



VILLAGE PARK

\$250s

VILLAGE PARK

NEW HOMES
STARTING IN THE \$250s

BEAUTIFUL NEW HOMES AT AFFORDABLE PRICES

Village Park offers beautiful 4 and 5 bedroom floor plans. The community is nestled away but with easy access to Atlanta Hartsfield Airport, Downtown Atlanta and quick Access to Interstate 20, 285, and 675.

HOMES MARKETED BY:

- Knight Realty of GA
- 770.478.4036

SALES CONSULTANT:

- Twonda Long Arnold
- 404-940-2471
 - twonda@knighthomes.com

SALES CONSULTANT:

- Carla Henry
- 770-617-7995
 - carla@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 9/1/20



EDUCATION

- Marshall Elementary school
- Morrow Middle School
- Morrow High School

EXTERIOR

- Fiber cement siding
- Aluminum gutters with downspouts & splash blocks (front)
- 25 year high quality weathered-wood shingle
- 2-panel low maintenance vinyl shutters
- Low maintenance vinyl soffits & fascia
- Energy efficient, triple treated, Low E vinyl windows
- Painted columns (per plan)
- Decorative fiberglass painted front door
- Bronze door hardware
- Front garage entry with low maintenance steel door
- Garage door opener
- Professionally landscaped and sodded yards
- 10 x 12 patio/deck (per plan)
- Motion sensor flood lights (garage)
- Front and back electrical outlets & hose bibs

INTERIOR

- 9' ceilings on main floor
- Volume ceilings (per plan)
- Coffered ceiling in dining room (per plan)
- Classic trim series featuring crown molding, chair rail, and shadow boxes
- Straight metal spindles with wood handrails
- Decorative interior doors
- Ceiling fans in Homeowner's suite and Great Room
- Stone Core enhanced flooring in foyer, kitchen, breakfast, powder, and mud room (per plan)
- Wood-burning decorative fireplace (per plan)
- Slate surround with decorative mantle
- Elongated toilets
- Bronze plumbing fixtures
- Powder room with pedestal sink (per plan)
- 2" faux wood blinds on front
- Pull down attic stairs

GOURMET KITCHEN

- Quality crafted 36" staggered upper cabinets with knobs
- LED down lighting (per plan)
- Granite counter tops & tile backsplash
- Island (per plan)
- 60/40 stainless undermounted deep sink
- Pull-out kitchen faucet
- Stainless steel appliances (Microwave, dishwasher, range)
- Pre-wired for garbage disposal

HOMEOWNER'S RETREAT

- Spacious Homeowner's retreat
- Volume ceiling (per plan)
- Designer garden tub and separate shower
- Tile tub surround
- Double vanity
- Oversized walk-in closet

TECHNOLOGY & EFFICIENCIES

- Wireless security system
- Smart Home enabled package with phone and cable prewire (per plan)
- 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 water heater (1-2 per plan)
- HVAC zoned or dual system with sealed ducts for energy efficiency (per plan)
- Programmable digital thermostat

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 FEATURES	
<u>ABIGAIL I</u>	5	3	3	3,033	Guest Suite and Full bath on Main Open Concept Floorplan Large Island for Entertaining, Oversized Walk-in Closet in Bedrooms	
<u>CONNER</u>	4	2.5	2	2,536	Flex Space on Main Open Concept Floorplan Walk-in Pantry Oversized Homeowner's Retreat	
<u>EVEREST III</u>	5	3	2	3,133	Guest Suite and Full Bath on Main Formal Living-Dining Room Combo Large Homeowner's Retreat with Sitting	
<u>HORIZON</u>	4	2.5	2	2,677	Formal Living/Dining Room Combo Homeowner's Retreat with Walk-In-Closet Walk-in Pantry Loft/Media Room	
<u>ISABELLA I</u>	5	3	3	3,155	Guest Suite and Full Bath on Main Open Concept Floorplan Large Island for Entertaining Landing Area off the Bedrooms Large Walk-in Pantry	
<u>OAKMONT</u>	4	2.5	2	2,340	Formal Dining Open Concept with Large Kitchen Island Upstairs laundry Homeowner's retreat with large closet	
<u>RADCLIFFE</u>	4	3.5	2	2,766	Jack-N-Jill Style Bath (2 nd and 3 rd bed) Oversized 4 th Bedroom with En-Suite Bath Laundry Closet on Main Floor	
<u>WESTIN</u>	5	3	2	2,715	Guest Suite and Full Bath on Main Formal Dining Room/Study/Flex Space Homeowner's Retreat with Walk-In Closet	
<u>YOUNGTOWN</u>	4	2.5	2	2,419	Office/Flex Space Large Kitchen Island Open Concept Large Homeowner's Retreat with Sitting Large Walk-in Closets	

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