



**BARNESLEY FARMS**

STARTING AT \$400s

# BARNESLEY FARMS

NEW HOMES  
**STARTING IN THE \$400s**

## STUNNING NEW HOMES ON ACRE PLUS HOME-SITES

Welcome to Barnesley Farms, a new home community in Senoia, GA built by Knight Homes. These Craftsman and Farmhouse style homes have spacious homeowners retreat with luxurious baths, gourmet kitchens, covered porches, 3-car garages, and range from 3,000 to over 4,000 square feet of living space.

Senoia is considered by many as the "film capital of Georgia" and is located 10-minutes to Peachtree City, Sharpsburg, Newnan, and approximately 35 minutes from Atlanta's Hartsfield-Jackson International Airport.

*Please contact the on-site new home specialist for further details or visit us online at [www.KnightHomes.com](http://www.KnightHomes.com).*

Great Schools!!!

- Eastside Elementary School
- East Coweta Middle School
- East Coweta High School

**SALES CONSULTANT:**

Sheree Brown

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**SALES CONSULTANT:**

Jim Chancellor

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## FEATURE SHEET

### 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

- Smart Home enabled
- 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"

#### SALES CONSULTANT:

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PLAN NAME					SPECIAL
<b><u>AUGUSTA</u></b>	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> 
<b><u>AZALEA</u></b>	4	3.5	3	3,559	<p>5<sup>th</sup> Optional Bedroom/Flex on Main Homeowner's Retreat on Main Loft Upstairs Large Family Foyer Jack-n-Jill Guest bath</p> 
<b><u>CHATHAM</u></b>	4	3.5	3	3,339	<p>Homeowner's Retreat on Main with Sitting Area Large Walk-in Closet Living Room/Dining Room Combo Guest Bed with Sitting Room and En-suite Bath Bonus Room</p> 
<b><u>EMERSON II</u></b>	5	4.5	3	4,178	<p>Homeowner's Retreat with Large Walk-in Closet Guest Bedrooms with En-suite Bath Guest Bedroom with Sitting Area Jack-n-Jill Style Bath Guest Bedroom 3 and 4 2 Loft of Areas and Office Space</p> 
<b><u>LAUREN</u></b>	5	3.5	3	3,417	<p>Homeowner's Retreat on Main Media Room Upstairs Loft En-suite Guest Baths</p> 
<b><u>ISABELLA IV</u></b>	5	4	3	3541	<p>Oversized Pantry Large Owner's Retreat with Sitting Area Upstairs Laundry Guest Bedroom with En-Suite Bath</p> 
<b><u>MARGARET</u></b>	5	3.5	3	3,879	<p>Homeowner's Retreat on Main with Luxurious Bath Jack-n-Jill Guest Bath Bonus Room with En-suite Bath Media/Family Room Upstairs</p> 
<b><u>PERKINS</u></b>	5	4	3	3,098	<p>Guest Bed with Full Bath on Main Formal Living/Office Large Homeowner's Retreat with Siting Area Large Walk-in Closets</p> 
<b><u>ROOSEVELT</u></b>	5	3.5	3	3,540	<p>Homeowner's Retreat on Main Butler's Pantry Flex Space/Study</p> 

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