

“Your Home Your Way!”

Dustin Shaw
HOMES

www.DustinShawHomes.com

TIMBER CREEK ESTATES

New neighborhood in Northgate district featuring 56 homesites, 1.3 acres +, Ranch, two-story and homes with owner's suite on the main. Slabs starting at \$274,900, Basements from \$294,200 and 2,700 to 3,860 square feet.

Directions: Take I-85 to Exit 51 (Sharpsburg McCollum), turn left onto 154, left on Raymond Hill, right on Fischer and right into Timber Creek.

From Newnan (or South) Take I-85 North to Exit 51, right on 154, left on Raymond Hill, right on Fischer and right into Timber Creek.

For more information please contact:

JOY BARNES: Office 770.254.8333 | Cell 404.328.5699 | joy@numail.org

VICTORIA MASSASSI: Office 770.254.8333 | Cell 404.391.2564 | vmassassi@att.net

Dustin Shaw Office: 770.599.0706



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STANDARD FEATURES

INTERIORS

- Hardwood floors in foyer, dining room, powder room, kitchen and breakfast area
- Ceramic tile Master Bath
- Painted (white) smooth ceilings in living areas
- Designer ceilings and vaults in great room, dining, kitchen/breakfast, master BR and bath*
- Ceiling fan in great room and master bedroom
- Pre-wire ceiling fan in secondary bedrooms
- Custom interior doors
- Deadbolts on exterior doors
- Fireplace (42") with gas starter with outside air return
- Stone faced fireplace with custom mantle and raised hearth (upgrades available)
- Pre-wired for high speed internet and multi-media services
- Three (3) telephone and two (2) cable outlets (trimmed)
- Complete alarm system with third year monitoring free
- Pre-finished engineered shelving
- Disappearing attic stairs
- Trimmed and painted garage interior
- Garage door opener with remote ORB hardware throughout
- Nine foot (9') ceilings throughout main level
- Stain resistant short shag carpet with 6 lb. carpet pad
- Colonial trim throughout with 6" base

CUSTOMIZED EXTERIORS

- Architectural design shingles with 30 year warranty
- Design shingle ridge vent
- Architectural controlled elevations with extensive custom details
- Feature brick and stone fronts available
- Composite main entry door

- GBG glass exterior doors
- Maintenance free exterior vinyl windows
- Large front porch (varies per plan)
- Rear porch, rear deck or patio
- Pre-finished custom seamless gutters and downspouts
- Professionally designed landscaped yards including 20 pallets of sod
- Landscape maintenance program available
- Pre-primed fiber cement siding
- Composite corner boards and trim
- Craftsman garage doors with opener and 2 remotes

KITCHEN

- 42" custom staggered wall cabinets with raised panel doors
- Pantry
- Stainless steel appliance package
- Hardwood flooring (tile available)
- Granite countertops with tile back splash
- Undermount sink & faucet

MASTER BATH

- Oversized designer garden tub
- Separate enlarged shower with glass door
- Raised custom vanities with granite tops
- Double sinks with designer faucets
- Ceramic tile floor
- Ceramic tile shower
- Vaulted or feature ceiling (varies per plan)
- Oversized privacy window in Master Bath
- Elongated commodes

ENERGY SAVERS

- Gas heat (energy efficient)
- Vinyl insulated windows with Low E glass
- Insulated exterior doors (composite entry door)

- GBG French doors with Low E glass
- R-13 wall insulation
- R-38 flat ceiling
- R-19 vaulted ceiling
- Insulation enhancing home wrap moisture barrier
- 40 gallon gas water heater

PERSONAL SELECTIONS

- Special color palette for exterior siding, trim, soffit, shutters, front door, brick or stone
- Carpet, hardwood and vinyl flooring
- Granite Counter tops in kitchen
- Kitchen Backsplash
- Marble tops in secondary bathrooms
- Lighting fixtures
- Special choice of wall color in dining room area
- Ceramic tile selections
- Gas or electric range
- Appliance upgrades available
- HVAC upgrades available
- Sprinkler systems available

INTERIOR TRIM

- Two (2) piece crown in foyer and dining room
- Craftsman style 50" wainscoting in dining room
- 6" base throughout

*varies per plan

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TIMBER CREEK ESTATES AVAILABLE HOMES

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- | | | | | |
|---|-----------------------|-----------------------|-------------------------------|------------------|
| Lot 15 | Dresden Plan | 4 Bed 3.5 Bath | MODEL | \$264,900 |
| New ranch with large sunny breakfast room overlooking heavily wooded lot, granite & stainless steel appliances, tile in all baths, granite in owners retreat with tile shower, oil rubbed bronze light & plumbing fixtures throughout, wide plank hardwood floors. READY NOW! GAMLS # 03172708 | | | | |
| Lot 16 | Blakeley Plan | 5 Bed 4 Bath | | \$299,500 |
| 3,860+ square foot new home with coffered ceiling in dining room, open kitchen, breakfast and keeping room, granite, tile baths, huge owners retreat with sitting room, his and her closets, oil rubbed bronze plumbing and lighting package. Beautiful! READY NOW! GAMLS # 03172708 | | | | |
| Lot 17 | Hartwell Plan | 4 Bed 3.5 Bath | Owner's Suite on Main! | \$287,225 |
| 4 bedroom, 3.5 bath plus Bonus Room – Owner's Suite on Main level. Grand kitchen with vaulted Keeping Room. READY MAY 2012 GAMLS # 03191700 | | | | |
| Lot 18 | Ashley B Plan | 5 Bed 3 Bath | Owner's Suite on Main! | \$289,500 |
| Very popular home plan with Owner's Suite and Guest Suite on main level! Gourmet style kitchen opens directly to huge family room. Elegant formal dining room that seats 12! Upstairs there are 3 generously sized bedrooms with jack and jill bath and a spacious bonus room, perfect for teen suite or home office. READY JUNE 2012! GAMLS # 03187922 | | | | |
| Lot 37 | Lincoln C Plan | 4 Bed 3.5 Bath | Full Basement! | \$314,707 |
| Beautiful home with Owner's Suite on main level. Dramatic vaulted 2 story foyer and elegant formal dining room lead you into a large and inviting family room and a kitchen you will love! This well designed home plan is perfect for everyday living and works well for entertaining. 3 bedrooms and 2 full baths plus a wonderful Bonus room are located upstairs. This home is on a Full Basement. READY MAY/JUNE 2012! GAMLS # 03191708 | | | | |
| Lot 43 | Candler Plan | 4 Bed 3.5 Bath | Ranch Plan! | \$279,500 |
| New four bedroom ranch with large breakfast room overlooking wooded lot, granite and stainless steel appliances, tile in all baths, granite in master bath/tile shower, oil rubbed bronze lights and plumbing, wide plank hardwood floors. READY MARCH 2012! GAMLS# 03145886 | | | | |

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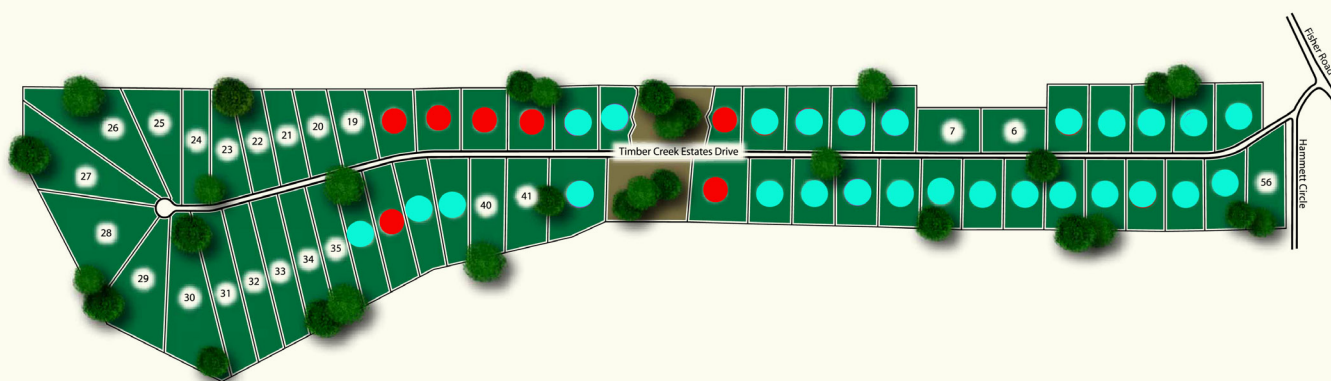
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TIMBER CREEK ESTATES
SITE MAP

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- FOR SALE**
- RESERVED**
- CONTINGENT**
- UNDER CONTRACT**
- SOLD**

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