



GRACETON FARMS

STARTING AT \$400s

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NEW HOMES
STARTING IN THE \$400s

STUNNING NEW HOMES ON LARGE HOME-SITES

Welcome to Graceton Farms located in historic Turin, Georgia. Graceton Farms is a community of craftsman and farmhouse style homes built on 1-acre homesites. The homes feature 4-5 bedrooms, including Homeowner's Retreat on main with luxurious baths, gourmet kitchens, covered porches, and 3-car garages.

Close to shopping, dining, and entertainment. Only 5 minutes to Senoia, 15 minutes to Peachtree City and Newnan, and approximately 35 minutes to Atlanta's Hartsfield-Jackson International Airport. For more details please contact our on-site new home specialists.

Great Schools!!!

- Poplar Road Elementary School
- East Coweta Middle School
- East Coweta High School

HOMES MARKETING BY:

Knight Realty of GA

- 770.478.4036

SALES CONSULTANT:

Sheree Brown

- 770-294-2600

- ShereeB@knighthomes.com

SALES CONSULTANT:

Jim Chancellor

- 770-253-3406

- JimC@knighthomes.com

www.KnightHomes.com

All information is deemed to be correct but not warranted. Price subject to change without notice. Please see listing agent for more details. Copyright © Knight Homes 7/2/20



EXTERIOR

- Fiber cement siding with brick accents
- Aluminum gutters with downspouts & splash blocks
- Architectural shingle (30 year warranty)
- Painted board and batten style shutters
- Low maintenance vinyl soffits & fascia
- Energy efficient, triple treated, Low E vinyl windows
- Painted PVC columns
- ¾ lite wood front door
- Bronze door hardware
- Garage entry with low maintenance steel door
- Garage door opener
- Professionally landscaped yards
- 12 X 15 covered porch (slab) or 16 x 16 uncovered deck (basement)
- Motion sensor flood lights (garage)
- Front and back electrical outlets & hose bib

INTERIOR

- 9' ceilings on main floor
- Volume ceilings (per plan)
- Coffered ceiling in dining room (per plan)
- Craftsman trim package with 1 x 4 and 1 x 6
- Wood stair rail and spindles
- Ceiling fans in Homeowner's Retreat and great room
- Fans pre-wired in secondary bedrooms
- Hardwood in living areas on the main floor
- Decorative interior doors
- Tile flooring in laundry, Homeowner's Retreat & secondary baths
- Wood-burning/direct vent decorative fireplace (per plan)
- Brick hearth and surround with decorative mantle and shiplap accent
- Oak treads on stairs
- Luxury granite counter tops
- Elongated toilets
- Bronze plumbing fixtures
- Powder room with pedestal sink (per plan)
- 2" faux wood blinds on front
- Pull down attic stairs

GOURMET KITCHEN

- 42" staggered upper cabinets with decorative pulls
- LED down lights (per plan)
- Granite counter tops & tile backsplash
- Apron Front, Stainless farm sink
- Pull-out kitchen faucet
- Upgraded stainless steel appliances (single wall oven, decorative vent hood, built-in microwave, 30" gas cooktop, dishwasher)
- Island (per plan)

HOMEOWNER'S RETREAT

- Spacious owner's retreat with sitting room (per plan)
- Volume ceiling (per plan)
- Free standing designer tub and separate shower
- Tile elements: floor, tub surround, and shower
- Granite counter tops with double vanity
- Oversized walk-in closet

TECHNOLOGY & EFFICIENCIES

- Wireless security system
- Smart Home enabled package with phone and cable prewire (per plan)
- Plasma prep
- Engineered floor system
- PEX plumbing, copper wiring, GFCI in wet areas
- R-38 blown-in insulation in ceiling and attic
- R-38 batt insulation in vaulted ceiling
- R-13 wall insulation
- 50 gallon electric water heater (2 per plan)
- HVAC dual system with sealed ducts for energy efficiency
- Programmable digital Wi-Fi thermostat
- Video doorbell

THE KNIGHT DIFFERENCE - CUSTOMER SERVICE

- Pre-closing home orientation
- One year Knight exclusive in-house warranty
- 2-10 structural extended warranty by 2-10 Warranty Corporation
- Transferrable termite bond
- Certified Professional Home Builder - honorable designation
- Recognized by Greater Atlanta Home Builder Association as "Builder of the Year"

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PLAN NAME					SPECIAL
<u>AUGUSTA</u>	5	4	3	4,063	<p>Guest Bedroom and Full Bath on Main Formal Living/Office on Main Large Homeowner's Retreat with Siting Area En-suite shared guest bath Loft area</p> 
<u>AZALEA</u>	4	3.5	3	3,559	<p>5th Optional Bedroom/Flex on Main Homeowner's Retreat on Main Loft Upstairs Large Family Foyer Jack-n-Jill Guest bath</p> 
<u>LAUREN</u>	5	3.5	3	3,417	<p>Homeowner's Retreat on Main Media Room Upstairs Loft En-suite Guest Baths</p> 
<u>MARGARET</u>	5	3.5	3	3,879	<p>Homeowner's Retreat on Main with Large Bath Jack-n-Jill Guest Bath Bonus Room with En-suite Bath Media/Family Room Upstairs</p> 

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