



# WYNCREEK ESTATES

NEW HOMES  
**STARTING IN THE \$300s**

## BEAUTIFUL NEW HOMES AT AFFORDABLE PRICES

Welcome to the latest phase in Wynecreek Estates by Knight Homes. Wynecreek Estates is a sought-after community in South Fulton with resort style amenities including pool, tennis courts, clubhouse, fitness center, playground and a basketball court. This community features gorgeous 4 and 5 bedroom open concept homes with spacious homeowner's retreat with luxurious baths, beautiful gourmet kitchens plus 2 and 3 car garages. Wynecreek Estates is close to shopping and dining at the Camp Creek Marketplace and major interstates including I-285.

**SALES CONSULTANT:**

Sharmain Herbert

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[www.KnightHomes.com](http://www.KnightHomes.com)



### EDUCATION

- Randolph Elementary School
- Sandtown Middle School
- Westlake High School

### EXTERIOR

- Distinctive masonry facades and fiber cement siding
- Aluminum gutters with downspouts & splash blocks
- Architectural shingles
- Painted shutters
- Low maintenance vinyl soffits & fascia
- Triple glazed vinyl single hung windows
- Painted columns
- Craftsman front door
- Bronze door hardware
- Front entry garage with low maintenance door
- Garage door opener
- Professionally landscaped yards
- Patio/deck 10x12 (deck on basement homes)
- Motion sensor flood lights (garage)
- Front and rear electrical outlets & hose bibs

### INTERIOR

- 9' ceilings on main floor
- Volume ceilings
- Coffered ceiling in dining room
- Classic trim series featuring crown molding, chair rail and shadow boxes
- Decorative interior door
- Ceiling fans in Homeowner's retreat and great room
- Fans pre-wired in secondary bedrooms
- Stone Core enhanced flooring in foyer, kitchen, breakfast, secondary baths, and laundry
- Direct vent decorator fireplace (per plan)
- Slate surround fireplace with decorative mantle
- Metal spindles with twists, baskets, and wood handrails
- Luxury granite counter tops
- Elongated toilets
- Chrome plumbing fixtures
- LED downlights
- Powder room with pedestal sink (per plan)
- 2" faux wood blinds on front
- Pull down attic stairs

### GOURMET KITCHEN

- Quality crafted 42" painted staggered upper cabinets with upgraded knobs
- LED down lighting (per plan)
- Granite counter tops & tile backsplash
- 60/40 stainless undercounter sink
- Pull-out kitchen faucet
- Stainless steel appliances (Microwave, dishwasher, range)
- Garbage disposal

### HOMEOWNER'S RETREAT

- Spacious Homeowner's retreat
- Volume ceiling (per plan)
- Designer garden tub and separate tile shower
- Tile elements: floor, tub surround, and shower
- Granite counter tops with double vanity
- Oversized walk-in closet

### TECHNOLOGY & EFFICIENCIES











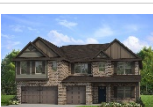

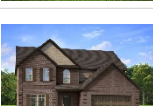
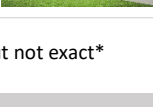
- Smart Home Automation package with optional security
- Plasma prep
- Engineered floor system
- PEX plumbing, copper wiring, GFCI in wet areas
- R-38 blown-in insulation in ceiling and attic
- R-38 batt insulation in vaulted ceiling
- R-13 wall insulation
- 50-gallon water heaters
- HVAC dual system with sealed ducts for energy efficiency
- 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				APPROX. SQ FT	SPECIAL FEATURES	
<b><u>ABIGAIL II</u></b>	5	3	3	3,033	Guest Suite and Full Bath on Main, Formal dining, Oversized Owner's Retreat, Large Bedroom Closets, Upstairs Laundry	
<b><u>BRISTOL II</u></b>	5	3	2	3,345	Guest Suite and Full Bath on Main Homeowner's Retreat with Sitting Area Media Room	
<b><u>COVENTRY</u></b>	4-5	4	2	4,050	Study or Guest Bedroom on Main Homeowner's Retreat with Sitting Area Large Island for Entertaining Loft Jack-N-Jill Bath	
<b><u>EVEREST III</u></b>	5	3	2	3,184	Guest Suite and Full Bath on Main Formal Living and Dining Room Combo Large Homeowner's Retreat with Sitting	
<b><u>HORIZON</u></b>	4	2.5	2	2,700	Oversized Homeowner's retreat Formal living/study and dining room combo	
<b><u>ISABELLA II</u></b>	4	3	3	3,230	Guest Suite and Full Bath on Main Homeowner's Retreat with Sitting Area Large Island for Entertaining Large Walk-in Pantry Loft	
<b><u>MCKINLEY</u></b>	5	4	2	3,846	Guest Suite on Main Oversized Pantry Large Homeowner's Suite with Sitting Upstairs Laundry	
<b><u>ROSEMARY II</u></b>	5	4.5	3	3,832	Guest Suite and Full Bath on Main Homeowner's Retreat with Sitting Area Loft Jack-N-Jill Bath	
<b><u>VICKERY</u></b>	4	3	2	3169	Guest Suite on Main with Ensuite Bath Formal Dining/Office Media room Upstairs laundry and oversized closets.	
<b><u>WESTIN</u></b>	5	3	2	2,715	Guest Bedroom and Full Bath on Main Study/Flex Space Large Homeowner's Retreat with Walk-In Closet	

\*Photos are similar to product but not exact\*

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