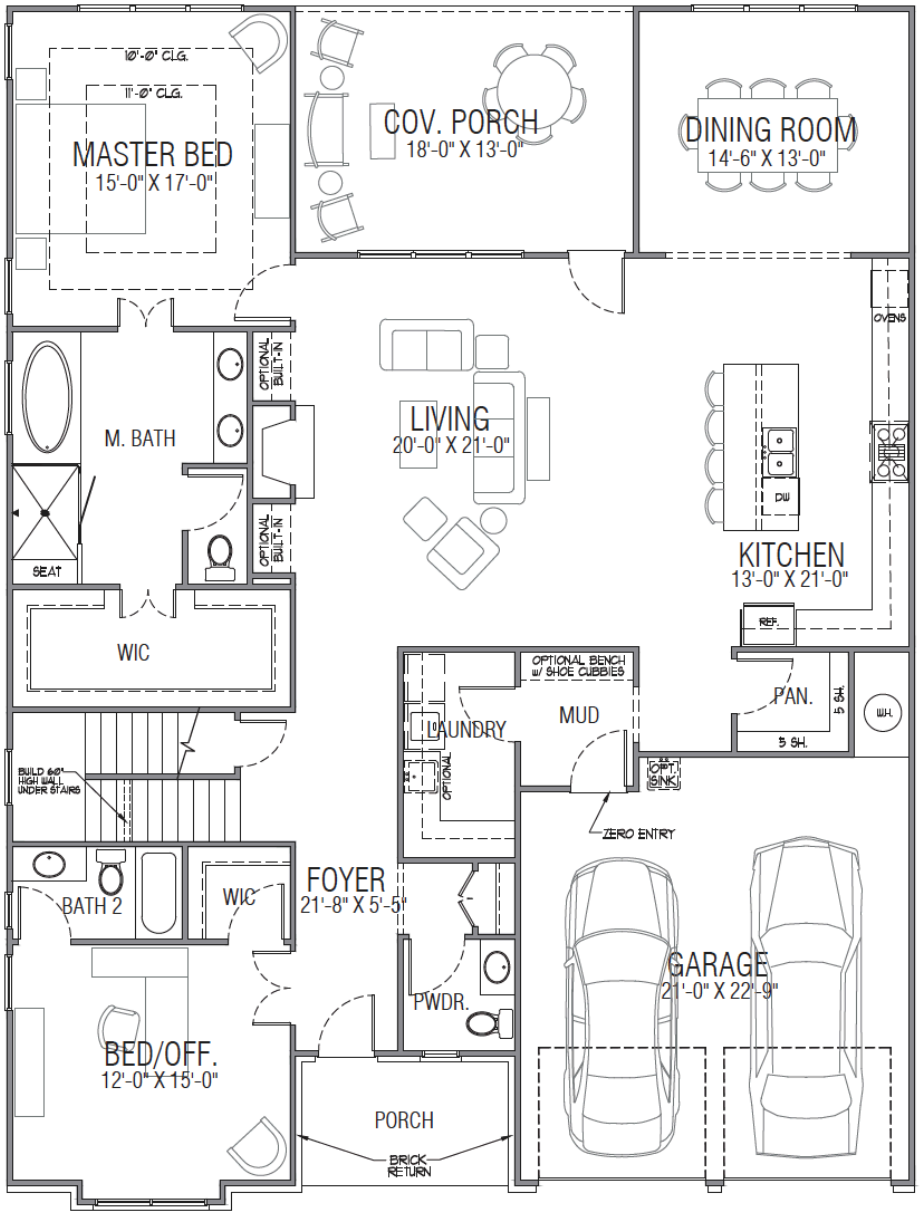
Wakefield Floor Plan

SWEET BRIAR
FARMS

Main Level



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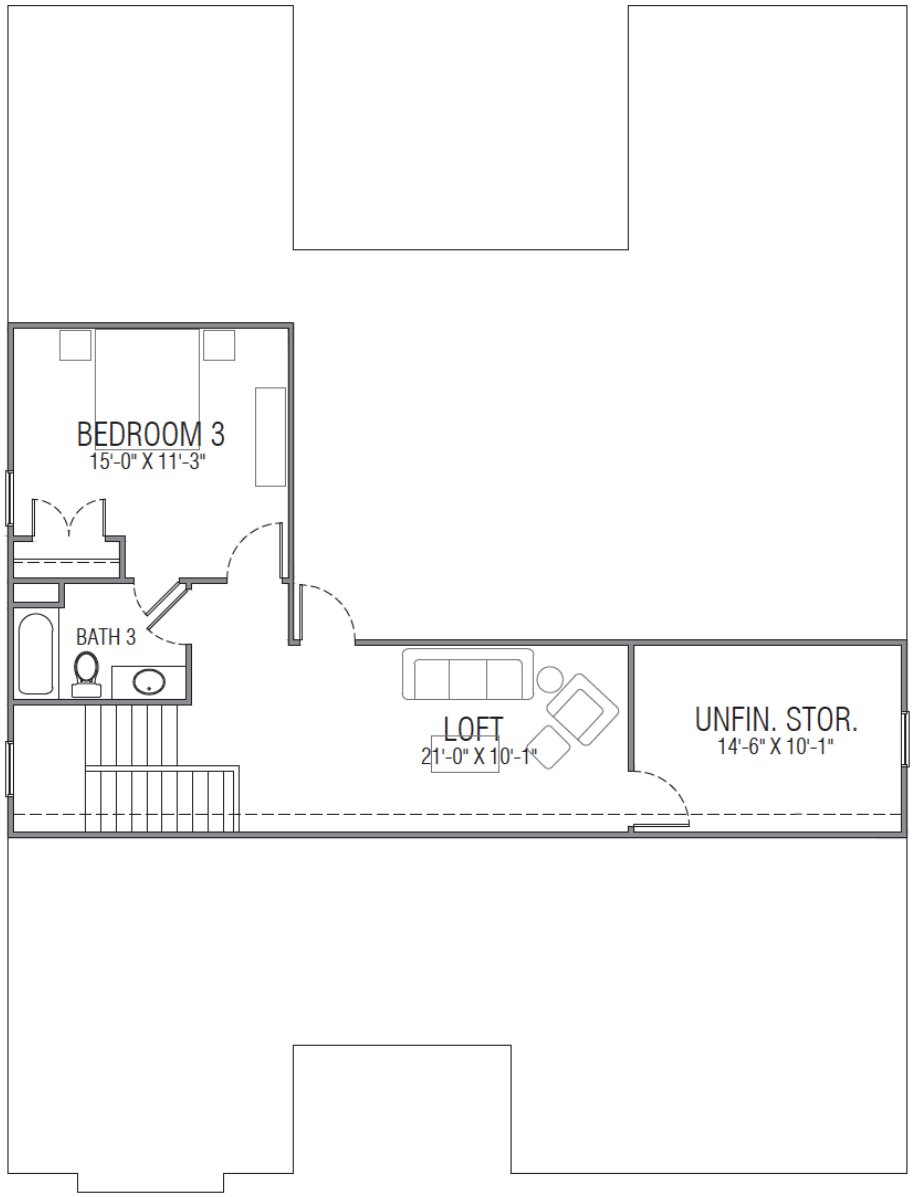
Wakefield Floor Plan

SWEET BRIAR
FARMS

Upper Level



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