



KINGSTON

From \$300s

KINGSTON

NEW HOMES
STARTING IN THE \$300s

STUNNING NEW HOMES ON LARGE HOME-SITES

Welcome to this private gated community located in bustling Locust Grove, featuring large open concept, farmhouse and craftsman style homes with master on the main and 3 car garages. Close to Interstate 75, shopping & dining including Tanger Outlets!

Great Schools!!!

- Luella Elementary School
- Luella Middle School
- Luella High School
- Strong Rock Private School

HOMES MARKETED BY:

- Knight Realty of GA
- 770.478.4036

SALES CONSULTANT:

- Neva Ferrell
- 770.361.0654
 - Neva@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 11/10/20



COMMUNITY FEATURES

- Streetlights, beautiful streetscapes with green space
- Underground utilities
- Covenants and restrictions

EXTERIOR

- Board & batten and shake accents (per plan)
- Designer porch columns
- Fiber cement siding
- Architectural roof shingles
- Site-built board & batten shutters limited lifetime
- Low maintenance vinyl soffits
- Aluminum gutters with downspouts & splash blocks
- 4 lite— wood front door with 3/4 glass
- Oil rubbed bronze door hardware
- Side entry garage with one 16 x 7 garage door (per plan)
- Garage door openers
- Fully sodded yards
- Irrigation front and side yards
- Front and rear electrical outlets & hose bibs
- Patio or deck 12x10 (per plan &/or per site)

INTERIOR

- 9 foot ceilings on main floor
- Oil rubbed bronze door hardware, lighting fixtures
- Bronze or Chrome plumbing fixtures
- Smooth Ceilings (vaulted and/or trey per plan)
- Upscale trim package: base molding, door casing, window stools, crown molding, and decorative columns (per plan)
- Ceiling fans in owners suite and family room
- Fans pre-wired in secondary bedrooms
- Hardwood floors in foyer, kitchen, and breakfast
- Designer tile floors in wet areas
- Wood burning 36" fireplace with gas starter featuring white subway surround with shiplap wall
- Oak wood treads with wood handrails with metal spindles
- Flat panel maple cabinets with hidden hinges, upgraded knobs, and granite vanity tops
- Elongated toilets
- Powder bath (per plan) features a pedestal sink
- Insulated pull-down attic stairs
- 2" faux wood blinds on front windows

GOURMET KITCHEN

- Flat panel 36" or 42 "staggered maple cabinets with decorative crown molding on top & concealed hinges
- Recessed lighting, ice maker line
- Granite countertops with Designer kitchen backsplash and stainless steel apron sink (Farmhouse style)
- Stainless steel Frigidaire appliance package includes: Dishwasher, Single Wall Oven with built-in Microwave above 30" Cooktop and wood cabinet vent hood
- Disposal in Kitchen sink
- Upgraded pull out faucet

OWNER'S RETREAT

- Trey or Vaulted ceilings (per plan)
- Freestanding tub with tile surround (per plan)
- Separate full tile shower with glass enclosure (per plan)
- Tile floors

TECHNOLOGY & EFFICIENCIES

- Wireless security system
- Low voltage package including 6 cable and 2 phone
- 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 water heater (2)
- HVAC dual system with sealed ducts for energy efficiency
- Programmable digital Wi-Fi thermostat
- Video doorbell
- Weather Resistant Barrier house wrap with tape

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>AZALEA</u>	5	4	3	3,560	5th Optional Bedroom/Flex on Main Owner's Retreat on Main Pocket Office Media Room Jack-N-Jill Bath
<u>COVENTRY</u>	5	4	3	4,046	Guest Suite and Full Bath on Main Large Owner's Retreat with Sitting Area Loft Jack-N-Jill Bath
<u>DEERING II</u>	4	3.5	3	3,089	Large Owner's Retreat on Main with Sitting Area Ranch Style Jack-N-Jill Bath Upstairs Bonus room
<u>HENRY II</u>	5	3.5	3	3,592	Owner's Retreat on Main Media Room Guest Suite with Attached Bath Jack-N-Jill Bath
<u>KINGSTON</u>	5	4.5	2	4,300	Owner's Retreat on Main with Sitting Area Owner's Retreat on second floor with Sitting Area Loft Large Walk-in Closets Jack-N-Jill Bath
<u>LAUREN</u>	4	3.5	3	3,420	Owner's Retreat on Main Sunroom Loft/Optional 6th Bedroom Media Room Large Bedrooms with Oversized Closets
<u>MERIDIAN II</u>	5	4	2	3,220	Owner's Retreat on Main Second Owner's Retreat on second floor Study Loft
<u>PERKINS</u>	5	4	2	3,098	Guest Bed with Full Bath on Main Formal Living/Office Large Owner's Retreat with Sitting Area Large Walk-in Closets

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