



# THE LAKE AT MUNDY'S MILL

\$280s

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NEW HOMES  
STARTING IN THE \$280s

## BEAUTIFUL NEW HOMES AT AFFORDABLE PRICES

The Lake at Mundy's Mill, a new home community conveniently located in Jonesboro, Georgia. Located minutes from Fayette Pavilion, Hartsfield Jackson Airport, major highways and close access to shopping, restaurant and Atlanta entertainment.

### SALES CONSULTANT:

Pauline Thompson

- 404-434-0405
- pthompson@drbgroup.com

### SALES CONSULTANT:

Valerie Swails

- 404-246-8335
- vswails@drbgroup.com

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

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# THE LAKE AT MUNDY'S MILL

## FEATURE SHEET

### EDUCATION

- Kemp Elementary school
- Mundy's Mill Middle School
- Mundy's Mill High School

### EXTERIOR

- Distinctive brick and stone facades
- 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
- 6 x 6 painted columns
- 6 panel front door
- Bronze door hardware
- Front entry garage with low maintenance steel door
- Garage door opener
- Patio/deck 120 SF (per plan)
- Professionally landscaped, fully sodded yards
- Motion sensor flood lights (garage)
- Front and back electrical outlets & hose bibs

### INTERIOR

- 9' ceilings on main floor
- Trey or vaulted ceilings (per plan)
- Coffered ceiling in dining room (per plan)
- Classic trim series featuring crown molding, chair rail, and shadow boxes
- Santa Fe 2-panel interior doors
- Ceiling fans in Homeowner's retreat and great room
- Stone Core enhanced flooring in foyer, kitchen, breakfast, and mud room (per plan)
- Wood-burning / direct vent decorator fireplace (per plan)
- Strait metal spindles with wood handrails
- 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 with tile backsplash
- 60/40 stainless undermounted deep sink
- Pull-out kitchen faucet
- Stainless steel appliances (Microwave, dishwasher, range)
- Pre-wired for garbage disposal
- Island (per plan)

### HOMEOWNER'S RETREAT

- Trey ceiling or vaulted (per plan)
- Designer garden tub and separate shower
- Tile tub surround
- Double vanity
- Oversized walk-in closet

### TECHNOLOGY & EFFICIENCIES

- Smart Home enabled
- 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 wi-fi 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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# THE LAKE AT MUNDY'S MILL

## HOME PLANS

The Lake at Mundy's Mill, a new Knight Home community conveniently located in Jonesboro, Georgia. Featuring 4 and 5 bedroom homes with open concept, large Homeowner's retreat, gourmet kitchens, granite countertops, stainless steel appliances and 2-3 car garages. Located minutes from Fayette Pavilion, Hartsfield Jackson Airport, major highways and close access to shopping, restaurant and Atlanta entertainment.

PLAN NAME					SPECIAL FEATURES
<b><u>ABIGAIL I</u></b>	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 
<b><u>EVEREST III</u></b>	5	3	2	3,133	Guest Suite and Full Bath on Main Formal Living-Dining Room Combo Homeowner's Retreat with Sitting Area 
<b><u>HORIZON</u></b>	4	2.5	2	2,677	Formal Living/Dining Room Combo Homeowner's Retreat with Walk-In-Closet Walk-in Pantry Loft/Media Room 
<b><u>ISABELLA I</u></b>	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 
<b><u>WESTIN</u></b>	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 

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# THE LAKE AT MUNDY'S MILL

## APPROVED LENDERS

### HOME STAR FINANCIAL

Dave Stallings

- 770-364-5416
- Dstallings44@gmail.com
- David.stallings@homestarfc.com

### HOMEBRIDGE FINANCIAL SERVICES

LOIS EADDY

- 404-392-6262
- leaddy@homebridge.com

### AMERIS BANK

JAYSON DUFF

- 678-360-1969
- Jayson.duff@amerisbank.com

### NEW AMERICAN FUNDING

MATT REYES

- 770-856-5338
- matt.reyes@nafinc.com

### SOUTHEAST MORTGAGE

VERNON CHANDLER

- 678-907-6970
- vernonchandler@southeastmortgage.com

### GUILD MORTGAGE

JEFFERY HAWKS

- 678-435-2909
- jhawks@guildmortgage.net

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