



# EMPORIA AT PEMBROOKE PARK

From the \$300's

# EMPORIA AT PEMBROOKE PARK

NEW HOMES  
STARTING IN THE \$300's

## BEAUTIFUL NEW HOMES AT AFFORDABLE PRICES

Welcome to Emporia at Pembroke Park offering resort style living including a community swimming pool with splash pad, clubhouse, picnic pavilion and lighted tennis courts. You will fall in love with our spacious floorplans which include 4 - 5 bedrooms with open concept living, gourmet kitchens and oversized owner's retreats. Emporia at Pembroke Park is conveniently located to I-75 and downtown McDonough where dining and shopping are just around the corner.

**SALES CONSULTANT:**

Tiesha Cherisien

470-765-6451

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**Homes Marketed By:**

DRB Group GA LLC

1-877-564-4489

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

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## FEATURE SHEET

### EDUCATION

- Wesley Lakes Elementary school
- Eagle's Landing Middle School
- Eagle's Landing High School

### EXTERIOR

- 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 (per plan)
- Craftsman style front door
- Bronze door hardware
- Front garage entry with low maintenance steel door
- Garage door opener
- Professionally landscaped and sodded yards
- 10 x 12 patio/deck (per plan)
- Motion sensor flood light (garage)
- Front and back electrical outlets & hose bibs

### INTERIOR

- 9' ceilings on main floor
- Volume ceilings (per plan)
- Coffered ceiling in dining room (per plan)
- Classic trim series featuring crown molding, chair rail, and shadow boxes
- Straight metal spindles with wood handrails
- Decorative interior doors
- Ceiling fans in homeowner's suite and great room
- Shaw Resilient Polaris Plus flooring in living areas of 1<sup>st</sup> floor including bath and laundry on 1<sup>st</sup> floor
- Linear fireplace (electric)
- Elongated toilets
- Chrome 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 w/decorative knobs
- LED down lighting (per plan)
- Granite counter tops & tile backsplash
- Island (per plan)
- 60/40 stainless undermounted sink
- Pull-out kitchen faucet
- Stainless steel appliances (microwave, dishwasher, range)
- Pre-wired for garbage disposal

### HOMEOWNER'S RETREAT

- Spacious homeowner's retreat
- Volume ceiling (per plan)
- Designer garden tub and separate shower
- Tile tub surround
- Double vanity
- Oversized walk-in closet

### TECHNOLOGY & EFFICIENCIES

- Smart Home enable
- 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 in-house warranty
- 10 year Structural Extended Warranty by third party
- 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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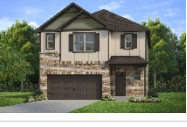

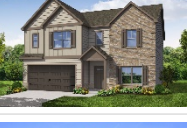


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## HOME PLANS

PLAN NAME					SPECIAL FEATURES	
<b><u>CONNER</u></b>	4	2.5	2	2,536	Flex Space on Main Open Concept Floorplan Walk-in Pantry Oversized Homeowner's Retreat	
<b><u>EVEREST III</u></b>	5	3	2	3,133	Guest Suite and Full Bath on Main Formal Living-Dining Room Combo Large Homeowner's Retreat with Sitting	
<b><u>HAMILTON II</u></b>	4	2.5	2	2,189	Formal dining Oversized Homeowner's retreat with sitting large walk-in	
<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>MILLHAVEN</u></b>	4	3.5	2	2,375	2 Homeowner's retreats (1 on main floor) Both have en-suite bath and walk-in closets 2 family rooms Upstairs laundry	
<b><u>OAKMONT</u></b>	4	2.5	2	2,340	Formal Dining Open Concept with Large Kitchen Island Upstairs laundry Homeowner's retreat with large closet	
<b><u>RADCLIFFE</u></b>	4	3.5	2	2,766	Jack-N-Jill Style Bath (2 <sup>nd</sup> and 3 <sup>rd</sup> bed) Oversized 4 <sup>th</sup> Bedroom with En-Suite Bath Laundry Closet on Main Floor	
<b><u>ZOEY II</u></b>	4	3	2	2,473	Open concept with large Kitchen Island Guest suite and full bath on main Homeowner's retreat with sitting area Upstairs laundry	

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