



VILLAGES OF EAST POINT

\$180s

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NEW TOWNHOMES
STARTING IN THE \$180s

BEAUTIFUL NEW TOWNHOMES AT AFFORDABLE PRICES

Two and Three story Townhomes with community pool and playground.

Awesome location!

Close to shopping and dining, downtown Atlanta and Hartsfield International Airport. Easy access to Interstate 75/85 and 285, located off of Stanton Rd. off Hwy. 166/Langford Parkway.

SALES CONSULTANT:

Keith Archangel

- 678.570.2031
- keitha@knighthomes.com

SALES CONSULTANT:

James Wetherington

- 770.490.7905
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www.KnightHomes.com

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FEATURE SHEET

EDUCATION

- Hamilton E. Holmes Elementary School
- Paul D. West Middle School
- Tri-Cities High School

EXTERIOR

- Fiber cement siding
- Aluminum gutters with downspouts & splash blocks
- 25 year weathered-wood shingle
- Low maintenance vinyl shutters
- Low maintenance vinyl soffits & fascia
- Triple glazed vinyl single hung windows with screens
- Painted columns
- Craftsman front door
- Bronze door hardware
- Garage with low maintenance steel door (Bayberry)
- Garage door opener (if Applicable)
- Patio/deck (per plan)
- Professionally landscaped, fully sodded yards
- Motion sensor flood lights (garage at Bayberry)
- Front and back electrical outlets & hose bibs

INTERIOR

- 9' ceilings on main floor
- 9' ceilings in flex room and terrace level (Bayberry)
- Trey or vaulted ceilings (per plan)
- Regal trim series door casing, base molding, and window stools
- Riverside 5-panel interior doors
- Ceiling fans in Homeowner's retreat and great room
- Fans pre-wired in secondary bedrooms
- Classic endurance Stone Core flooring in main floor living areas (per plan)
- Knee wall staircase 1st - 2nd floor
- Open rail metal spindles 2nd - 3rd floor (Bayberry)
- Elongated toilets
- Bronze plumbing fixtures
- Powder room with granite vanity (per plan)
- 2" faux wood blinds throughout
- Pull down attic stairs

GOURMET KITCHEN

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

HOMEOWNER'S RETREAT

- Trey ceiling (per plan)
- Luxurious vinyl flooring in bath
- Tile shower
- Double vanity
- 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
- Upgraded energy efficient triple-pane windows Low-E glass
- 50 gallon electric water heater
- HVAC zoned 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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HOME PLANS

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PLAN NAME					SPECIAL FEATURES
<u>Primrose A/B</u>	3	3	0	1,488	Guest/Flex Space w/ En-Suite Bath on Main Laundry Upstairs Large Kitchen Island 2 Story Townhome
<u>Bayberry A/B</u>	2	2.5	1	1,718	Flex Space on Terrace Spacious Living Area with Large Kitchen Guest Suite with En-Suite Bath 3 Story Townhome



HOA

The dues cover everything that involves the common area:

- Landscaping
- Trash
- Insurance
- Water
- Street maintenance
- Termite
- Common electric
- Pool
- Monument maintenance
- Exterior maintenance

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