CHEROKEE BLUFFS

NEW RANCH COMMUNITY
IN WOODSTOCK, GA

BUILT BY
LOREN

SOLD BY
the butler swayne team
real estate

the butler swayne team
real estate

LOREN

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

From left to right: Jesse, Lauren, Jimmy and Andrew

AWARD for SERVICE EXCELLENCE
GUILDMASTER
2020 & 2021

Our Story

Andrew Carruth and Lauren Merritt, Principals of Loren Homes

You could say we were born into residential construction as our family has been building homes for three generations. Our grandfather started the legacy in Macon, Georgia and taught our father, Mark Carruth, the trade after he graduated from the University of Georgia. He worked diligently to learn the art of nurturing relationships during the building process, consistently delivering a quality built house that became a home to numerous clients throughout the years.

After a few years, our father thought is was time to spread his own wings so our family moved to the north Atlanta suburbs where he founded Loren Construction in the early 1980's. Loren Construction completed several residential projects in Roswell, Marietta and Kennesaw, then had the opportunity to partner with Arvida Corporation as a member of their builder group. In doing so, Loren Construction became an integral part of a string of successful developments in the northern suburbs of Atlanta and communities such as Country Walk in Powder Springs and many subdivisions in the Towne Lake area of Woodstock. Under his direction, Loren Construction quickly earned a reputation as a customer-focused homebuilder with an unmatched desire to deliver a superior product and provide an unparalleled experience for buyers. This philosophy opened the door to a new partnership with Cousins Properties in the late 1990's which allowed them to participate in a new builder group that delivered homes in award winning communities such as Bentwater and Seven Hills in Acworth, Georgia.

My sister Lauren and I grew up during these formative years, and we were able to witness our father's dedication to both his customers, and his team, firsthand. We saw the long hours, the willingness to work alongside vendors to solve problems, and the sincere interest he took in his customers lives and families. To Lauren and I, his team members were like extended family, and while growing up we had various opportunities to work alongside our adopted "aunts" and "uncles" and learn from them. Lauren made it official by joining Loren in 2007, and I followed suit in 2015. Since that time, our mission has been to continue our father's philosophy for Loren to the best of our ability. In 2018 we rebranded Loren Construction as Loren Homes, which marked the official handoff from our father, and the beginning of our opportunity to continue his legacy.

Berkshire Hathaway HomeServices does not endorse any of the products or vendors, referenced on this material. Any mention of vendors, products, or services is for informational purposes only.

LOREN

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

CHEROKEE BLUFFS

Available Home Sites

- Released for Sale
- Pending
- Closed
- Not Released for Sale

Lot 1-9: Harrison Floorplan (Slab)
Lot 10-17: TBD
Lot18-20: Emerson Floorplan (Basement)
Lot 21-25: TBD
Lot 26: Emerson Floorplan (Basement)
Lot 27: Harrison Floorplan (Basement)
Lots 28-29: Harrison Floorplan (Slab)

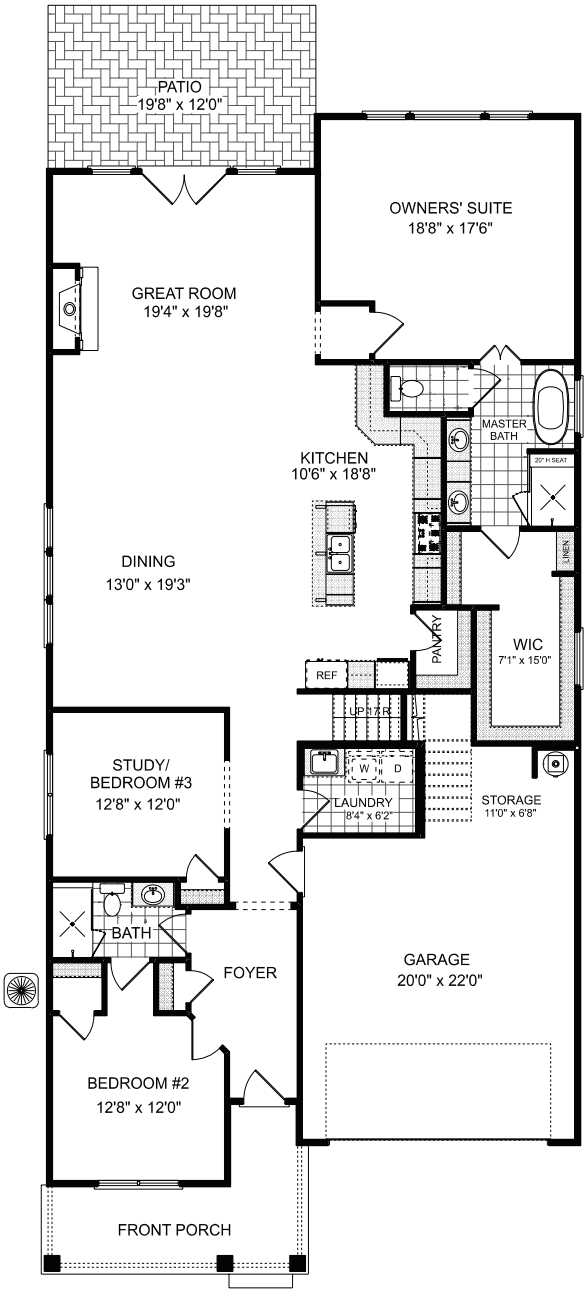
This site plan including measurements and dimensions are approximate and are for illustrative purposes only.
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and completeness of the site plan.
All enquiries must be directed to the agent, vendor or party representing the site plan.

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Harrison Slab



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

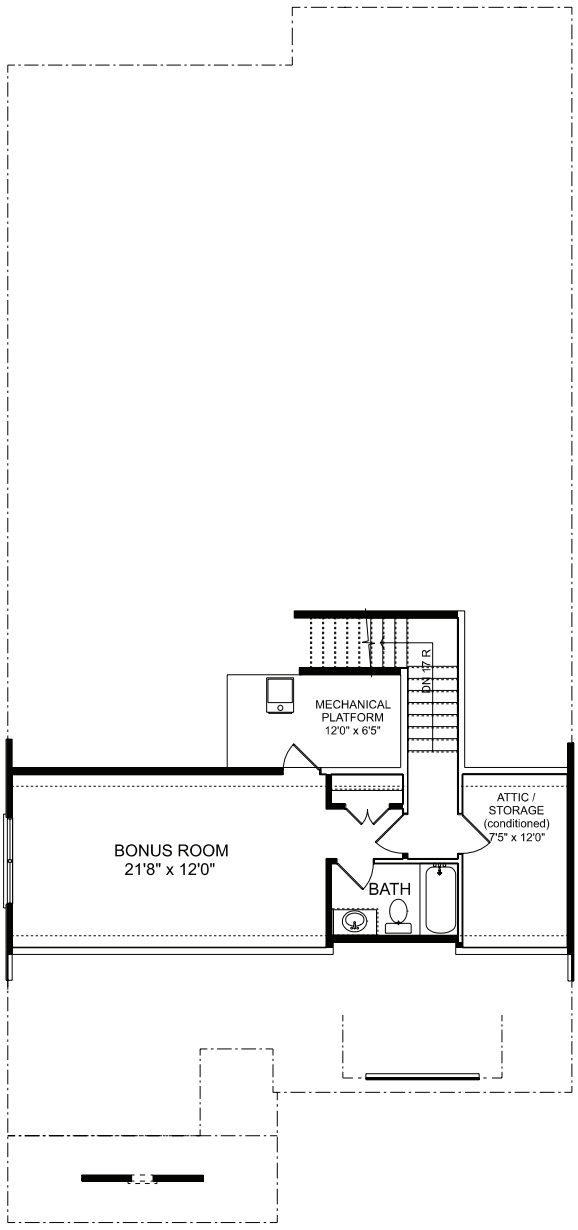
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Harrison Slab



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

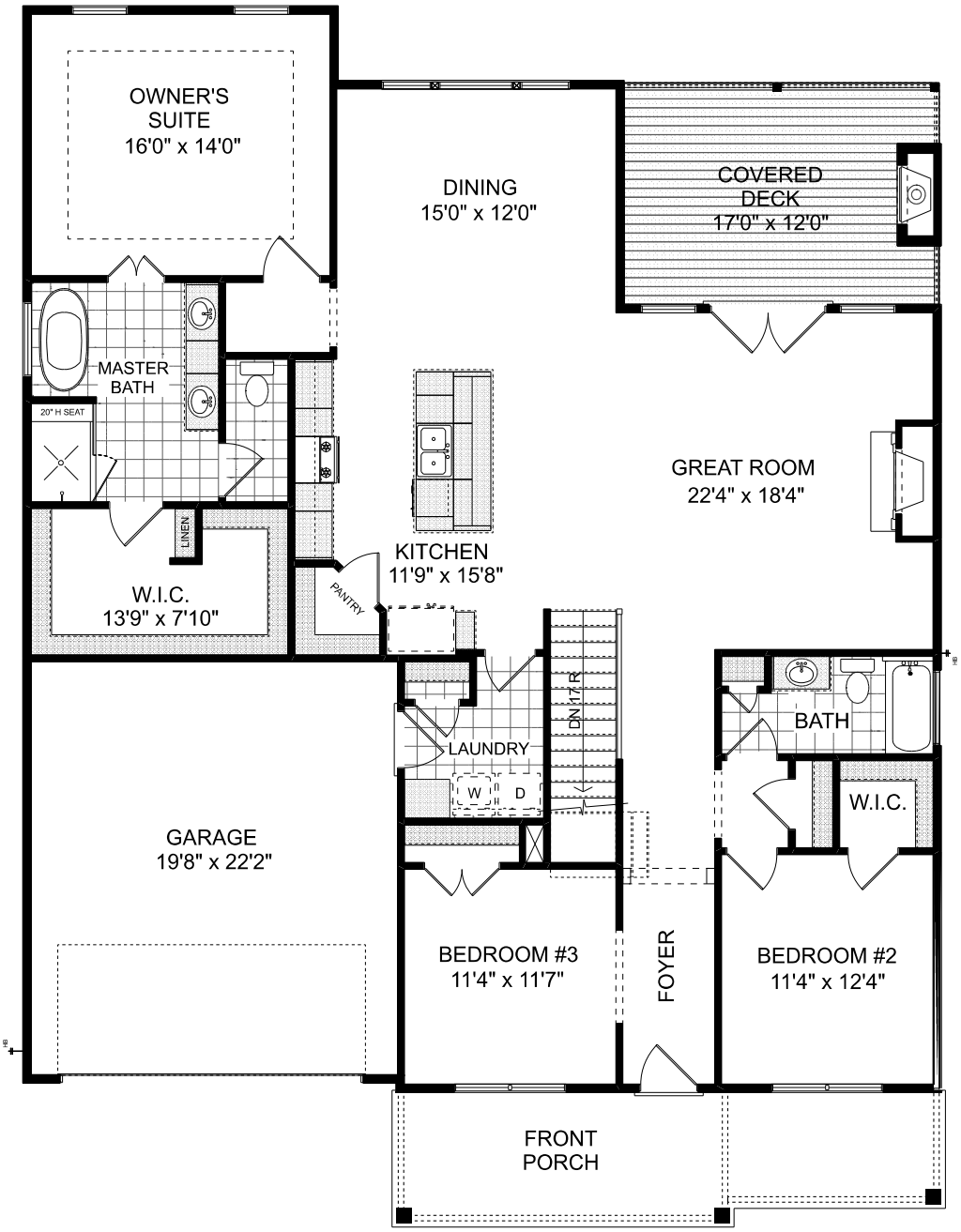
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Emerson Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

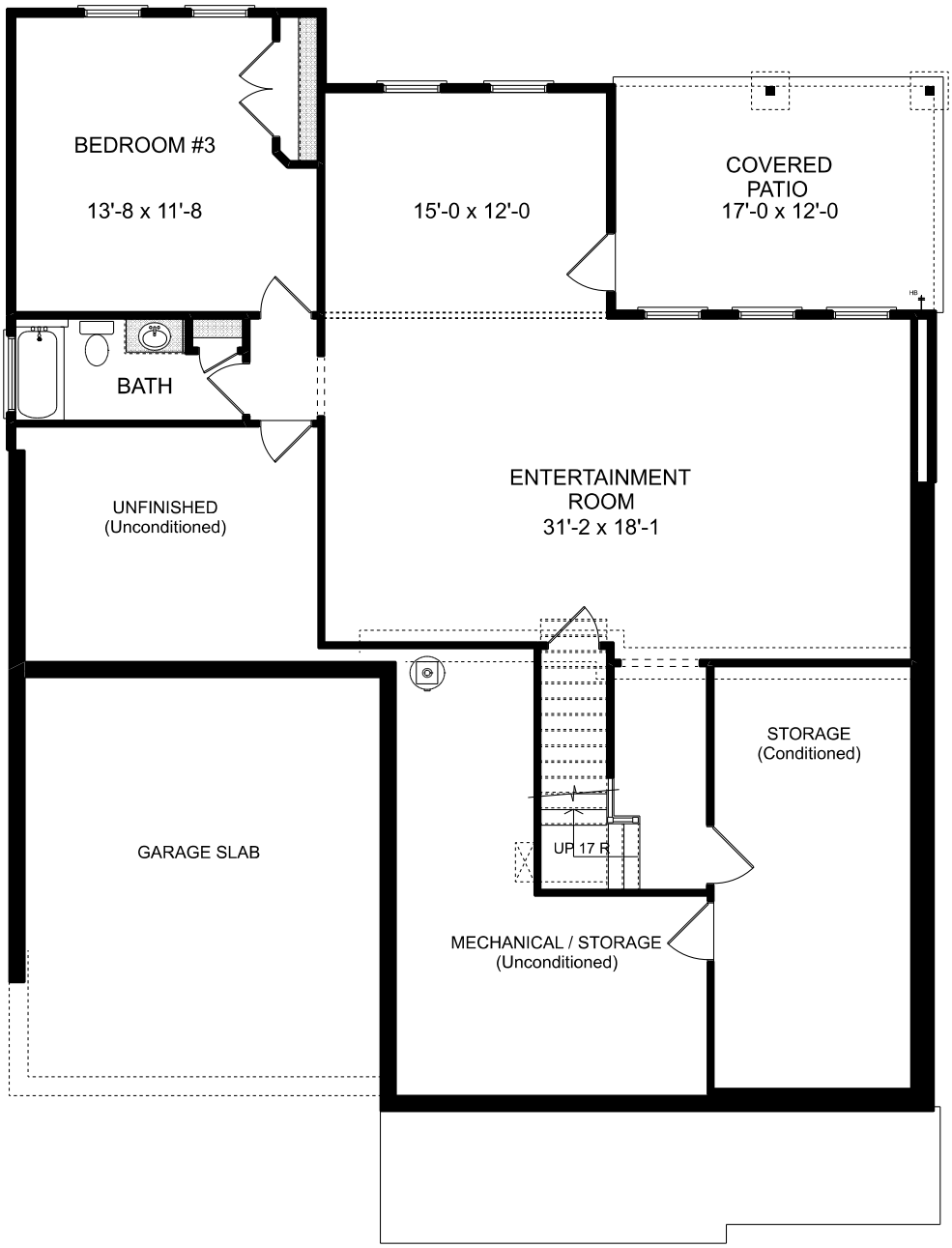
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Emerson Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 27 Floorplan

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

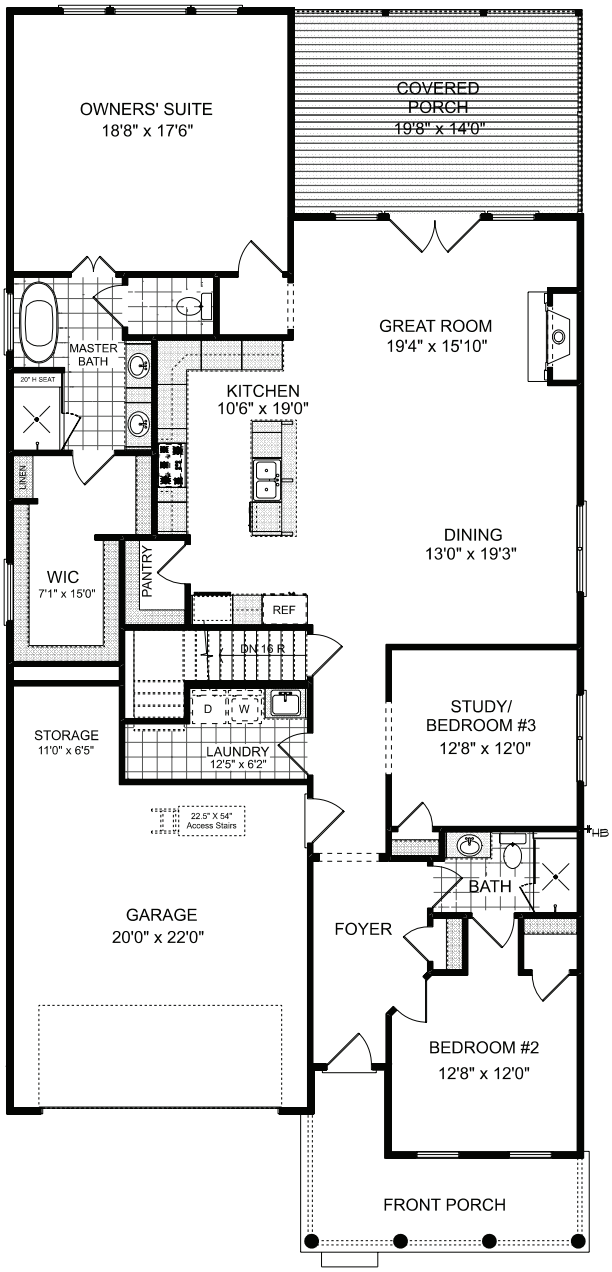
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 27 Floorplan



the butler swayne team
real estate

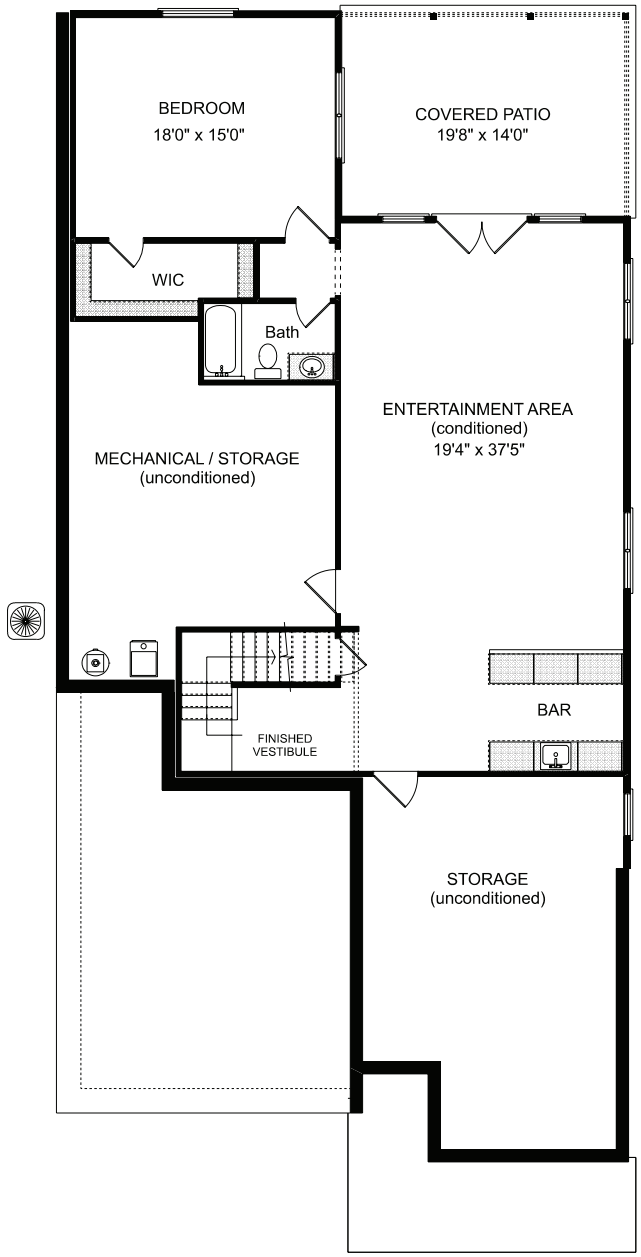
BERKSHIRE HATHAWAY
HomeServices
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 27 Floorplan



the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Loren Homes Builder's Standard Features

Category	Description	Manufacturer
Service	Loren 1 year warranty; customer home orientation upon completion and 2 warranty appointments during the first year	
Garage	Attached to house	
	Overhead wires for door opener	
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	Carriage style insulated door, hardware & openers included	Overhead door
	Interior drywall, trim and painted including ceiling	
Roofing	Certainteed Landmark architectural shingles	Certainteed
	Shingles with soft underlayment	
	Weathered wood- neighborhood color	
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty	
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	
	Honeywell programmable pro series thermostat	Honeywell
	System size applicable to sq footage. For basement plans: 2 systems (heat pump in basement). For slab plans: 1 system zoned for main floor & bonus	14 SEER rating
Electrical	Electrical to code/plan	
	Bath vent per plan/code	
	Door chime	
	Kitchen- disposal outlet + disposal air switch + disposal	
	Block, wire & switch for ceiling fans in all bedrooms & family room (& covered porch on basement plan)	
	Gas supply line for cooktop	
	220V electric for washer/dryer	
	Lights in all walk in closets	
	Weather proof outlets porches/patios	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

Category	Description	Manufacturer
Plumbing	Delta plumbing fixtures, including a high arc pull out kitchen faucet, 8" spread faucets in baths; "bar" size pull down faucet in laundry (& terrace bar for Harrison basement plan) and coordinating shower/tub trim. Stainless, champagne bronze or matte black per design	
	2 exterior hose bibbs with interior shut off valves	
	Elongated comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirc pump	AO Smith
Landscape	Sod, plant beds per plan (plant material to be approved by HOA)	
	Irrigation included	
Tile Work	To ceiling tile surround- master shower & secondary bath shower walls	Interceramic
	Tile on master bath floor, secondary baths floor	
	Tile backsplash in kitchen, between countertop & upper cabinets & up to the bottom of the range hood	
	Tile seat included in master shower	
	Shampoo niches in all showers	
	Tile floor in laundry	
Flooring	Mannington Restoration Collection Laminate Flooring standard in all living areas other than baths, laundry & bedrooms	Mannington
	Shaw carpet standard in bedrooms & bedroom closets	
Fireplace	42" ventless fireplace with wall switch and gas logs (flush hearth)	
	Slate surround with painted mantle	
Millwork & Lockout	7.25 baseboard on main floor and bonus	
	No crown molding	
	Hollow core paint grade molded interior doors	
	Vinyl single hung windows or fixed windows per plan, white	
	445 casing- doors & windows	
	Fiberglass front door, style set by elevation, paint grade	
	Other exterior doors- steel	
	Lockout- Schlage front door handleset; interior door levers	
	White oak stair treads & landing with painted risers; iron balusters	
Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full overlay with crown; 42" uppers	
	Double trash pull out included	
	Hardware included	
	Cushion close/soft close drawers and doors	
	Vicostone quartz/granite (all colors in builders program up through level 4) kitchen, laundry & baths	
	All sinks undermount: Blanco silgranit single bowl sink in kitchen; stainless steel sink in laundry; white ceramic rectangular sink in baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	Mirror not provided for owners bath or secondary bath on main floor; plate glass in bonus or terrace bath	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

Category	Description	Manufacturer
Shower glass	Owners' bath & secondary bath on main floor- frameless; handles & hinges to match plumbing trim color	
Paint	Sherwin Williams flat latex wall paint- all drywall surfaces	Sherwin Williams
	All wood trim painted with semi-gloss latex enamel	
Shelving	Wire	
Lighting	Recessed can lights included per plan	
	Lighting allowance of $5000 for light fixtures, bulbs, door chime, carbon monoxide and smoke detectors	
Appliances	GE Café 30" Combination Double wall oven with convection & advantium technology	GE Café
	GE Café stainless interior dishwasher with hidden controls	GE Café
	36" GE Café built in gas cooktop	GE Café
	GE Profile under cabinet hood	
Exterior Finishes	Masonry per plan - Horizon stone in ledgestone or handcrafted style OR general shale brick	Horizon/General Shale
	Painted cement fiber siding, metal returns per plan	Allura
	Aluminum gutters w/square aluminum downspouts	
	Landscaping budget set per lot; irrigation is included	
	Miratec prepainted shutters per plan	
	Broom finish concrete on front porch	
	Brick pavers or flagstone patio on slab plan	
Energy Saving	Programmable thermostat (2)	
	Efficient hot water tank w/ hot water recirculation	
	Insulated garage door	
	Homes built to C.A.B.O. specifications	
	Ceiling - R38 rated insulation	
	Exterior Walls - R13 rated insulation	
	Floors - R19 rated insulation	
	Blower door/duct blast test performed on every home	
	Energy caulk/foam package	
Termite	Pestban bait stations & internal tubing	
Mailbox	Neighborhood kiosk	
Waterproofing	Waterproofing foundation	

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 Floorplan

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

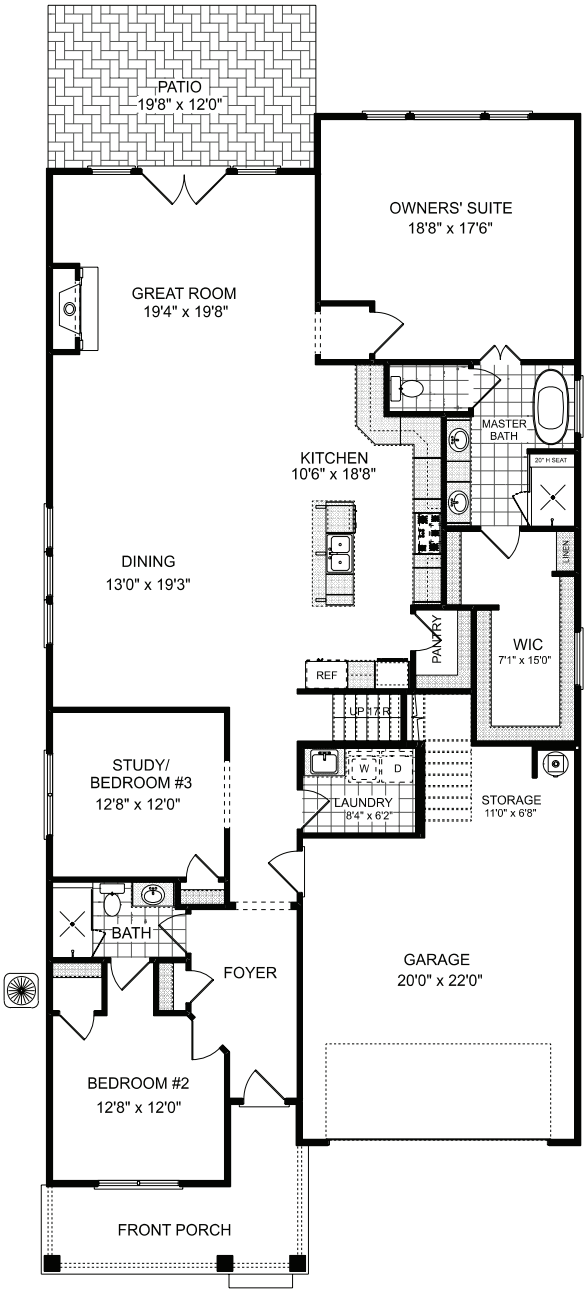
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

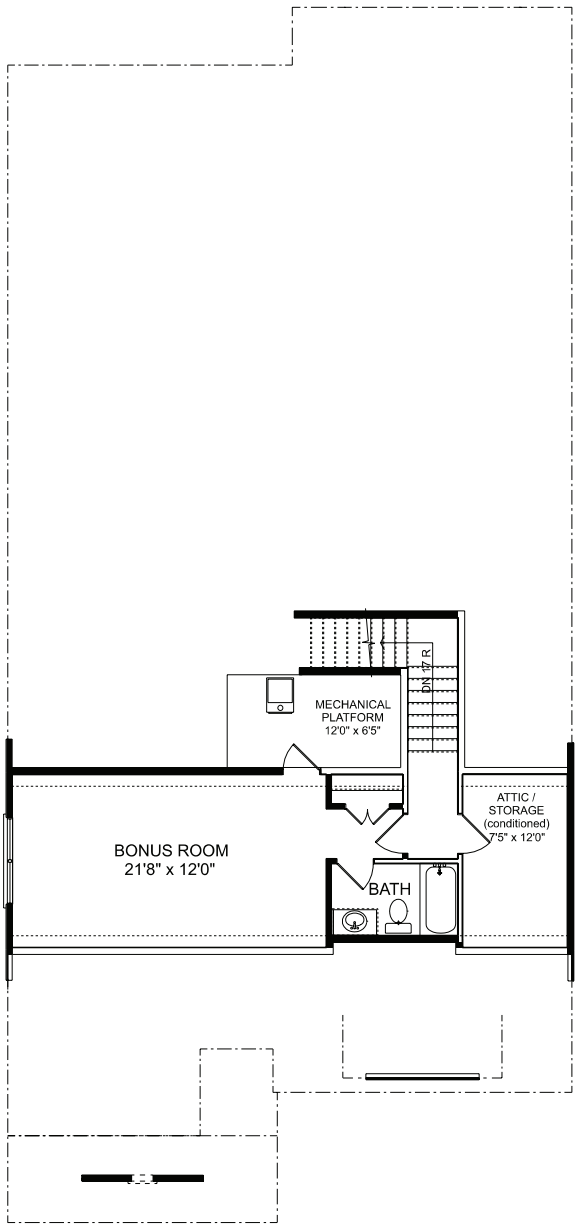
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 29 Floorplan

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

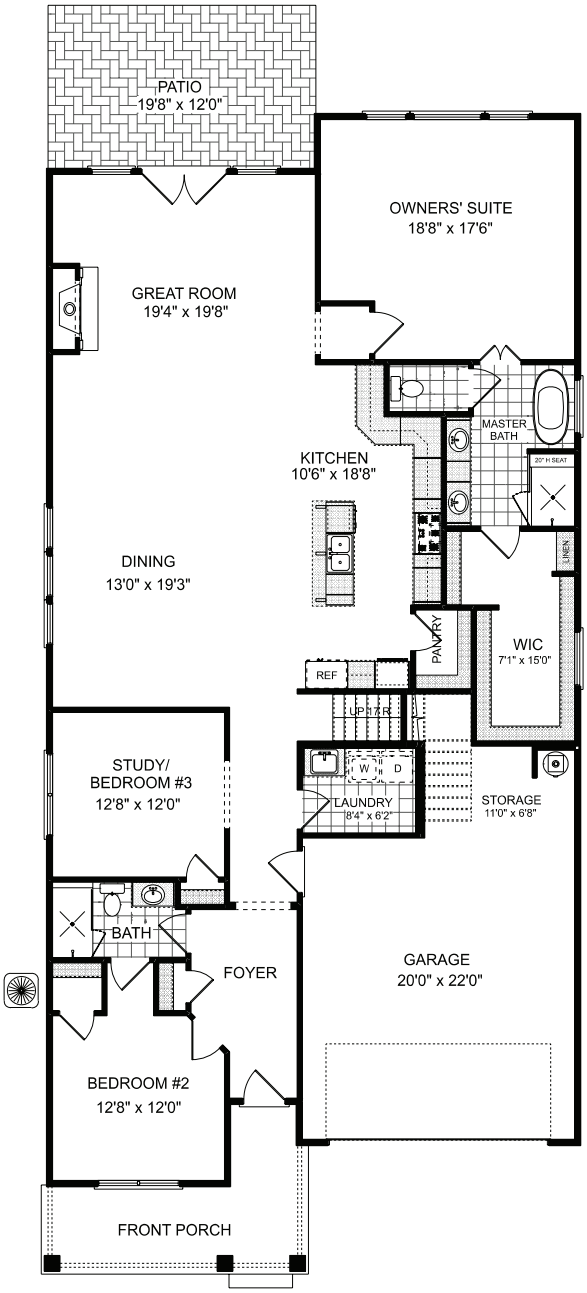
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 29 Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

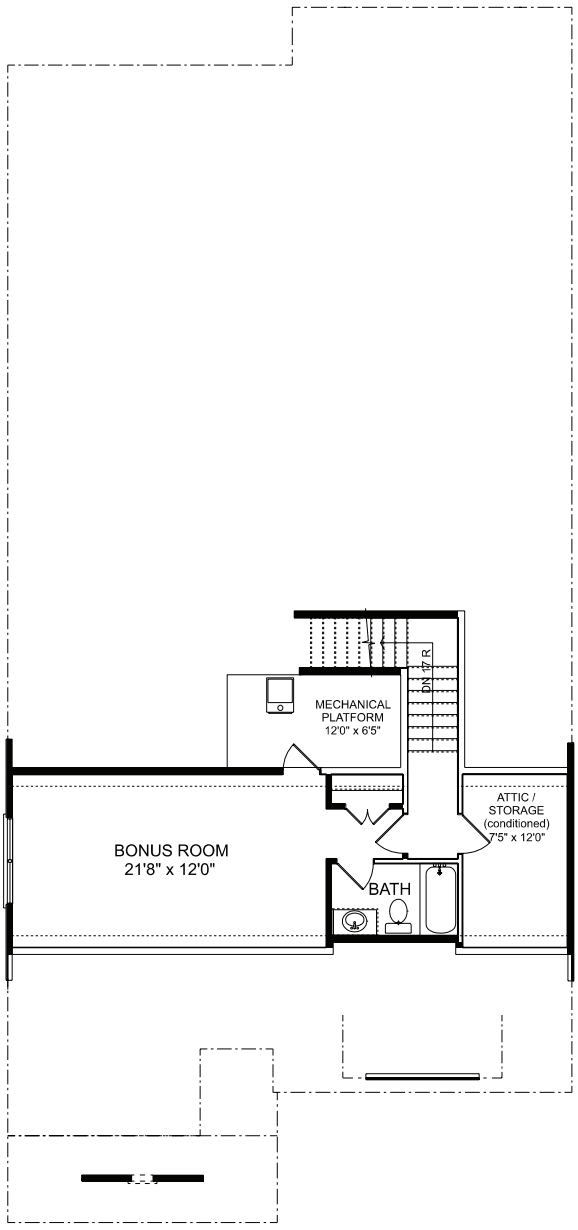
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 29 Floorplan



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Cherokee Bluffs Features for Lot 28 and Lot 29

Category	Description	Manufacturer
Service	Loren 1 year warranty; customer home orientation upon completion and 2 warranty appointments during the first year	
Garage	Attached to house	
	Overhead wires for door opener	
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	Carriage style insulated door, hardware & openers included	Overhead door
	Interior drywall, trim and painted including ceiling	
Roofing	Certainteed Landmark architectural shingles	Certainteed
	Shingles with soft underlayment	
	Weathered wood- neighborhood color	
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty	
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	
	Honeywell programmable pro series thermostat	Honeywell
	System size applicable to sq footage. For basement plans: 2 systems (heat pump in basement). For slab plans: 1 system zoned for main floor & bonus	14 SEER rating
Electrical	Electrical to code/plan	
	Bath vent per plan/code	
	Door chime	
	Kitchen- disposal outlet + disposal air switch + disposal	
	Block, wire & switch for ceiling fans in all bedrooms & family room (& covered porch on basement plan)	
	Gas supply line for cooktop	
	220V electric for washer/dryer	
	Lights in all walk in closets	
	Weather proof outlets porches/patios	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

Category	Description	Manufacturer
Plumbing	Delta plumbing fixtures, including a high arc pull out kitchen faucet, 8" spread faucets in baths; "bar" size pull down faucet in laundry (& terrace bar for Harrison basement plan) and coordinating shower/tub trim. Stainless, champagne bronze or matte black per design	
	2 exterior hose bibbs with interior shut off valves	
	Elongated comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirc pump	AO Smith
Landscape	Sod, plant beds per plan (plant material to be approved by HOA)	
	Irrigation included	
Tile Work	To ceiling tile surround- master shower & secondary bath shower walls	Interceramic
	Tile on master bath floor, secondary baths floor	
	Tile backsplash in kitchen, between countertop & upper cabinets & up to the bottom of the range hood	
	Tile seat included in master shower	
	Shampoo niches in all showers	
	Tile floor in laundry	
Flooring	1/2" thick engineered hardwood, 7" wide planks, in the entire house other than baths & laundry	Anderson Tuftex or Shaw
	Shaw carpet available if desired	
Fireplace	42" ventless fireplace with wall switch and gas logs (flush hearth)	
	Slate surround with painted mantle	
Millwork & Lockout	7.25 baseboard on main floor and bonus	
	No crown molding	
	Hollow core paint grade molded interior doors	
	Vinyl single hung windows or fixed windows per plan, white	
	445 casing- doors & windows	
	Panel molding, board & batten OR shiplap in foyer and owners bed wall	
	Fiberglass front door, style set by elevation, paint grade	
	Other exterior doors- steel	
	Lockout- Schlage front door handleset; interior door levers	
	White oak stair treads & landing with painted risers; iron balusters	
Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full overlay with crown	
	Double trash pull out included	
	Hardware included	
	Cushion close/soft close drawers and doors	
	Vicostone quartz/granite (all colors in builders program up through level 4) kitchen, laundry & baths (and terrace bar for basement plans)	
	All sinks undermount: Blanco silgranit single bowl sink in kitchen; stainless steel sink in laundry; white ceramic rectangular sink in baths	
	Undermount stainless steel sink in terrace bar (Harrison basement plan)	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	Mirror not provided for owners bath or secondary bath on main floor; plate glass in bonus or terrace bath	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

Category	Description	Manufacturer
Shower glass	Owners' bath & secondary bath on main floor- frameless; handles & hinges to match plumbing trim color	
Paint	Sherwin Williams flat latex wall paint- all drywall surfaces	Sherwin Williams
	All wood trim painted with semi-gloss latex enamel	
	Smooth ceiling finish painted in wall color or white	
Shelving	Solid melamine closet systems in pantry & master closet; wire elsewhere	
Lighting	Recessed can lights included per plan	
	Lighting allowance of $5000 for light fixtures, bulbs, door chime, carbon monoxide and smoke detectors	
Appliances	GE Café 30" Combination Double wall oven with convection & advantium technology	GE Café
	GE Café stainless interior dishwasher with hidden controls	GE Café
	36" GE Café built in gas cooktop	GE Café
	Under cabinet hood	
Exterior Finishes	Masonry per plan - Horizon stone in ledgestone or handcrafted style OR general shale brick	Horizon/General Shale
	Painted cement fiber siding, metal returns per plan	Allura
	Aluminum gutters w/square aluminum downspouts	
	Landscaping budget set per lot; irrigation is included	
	Miratec prepainted shutters per plan	
	Broom finish concrete on front porch	
	Brick pavers or flagstone patio on slab plan	
Energy Saving	Programmable thermostat (2)	
	Efficient hot water tank w/ hot water recirculation	
	Insulated garage door	
	Homes built to C.A.B.O. specifications	
	Ceiling - R30 rated insulation	
	Exterior Walls - R13 rated insulation	
	Floors - R19 rated insulation	
	Blower door/duct blast test performed on every home	
	Energy caulk/foam package	
Termite	Pestban bait stations & internal tubing	
Mailbox	Neighborhood kiosk	
Waterproofing	Waterproofing foundation	

the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 & 29 Cabinets - Kitchen

the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

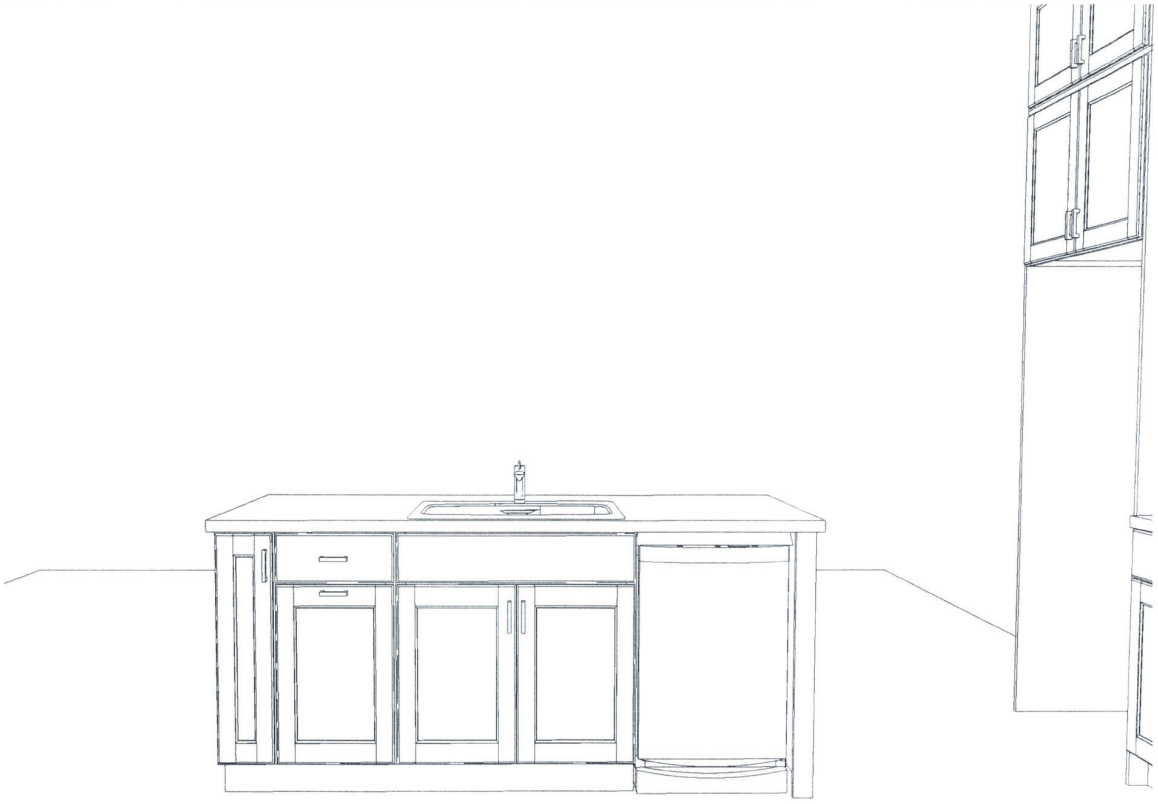
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 & 29 Cabinets - Kitchen



the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

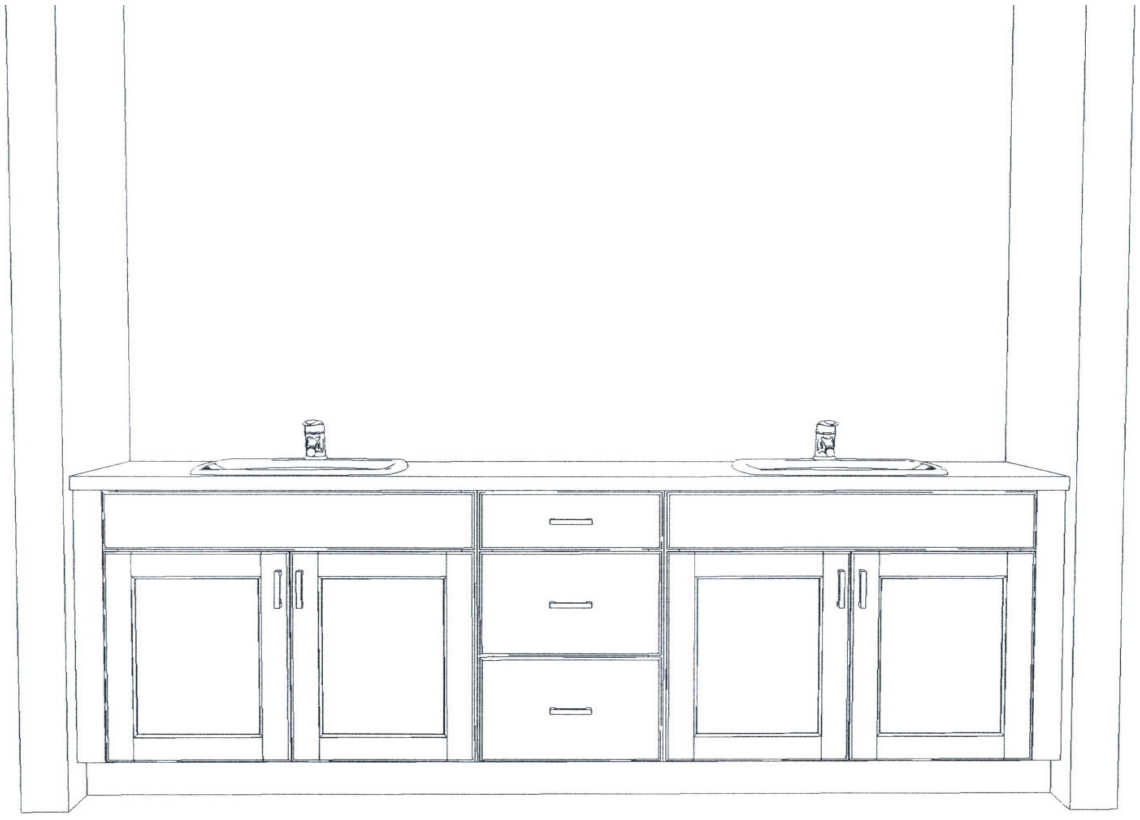
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 & 29 Cabinets - Master



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

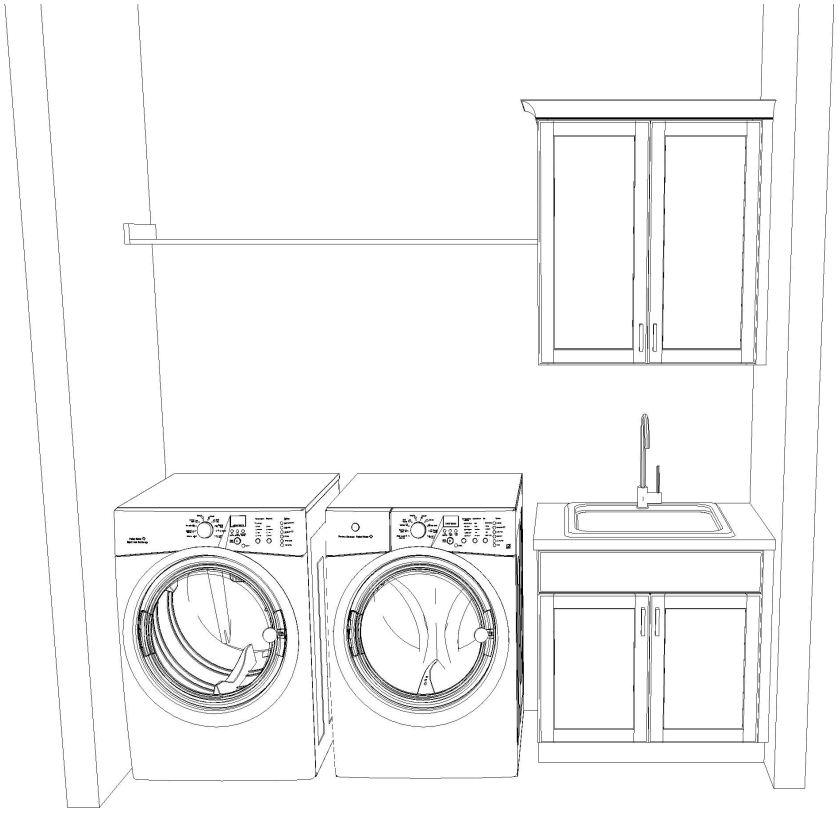
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 & 29 Cabinets - Laundry



the butler swayne team
real estate

BERKSHIRE HATHAWAY
HomeServices

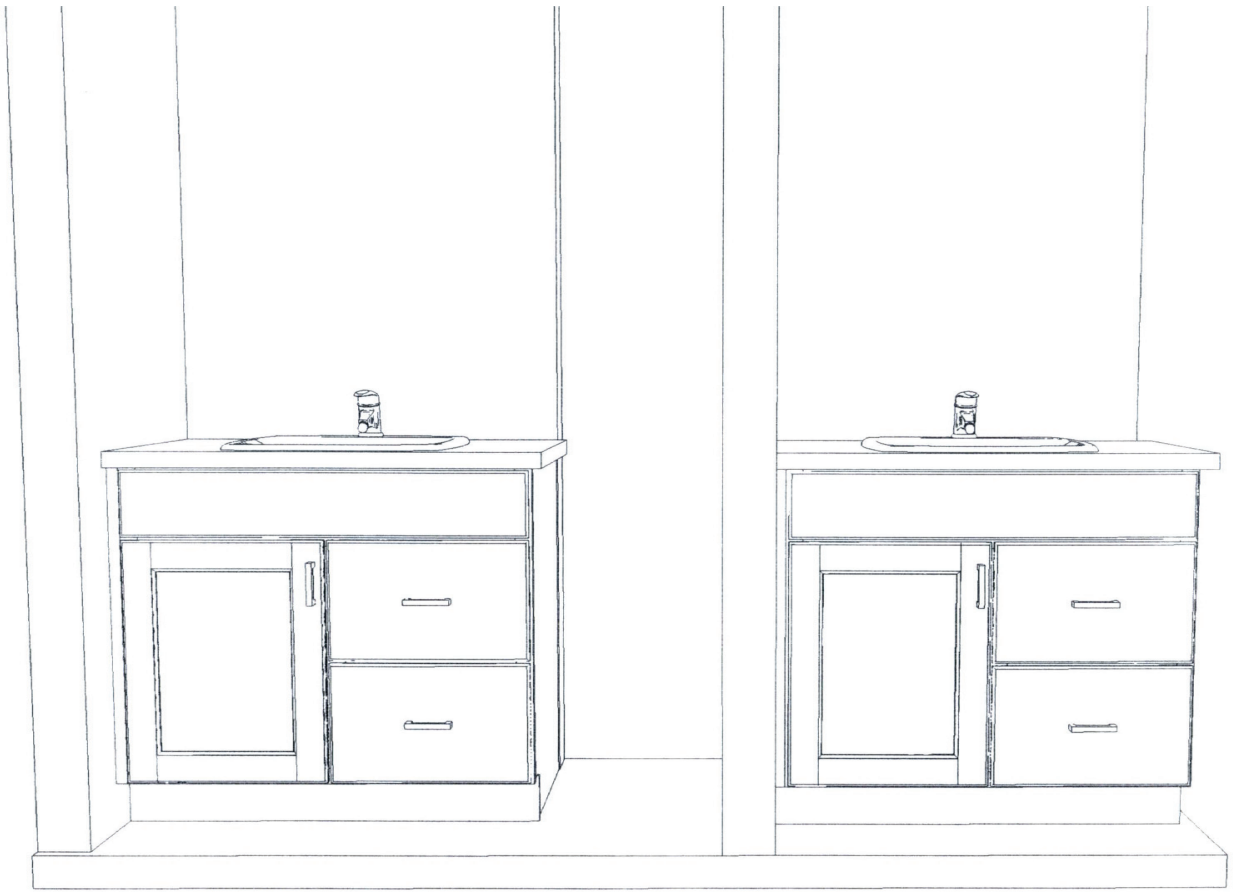
LUXURY
COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

CHEROKEE BLUFFS

Lot 28 & 29 Cabinets - Secondary Baths



the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

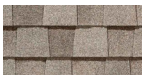
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Exterior Finishes

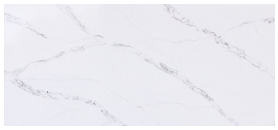
Brick	Cape Lookout with Atl antique mortar	
Siding	Ellie Gray 7650	
B&B/shake	Ellie Gray 7650	
Trim	Pure White 7005	
Front door	Slate tile 7624	
Shutter color	Slate tile 7624	
Gutter	Dark bronze	
Roof	Certainteed weathered wood	
Shingles	Architectural	
Vinyl Window Color	White	
Garage door	Ellie Gray 7650, trimmed in white	
Front porch finish	Brushed concrete, paver border	
Rear porch pavers	Riverside weathered pavers general shale OR SIMILAR	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Kitchen

Cabinets	Kayes Icy Avalance	
Hardware	Gibson matte black knobs & pulls	
Quartz	Borghini	
Sink	Blanco single bowl Anthracite	
Faucet	Delta Emmeline in matte black	
Backsplash	TBD	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Owners bath

Cabinets	Kayes White	
Hardware	Gibson matte black knobs & pulls	
Quartz	Bahia with undermount white rectangular sink	
Plumbing fixtures	Woodhurst matte black (8" spread for vanity)	
Shower wall tile	Wilshire Ash 12x24 on sides & Wilshire Ash mosaics on back wall	
Bath floor tile	Wilshire Ash 24x24	
Grout	Cape Gray	
Freestanding tub	BRF80 with Stryke matte black wall mounted tub filler	
Tile behind tub	Wilshire Ash 12x24 up to knee wall height	
Shower glass	Frameless with matte black handles & hinges	
Mirror	Not supplied by builder	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Main floor secondary bath

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Milky White with undermount white rectangular sink	
Plumbing Fixtures	Woodhurst matte black (8" spread for vanity)	
Shower wall tile	4x12 white polished subway tile with white grout	
Shower floor tile	Sussex Leeds Gray mosaic with graystone grout	
Bath floor tile	Sussex Leeds Gray 12x24 with graystone grout	
Mirrors	Not supplied by builder	
Shower glass	Frameless with matte black handles & hinges	
Tile behind tub	Wilshire Ash 12x24 up to knee wall height	
Shower glass	Frameless with matte black handles & hinges	
Mirror	Not supplied by builder	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Bonus room bath

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Milky White with undermount white rectangular sink	
Plumbing Fixtures	Woodhurst matte black (8" spread for vanity)	
Tub shower wall tile	4x12 white polished subway tile with white grout	
Bath floor tile	Sussex Leeds Gray with graystone grout	
Mirrors	Plate glass	
Mirrors	Not supplied by builder	
Shower glass	Frameless with matte black handles & hinges	
Tile behind tub	Wilshire Ash 12x24 up to knee wall height	
Shower glass	Frameless with matte black handles & hinges	
Mirror	Not supplied by builder	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Laundry

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Milky White with undermount white rectangular sink	
Plumbing fixtures	Emmeline matte black (bar sized faucet)	

Fireplace

Surround	Slate	
Mantle	Madison	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 28
Design Selections

Interior

Wall color	Crushed Ice Sherwin Williams	
Trim color	Pure White Sherwin Williams	
Flooring	Anderson Majestic Pecan 11061 Barley throughout house other than laundry & baths	
Trim details	Shiplap up to 5' with 2x4 cap in foyer	
	Shiplap in owners bed on bed wall, floor to ceiling	
	7" baseboard, no crown	
	2 panel arch top interior doors	

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Owners bath

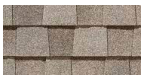
Cabinets	Kayes Maple Colt	
Hardware	Gibson matte black knobs & pulls	
Quartz	Vicostone Misterio with undermount white rectangular sink	
Plumbing fixtures	Woodhurst matte black 8" spread	
Shower wall tile	Aria Cumulus Gray mosaics on back wall & Madison Square Carrera on sides	
Shower floor tile	Aria Cumulus Gray mosaics	
Bath floor tile	Madison square carrera	
Tub filler	Stryke matte black wall mount	
Freestanding tub	BRF80	
Tile behind tub	Madison square carrera up to kneewall	
Shower glass	Frameless with matte black handle & hinges	
Mirror	Not provided by builder	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Exterior Finishes

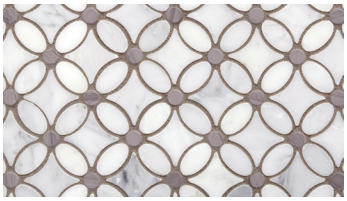
Stone	Canyon Ridge handcrated	
Siding	Worldly Gray SW7043	
B&B/shake	Worldly Gray SW7043	
Trim	Pure White SW7043	
Front door	Keystone Gray SW7504	
Shutter color	Keystone Gray SW7504	
Gutter	Dark Bronze	
Roof	Certainteed weathered wood	
Shingles	Architectural	
Vinyl window color	White	
Front porch finish	Brushed concrete, paver border	
Rear porch pavers	General Shale concrete pavers in Riverside Weathered OR SIMILAR	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Kitchen

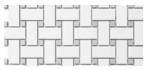
Cabinets	Kayes White	
Hardware	Gibson matte black knobs & pulls	
Quartz- Island	Diamante	
Quartz- Surround	Milky White	
Sink	Blanco single bowl Truffle	
Faucet	Emmeline matte black	
Backsplash	Gray & White Flower Mosaic	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Owners bath

Cabinets	Kayes Maple Colt	
Hardware	Gibson matte black knobs & pulls	
Quartz	Vicostone Misterio with undermount white rectangular sink	
Plumbing fixtures	Woodhurst matte black 8" spread	
Shower wall tile	Daltile Color Wheel Classic Artic White 6x18	
Shower floor tile	CC Mosaics White & Gray Basketweave	
Bath floor tile	Daltile Costar Calacatta Sky CT75 12x24	
Tub filler	Stryke matte black wall mount	
Freestanding tub	BRF80	
Tile behind tub	Daltile Costar Calacatta Sky CT75 12x24	
Shower glass	Frameless with matte black handle & hinges	
Mirror	Not provided by builder	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Main floor secondary bath

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Vicostone Diamante with white undermount sink	
Plumbing fixtures	Woodhurst matte black	
Shower wall tile	White 4x12 polished with bright white grout	
Shower floor tile	Aria Cirrus Ivory Mosaics with warm gray grout	
Bath floor tile	Madison Square Carrera 16x16	
Mirrors	Not provided by builder	
Shower glass	Frameless with matte black handle & hinges	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Bonus room bath

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Vicostone Diamante with white undermount sink	
Plumbing Fixtures	Woodhurst matte black	
Tub shower wall tile	Aria Cumulus Gray Mosaics	
Bath floor tile	Shaw Infinity 12x24 Calacatta	
Mirrors	Plate glass	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Laundry

Cabinets	Kayes white	
Hardware	Gibson matte black knobs	
Quartz	Milky white Vicostone	
Plumbing fixtures	Emmeline matte black (bar faucet size)	

Fireplace

Surround	Slate	
Mantle	Madison	

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Lot 29
Design Selections

Interior

Wall color	Sherwin Williams Shoji White	
Trim color	Pure white	
Flooring	Shaw Oasis Oak Hearth 5093, throughout house other than baths	
Trim details	Shiplap floor to ceiling on owners bed wall only	
	Foyer- board and batten 5' tall	
	7" baseboard, no crown	
	2 panel arch top	

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices

LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.

LOREN

Preferred Lender

NORTHPOINT MORTGAGE

LOU SARRIS

SENIOR VICE PRESIDENT | MANAGING PARTNER | NORTHPOINT MORTGAGE
A branch of Fairway Independent Mortgage Corp.
NMLS #658997 | GA Licensee NMLS #33952 | Corporate NMLS #2289

300 Colonial Center Parkway, Suite 250 | Roswell, GA 30076 Branch NMLS #870665
1140 Old Peachtree Rd, Suite D | Duluth, GA 30097 Branch NMLS #1233829
Office/Fax: 678.273.2838
Cell: 770.722.0062
Email: Lou.Sarris@fairwaymc.com
Web: LouSarris.com
Apply Now: Northpoint Mortgage

the butler swayne team real estate

BERKSHIRE HATHAWAY HomeServices
LUXURY COLLECTION

©2022 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire HathawayHomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.