

JEFFERSON, GEORGIA



Robyn Strickland
Realtor®

770-778-1370

Robyn@HillWoodRealty.com



Heritage
GROUP HOMES



770-822-2499 • www.HillWoodRealty.com

(770) 822-2499

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BASE PRICING



FLOOR PLAN	ELEVATION	BEDS	BATHS	PRICE
THE BAXLEY 2417 SQ.FT.	A	4-5	2.5/3	\$402,900
	B			\$405,400
	C			\$406,900
THE FARMINGTON 2529 SQ.FT. BEDROOM ON THE MAIN	A	4-5	3	\$416,900
	B			\$419,400
	C			\$420,900
THE ROWLAND 1977 SQ.FT. RANCH	A	3	2	\$399,900
	B			\$402,400
	C			\$403,900
THE MAYFIELD 1765 SQ.FT.	A	4	2.5	\$369,900
	B			\$372,400
	C			\$373,900
THE PRESTON 2,228 SQ.FT.	A	4	2.5	\$397,900
	B			\$400,400
	C			\$401,900
THE SAXTON 1,821 SQ.FT. RANCH	A	3	2	\$389,900
	B			\$392,400
	C			\$393,900
THE WILLOW 2,728 SQ.FT.	A	3-5	2.5/3.5	\$436,900
	B			\$439,400
	C			\$440,900
THE CANEMOUNT 1,643 SQ.FT. RANCH	A	3	2	\$369,900
	B			\$372,400

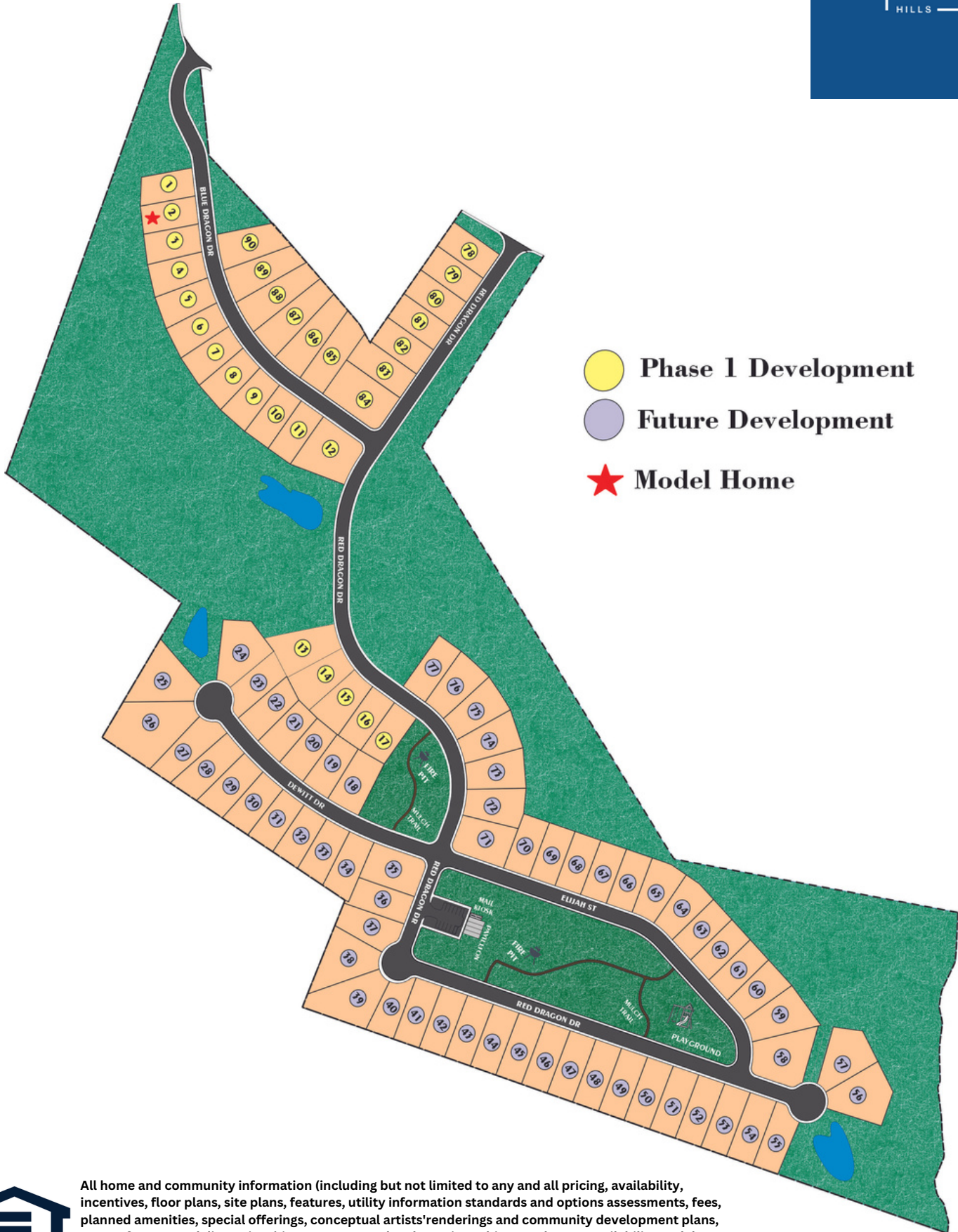
A-INCLUDED IN BASE B-+\$2,500 C-+\$4,000

Updated 01.05.24



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SITE PLAN



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STANDARD FEATURES



STANDARD FEATURES

Jefferson Hills

COMMUNITY CHARACTERISTICS

- 3 acres of green space
- Community Pavilion
- Fire Pits
- HOA with Protective Covenants
- Playground
- Sidewalks
- Streetlights

INTERIOR FEATURES

- In-Home Wiring Package:
 - CAT 5 for Telephone in Great Room & Master Bedroom
 - RG 6 for Cable Connectivity in Great Room, Loft and All Bedrooms
 - Homerun Smart Box
- Smooth Ceiling Throughout Home
- Sherwin-Williams Paint, Interior
- Mohawk Carpet
- Mohawk Rustic Manor & Rustic Vision in Foyer, Powder, Kitchen & Breakfast
- Ceiling fan and light kit in Great Room & Master Bedroom
- Braced for Ceiling Fan in All Secondary Bedrooms
- Smoke Detectors on each level and all bedrooms
- CO2 Detectors
- Satin Nickel Finish Hardware Décor
- Satin Nickel Finish Light Fixtures
- Walk-in-Closets per plan.
- Wire Shelving in Closets & Pantry
- Safety Pan & Drain in Top Floor Laundry Rooms
- Delta Peerless plumbing fixtures
- Stainless Steel undermount sink in kitchen.
- Large pedestal Sink in Powder Room
- Satin Nickel Plumbing Fixtures in all bathrooms
- Electric Fireplace per plan
- Wi-Fi garage door openers

MASTER SUITE FEATURES

- Deluxe Tub & Separate Shower, per plan
- Shower Door with Clear Glass
- Gentleman's Height Vanity
- Double Bowl Vanity
- Quartz Counter Tops
- Tray Ceiling in Master Bedroom
- Large Walk in Closet
- Optional super shower upgrades in all master bathrooms

KITCHEN HIGHLIGHTS

- 36" Painted Cabinets
- Granite Countertops
- Subway tile backsplash
- Whirlpool Stainless Steel Appliances: Range, Dishwasher & Micro Hood
- Garbage Disposal
- Delta Peerless Kitchen Faucet
- Walk in Kitchen Pantry
- Recessed Icemaker Connections
- Recessed Canned Lighting
- 2 Pendant Lights over Island

ENERGY EFFICIENT/WATER SAVING CONSTRUCTION

- R-38 Ceiling Insulation in Flat Ceiling
- Low-E Double Pane insulated Vinyl Windows with Tilt in Sash
- Energy Efficient Heating
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Electrical Outlets, Front & Rear
- Insulated Exterior Doors with Single Cylinder Dead Bolt Locks

CONSTRUCTION FEATURES

- Exteriors with Concrete Siding and Brick Accent, per plan
- Engineered Floor & Roof System
- 200 AMP Service Panel
- Stamped Aluminum Insulated Garage Door w/Garage Door Opener
- Continuous Aluminum Gutter & Down Spouts
- Landscaping Package
 - Bermuda Sod
 - Trees & Shrubs
- Exterior Lights, Front & Rear
- 2 Flood Lights, Front & Rear
- Exterior Water Facets, 2 sides
- 9 Ft. Ceilings throughout

CUSTOMER CARE & WARRANTY

- Comprehensive Home Owner's Warranty Program
- New Home Demonstration and Orientation
 - 11 Month Warranty Review
 - Quality Builders Warranty



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The Baxley



***2,417 sqft.**

Beds: 4 (Option of 5th)

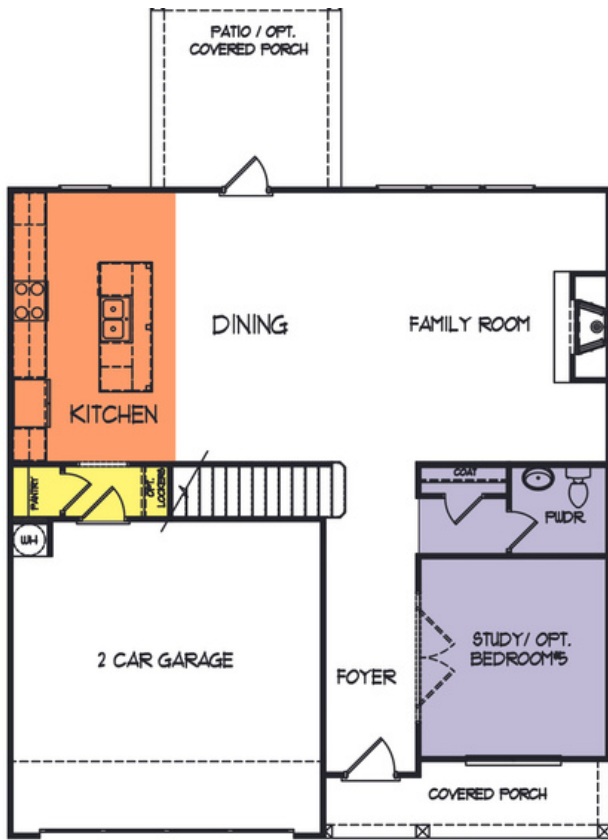
Baths: 2.5 (Option of 3rd)

Options: Super Shower in Master Bath, 3rd Car Garage



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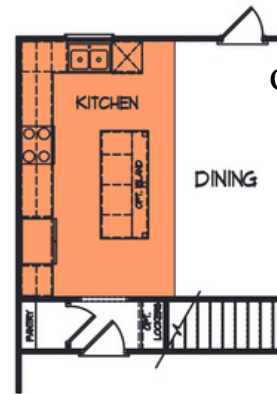
The Baxley



First Floor



**Opt. Bedroom#5
Bath#3**

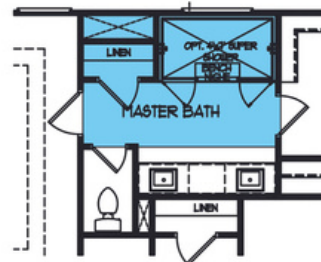
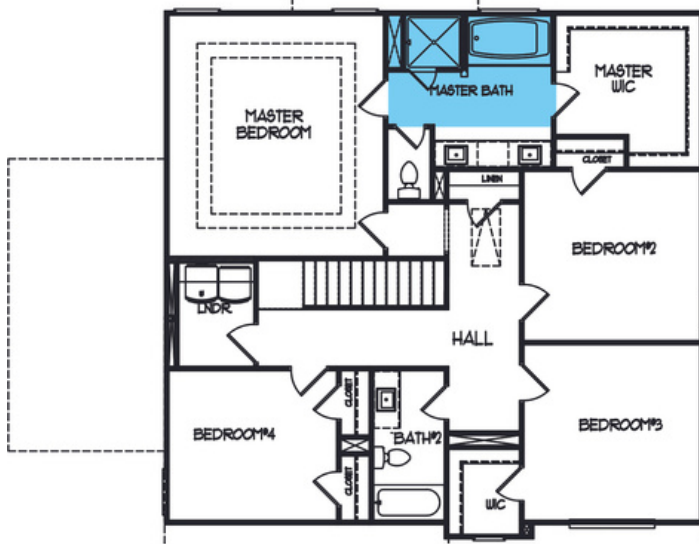


**Opt. Gourmet
Kitchen**



**Opt. Stairs to
Basement**

Second Floor



Super Shower Opt.



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The Farmington



***2,529 sqft.**

Beds: 4 (Option of 5th)

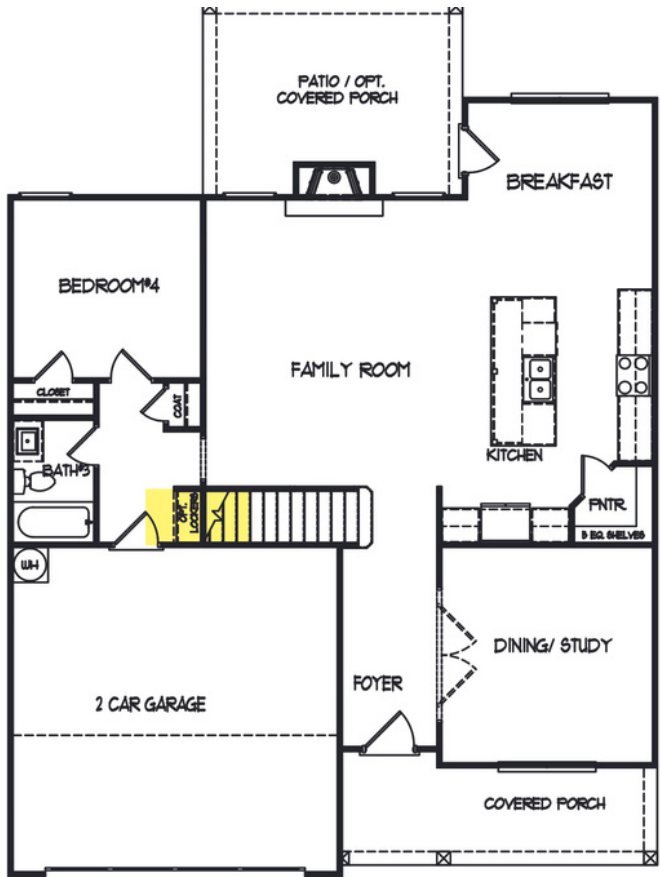
Baths: 3

Options: Super Shower in Master Bath

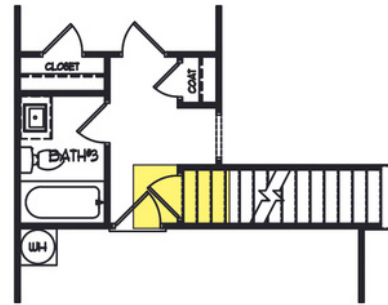


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The Farmington

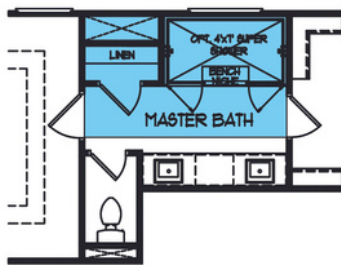


First Floor



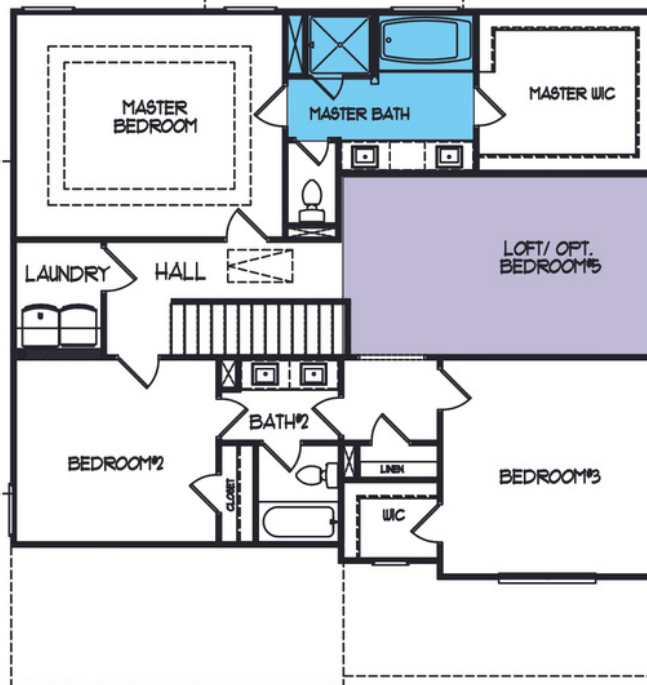
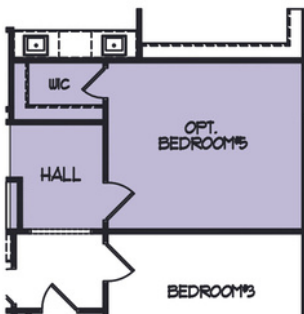
Stairs on Basement Opt.

Second Floor



Super Shower Opt.

Opt. Bedroom #5



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The Preston



*2,228 sqft.

Beds: 4

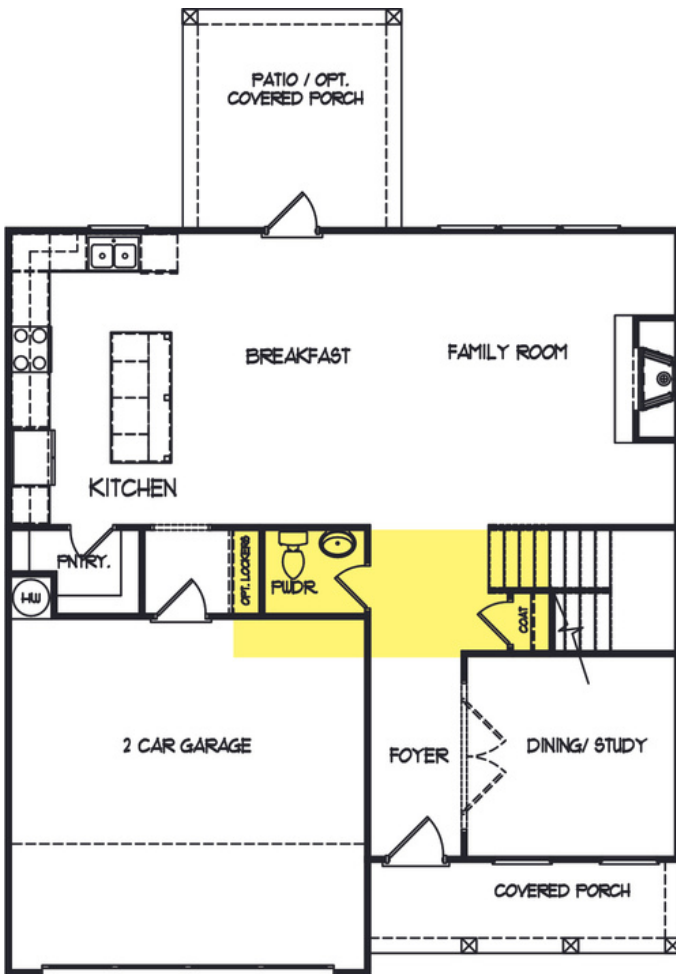
Baths: 2.5

Options: Super Shower in Master Bath,
3rd Car Garage, Option Stairs to Basement

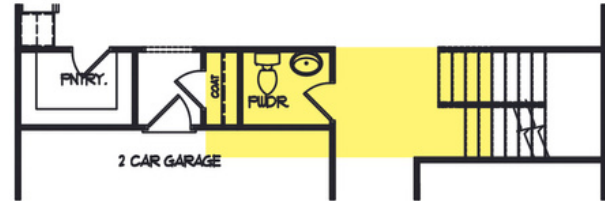


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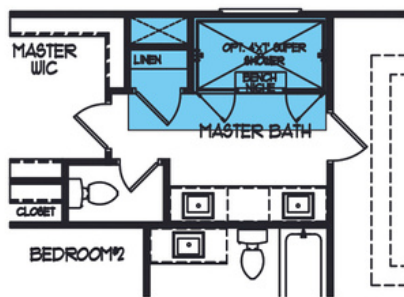
The Preston



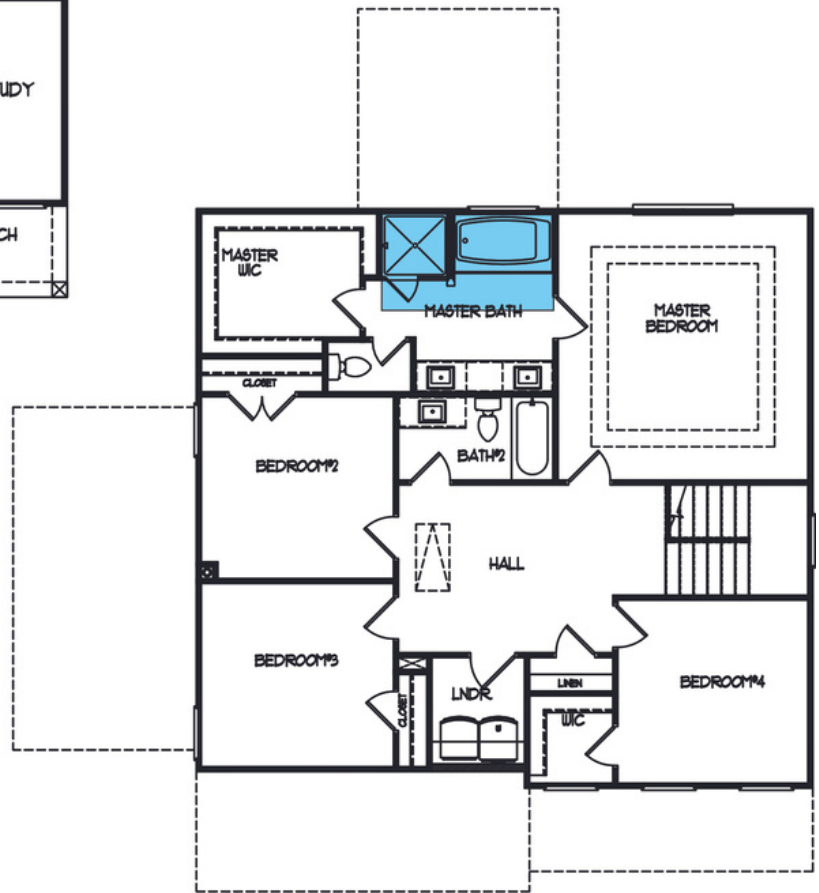
First Floor



Stairs on Basement Opt.



Super Shower Opt.



Second Floor



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The Saxton



***1,821 sqft.**

Beds: 3

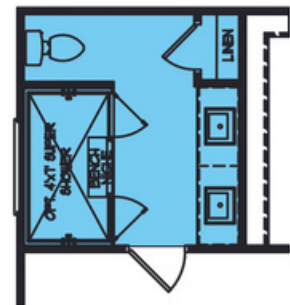
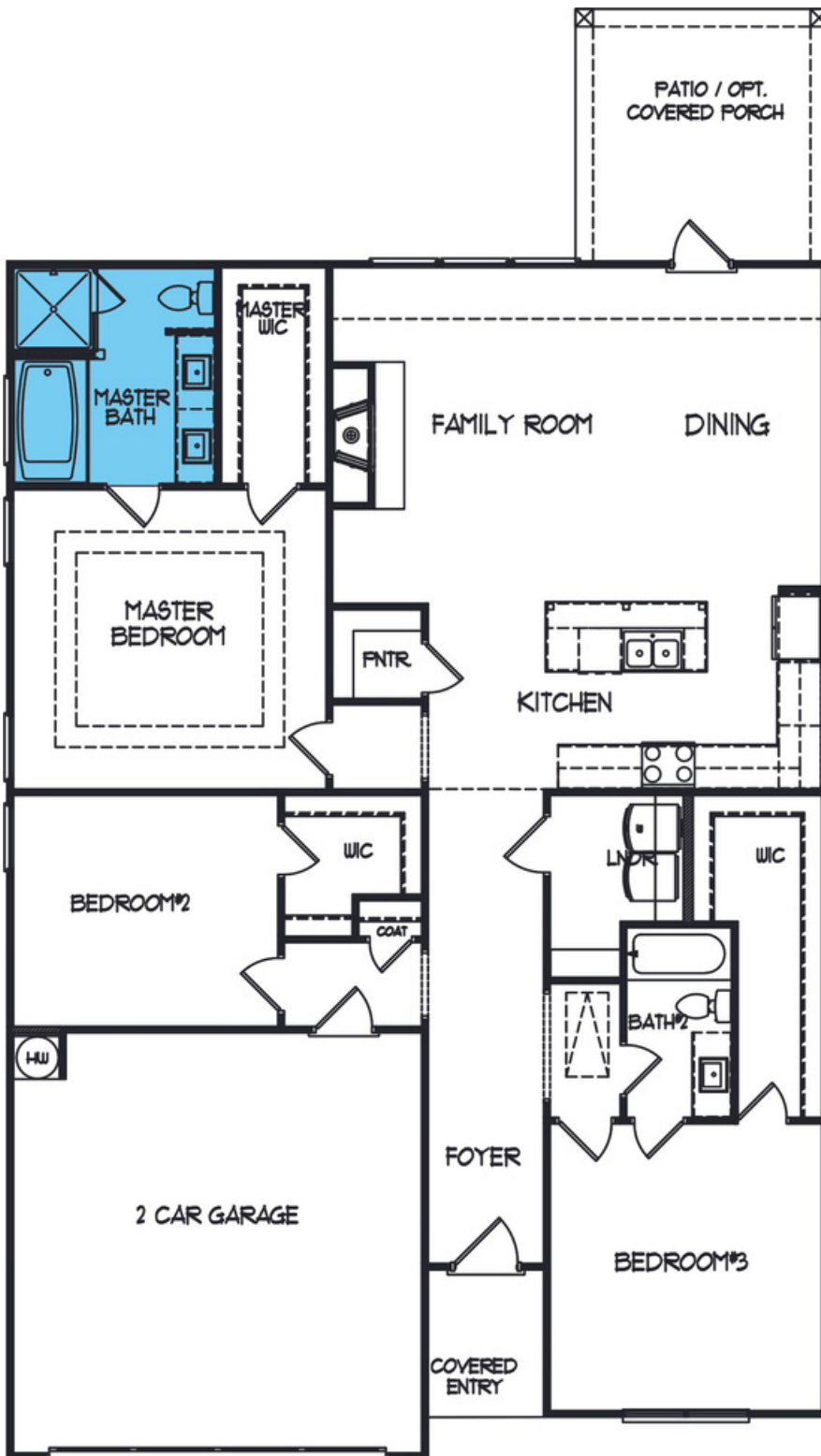
Baths: 2

Options: Super Shower in Master Bath



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The Saxton



Super Shower
Opt.



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The Mayfield



***1,765 sqft.**

Beds: 4

Baths: 2.5

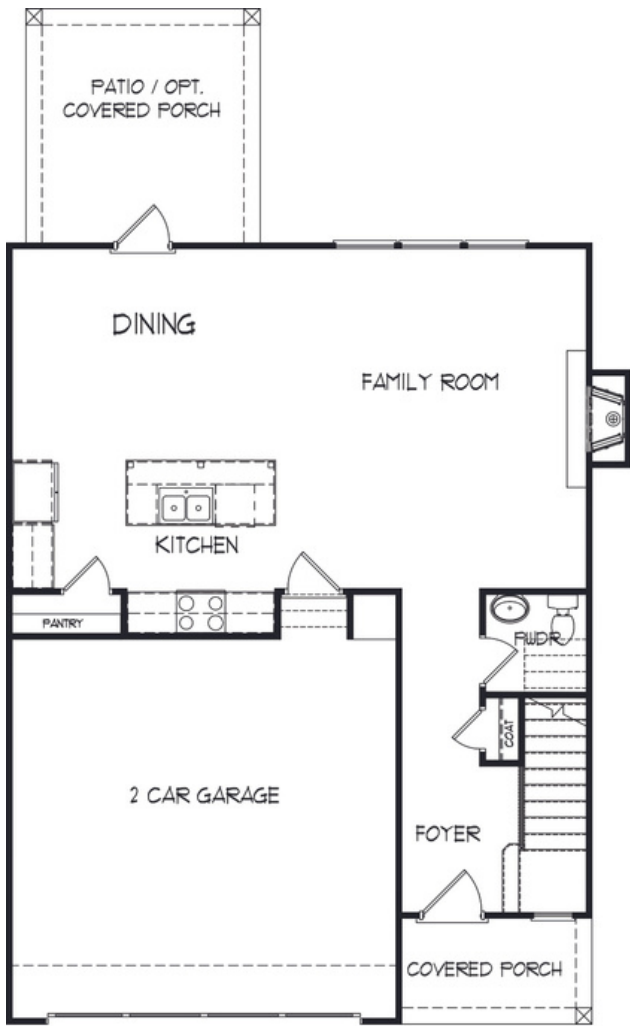
Options: Super Shower in Master Bath

3rd Car Garage

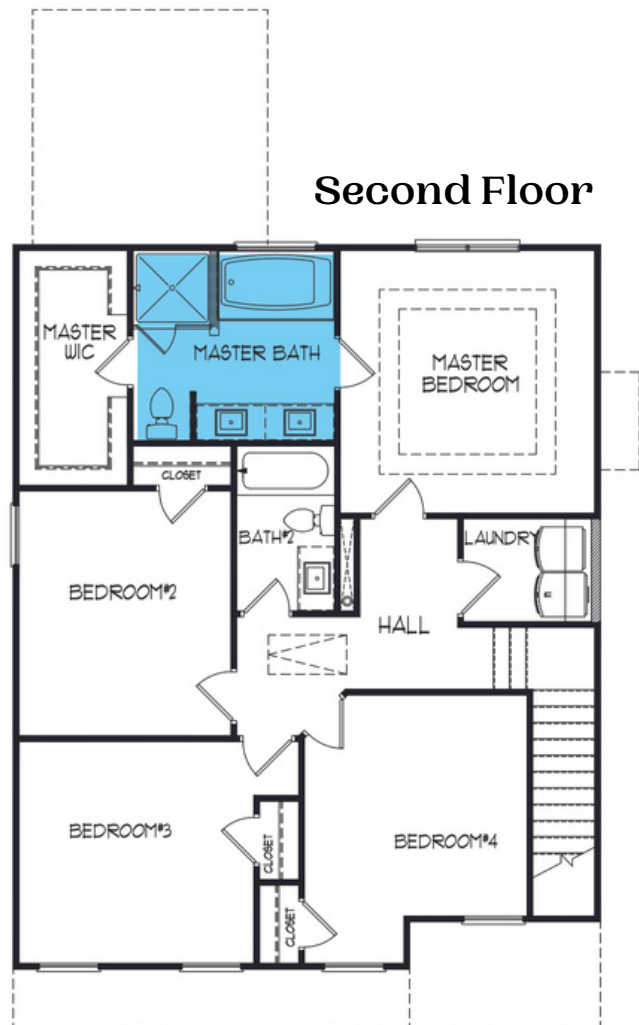


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The Mayfield

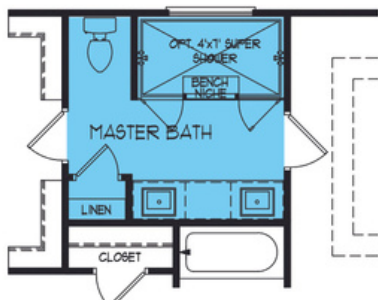


First Floor



Second Floor

**Super Shower
Opt.**



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The Willow



2,728 sqft.

Beds: 3 to 5

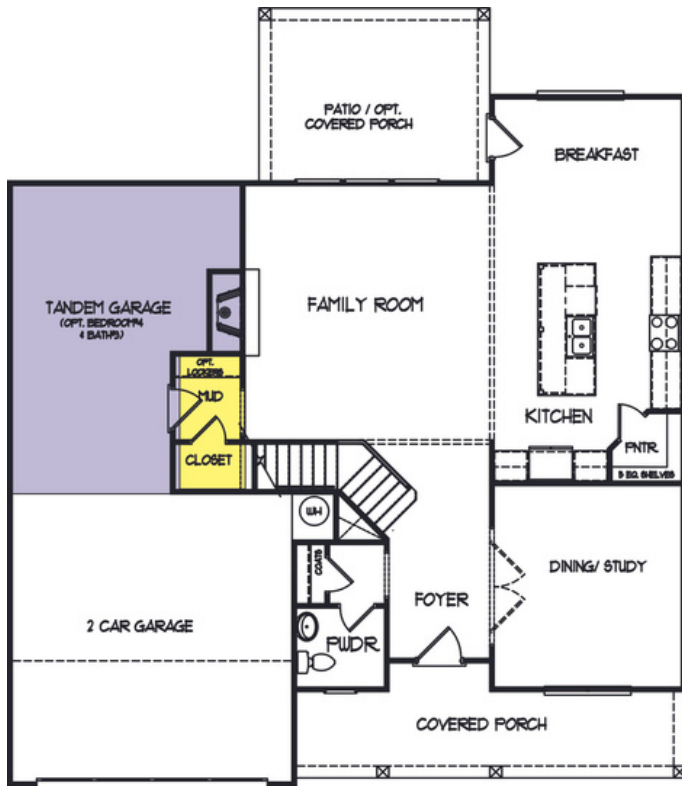
Baths: 2.5 to 3.5

**Options: 3rd Car Garage, Super Shower
in Master Bath, Stairs to Basement**



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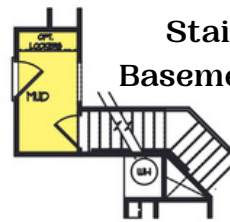
The Willow



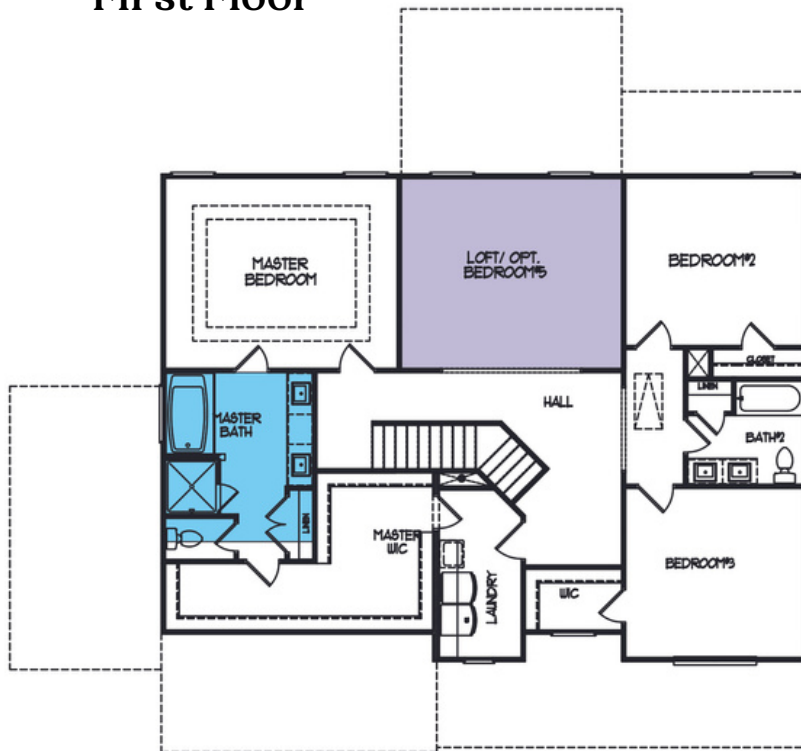
First Floor



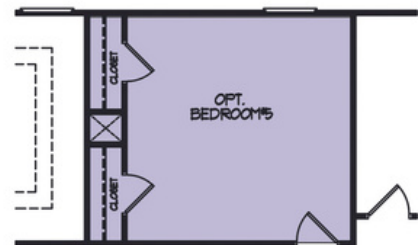
**Opt. Bedroom #4
Bath#3**



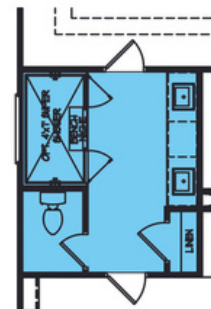
**Stairs to
Basement Opt.**



Second Floor



Opt. Bedroom #5



**Super Shower
Opt.**



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The Rowland



1977 sqft.

Beds: 3

Baths: 2

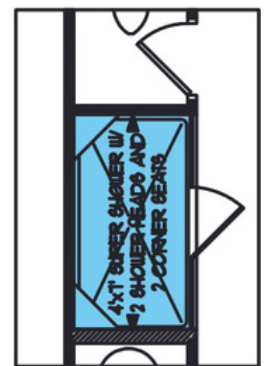
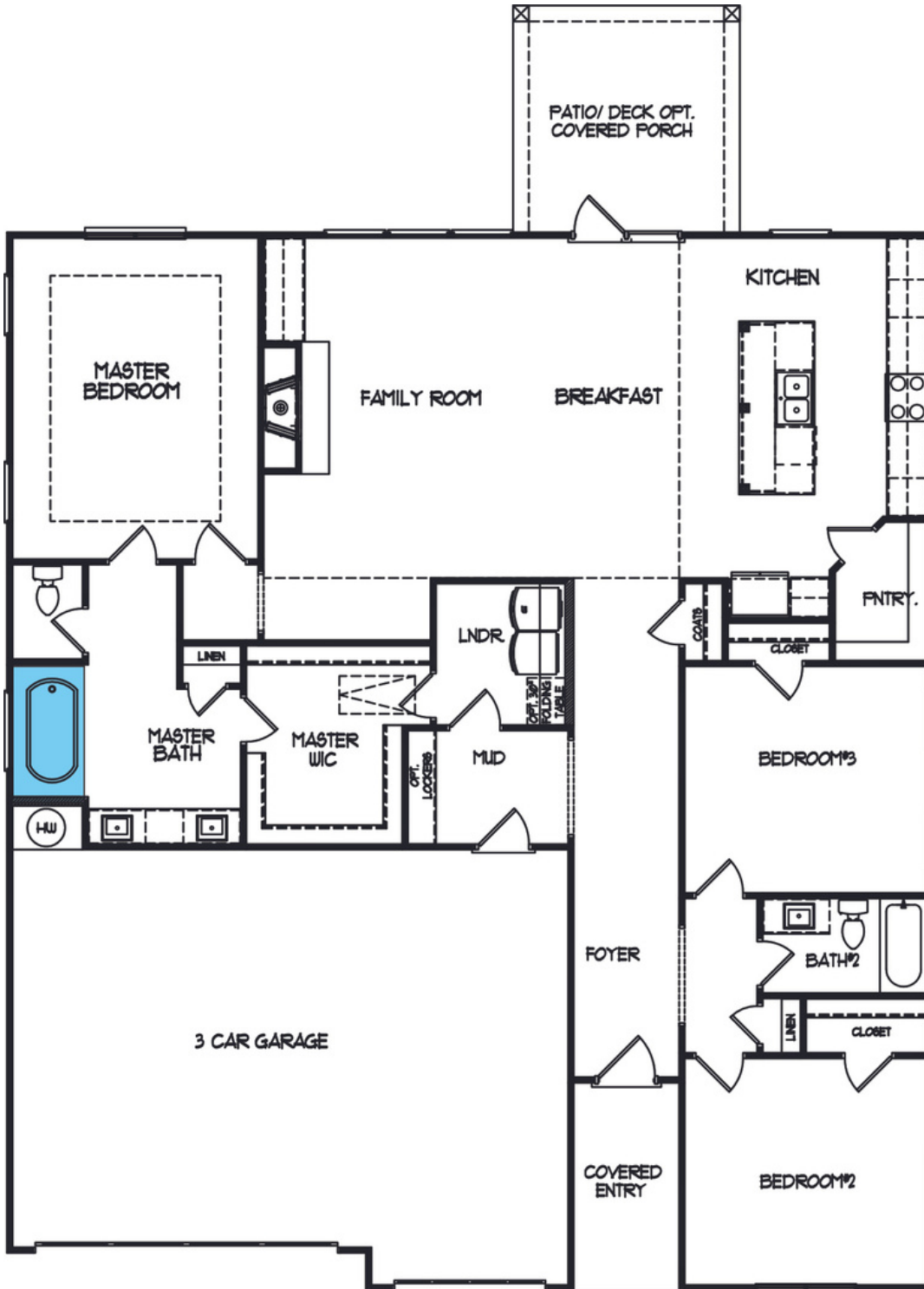
Options: 3rd Car Garage

Super Shower in Master Bath



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The Rowland



Super Shower
Opt.



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The Canemount



1,643 sqft.

Beds: 3

Baths: 2



ELEVATION A

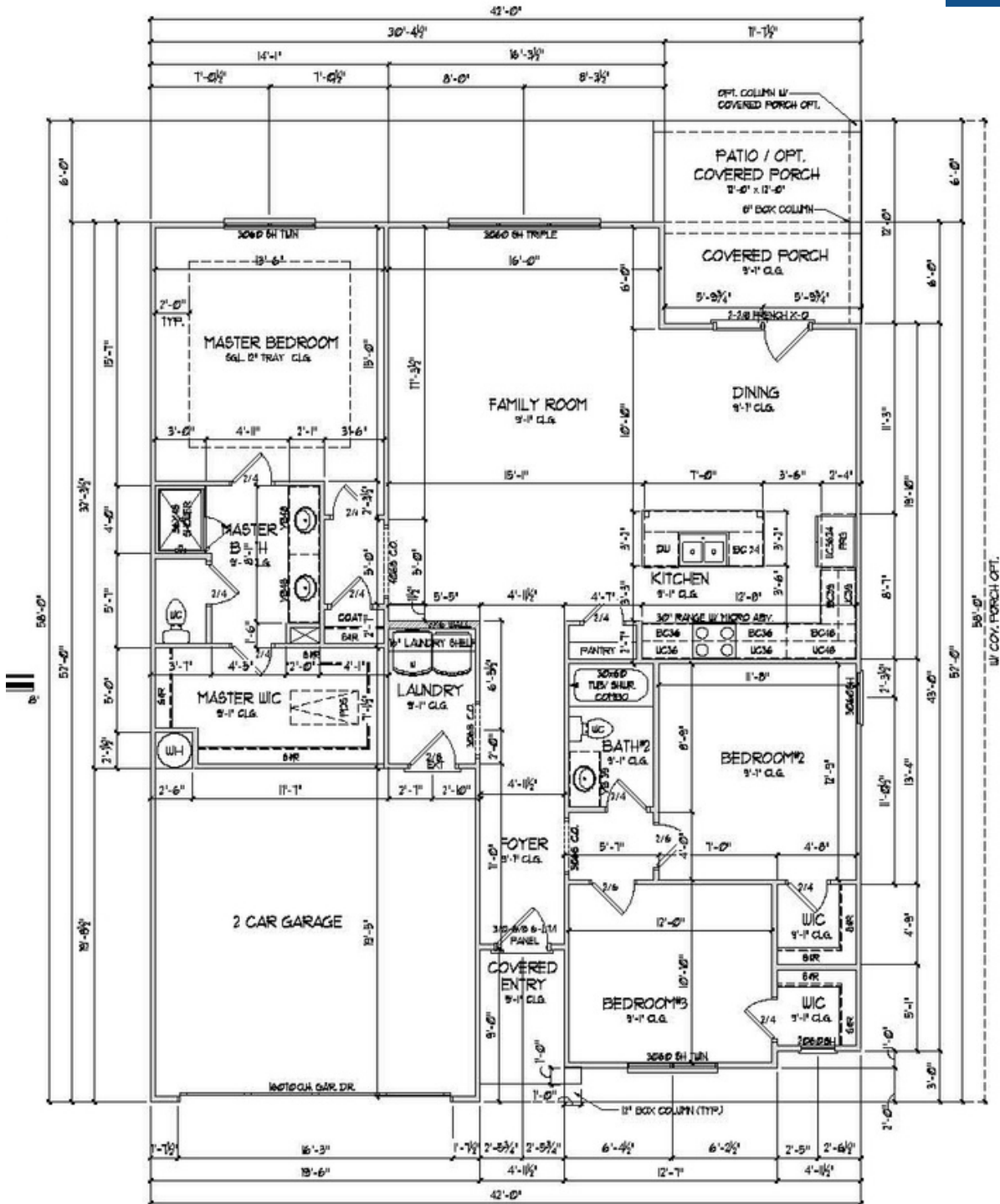


ELEVATION B



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The Canemount



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Frequently Asked Questions



IS THERE AN HOA?

YES-\$750 Initiation Fee, \$750 Annually



WHO ARE THE UTILITY PROVIDERS?

Georgia Power, Jefferson City Water



WHAT IS THE SCHOOL SYSTEMS?

Jefferson City Schools



DO YOU HAVE A PREFERRED LENDER?

Please see agent for lender information & incentives.



WHAT IS THE TIME FRAME FOR COMPLETION?

Build time is approx. 5 months until completion.



WILL I BE ABLE TO CHOOSE MY FINISHES OR SELECTIONS??

Currently selections & finishes are already set for each homesite.



Meet Our Lenders



**CROSSCOUNTRY
MORTGAGE**

Michelle Pllum



Loan Originator
NMLS# 414487 NMLS#3029
NMLS# 2340533
D: 678-804-7765 
michelle.pllum@ccm.com
ccm.com/Michelle-Pllum
390 Brogdon Road, Suite A
Suwamee, GA 30024

Equal Housing Opportunity. All Loans subject to underwriting approval. Certain restrictions apply. Call for Details. CrossCountry Mortgage, LLC. NMLS3029 (www.nmlsconsumeraccess.org)



Allen KenKnight

Regional Vice President
155 Bankers Blvd., Bldg. H
Suite 100
Monroe, GA 30655

(404) 731-1260 direct
(855) 641-5873 efax

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Equal housing lender, ID 4664 | NMLS 160271 | GRMA 24903 | Branch ID 881412
GRMA 60024 | GA Residential Mortgage Licensee.



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GREAT LEADERSHIP • COMPENSATION + BENEFITS

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WHERE PROCESS MAKES *perfect*

WORKING WITH HERITAGE GROUP HOMES IS EASY! OUR SKILLED PROFESSIONALS WILL HELP YOU EVERY STEP OF THE WAY. WE ARE ALWAYS EVALUATING OUR PROCESS TO BETTER SERVE OUR CUSTOMERS AND MAKE YOUR HOME BUILDING EXPERIENCE THE ABSOLUTE BEST IT CAN BE. BUYING NEW CONSTRUCTION DOESN'T HAVE TO BE COMPLICATED. FOLLOW THESE SIMPLE STEPS AND BUILD YOUR DREAM HOME WITH US.

