

# HILLCREST LANDING



**THREE RIVERS**  
— HOMES —

## From The Mid \$400s



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# SITE PLAN



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# STANDARD FEATURES



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## **NEIGHBORHOOD FEATURES**

- Neighborhood HOA with Full Protective Covenants
- 63 Townhomes
- Professionally Landscaped Entrance
- Lanier High School Sector
- Walking Distance to Downtown Sugar Hill  
With 14 ft. Wide Walking Path

## **INTERIOR FEATURES**

- 9 ft. Ceilings
- In-Home Wiring Package:
- RG 6 for Cable Connectivity in Great Room and All Bedrooms
- Pre-Wired Security System
- Smooth Ceiling Throughout
- Sherwin-Williams Paint
- Interior Mohawk Carpet
- Mohawk Laminate Flooring, Foyer, Kitchen and Breakfast
- Ceiling Fan and Light Kit in Great Room and Master Bedroom
- Braced for Ceiling Fan in All Secondary Bedrooms
- Smoke Detectors in All Bedrooms CO2 Detectors
- Satin Nickel Finish Hardware
- Satin Nickel Finish Light Fixtures
- Wire Shelving In Closet
- Pedestal Sink in Powder Room per Plan
- Satin Nickel Plumbing Fixtures in All Bathrooms

## **MASTER SUITE FEATURES**

- Oversized Master Shower
- Gentlemen S Height Vanity
- Walk-In Closet
- Double Bowl Vanity
- Tile Bathroom Flooring

## **CUSTOMER CARE & WARRANTY**

- Comprehensive Homeowners Warranty Program
- New Home Demonstration and Orientation
- 11 Month Warranty Review
- Transferrable Warranty

## **KITCHEN HIGHLIGHTS**

- Stainless Steel Appliances: 30 Inch Gas Range, Microwave, Dishwasher
- Walk-In Kitchen Pantry
- Recessed Ice Maker Connection
- Recessed Can Light
- 2 Over Island Pendants

## **ENERGY EFFICIENT/WATER SAVING CONSTRUCTION**

- R-30 Ceiling Insulation in Flat Ceiling
- LOW-E Double Pane Insulated Vinyl Windows with Tilt-In Sash
- Energy Efficient Heating Programmable Thermostat
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Electrical Outlets, Front and Rear Insulated Exterior Doors with Single Cylinder Dead Bolt Locks

## **CONSTRUCTION FEATURES**

- Exteriors with Hardie Siding
- Brick per Plan
- Low maintenance vinyl windows
- Engineered Floor and Rood
- System 200 AMP Service Panel
- Stamped Aluminum Garage Door(s) with Wi-Fi Garage Door Opener(s)
- Continuous Aluminum Gutter

## **DOWNSPOUTS LANDSCAPING PACKAGE:**

- Professionally Landscaped Yard: All 4 Sides
- Bermuda Sod and Pine straw Island Trees and Shrubs Per Yard
- 2 Flood Lights: Front and Rear
- 2 Exterior Water Faucets (Hose BIBS)
- 36 Inch Vent-less Fireplace
- Slate Surround with Traditional Mantel
- Gas Cooktops
- Gas Furnace



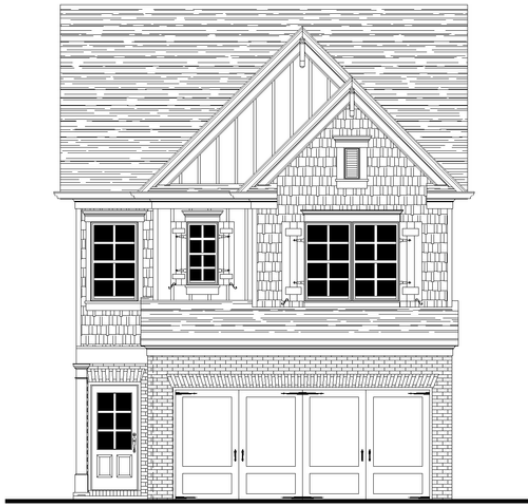
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# HAMILTON & SMITHTOWN ELEVATIONS



**THREE RIVERS**  
— HOMES —

## HAMILTON & SMITHTOWN 24' x 50' - 2 STORY, FRONT ENTRY GARAGE HILLCREST LANDINGS TOWNHOMES



**Front Elevation A**



**Front Elevation B**



**Front Elevation C**



**Front Elevation D**

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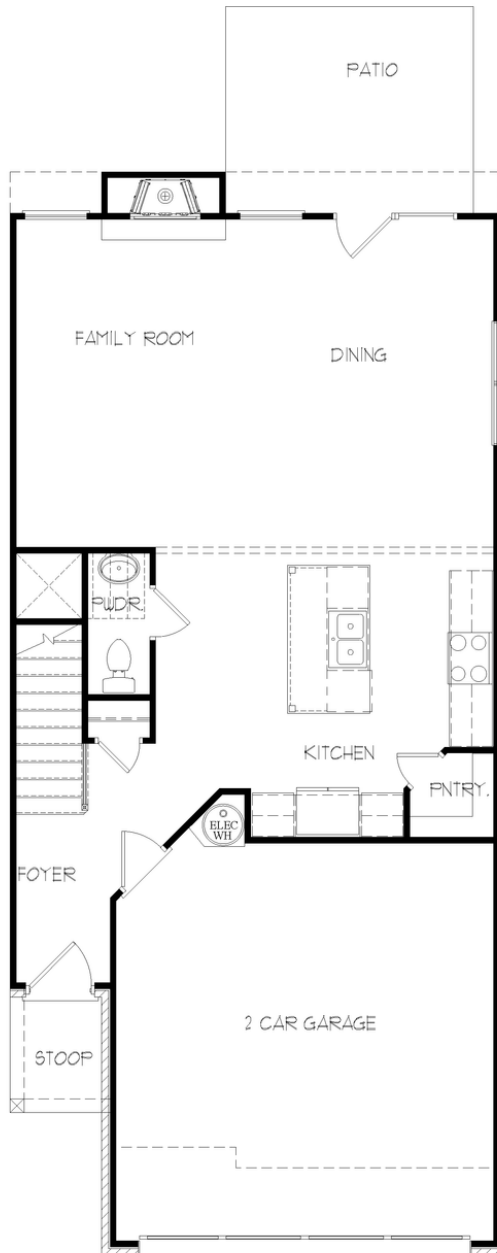


# HAMILTON & SMITHTOWN FLOORPLANS

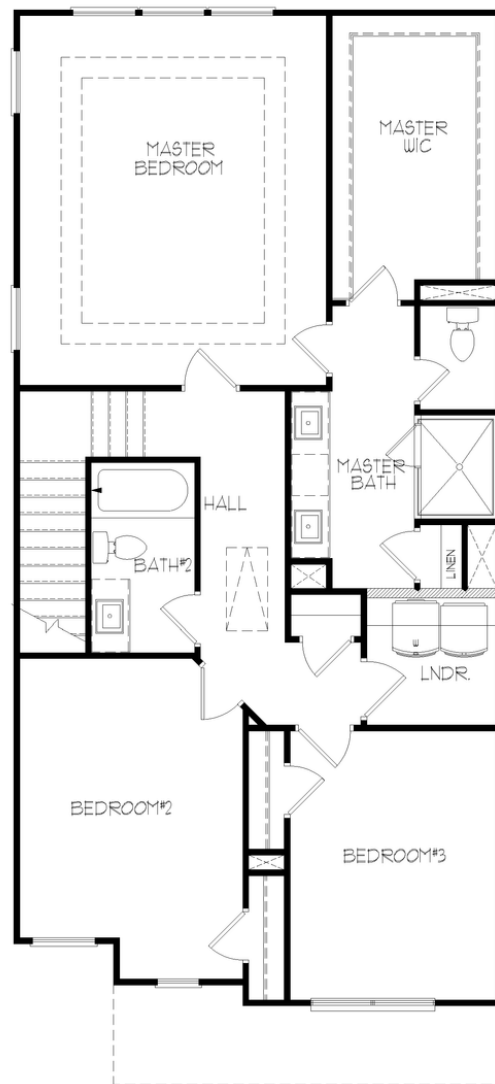


**THREE RIVERS**  
HOMES

## HAMILTON & SMITHTOWN 24' x 50' - 2 STORY, FRONT ENTRY GARAGE HILLCREST LANDINGS TOWNHOMES



**Main Level  
HAMILTON**



**Upper Level Elevation 'A'  
HAMILTON**

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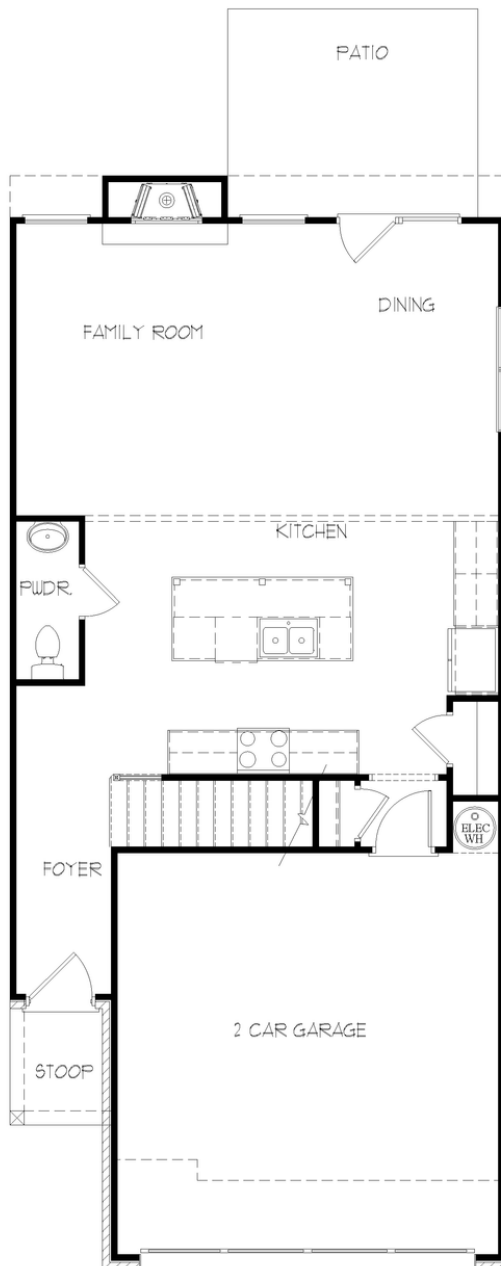


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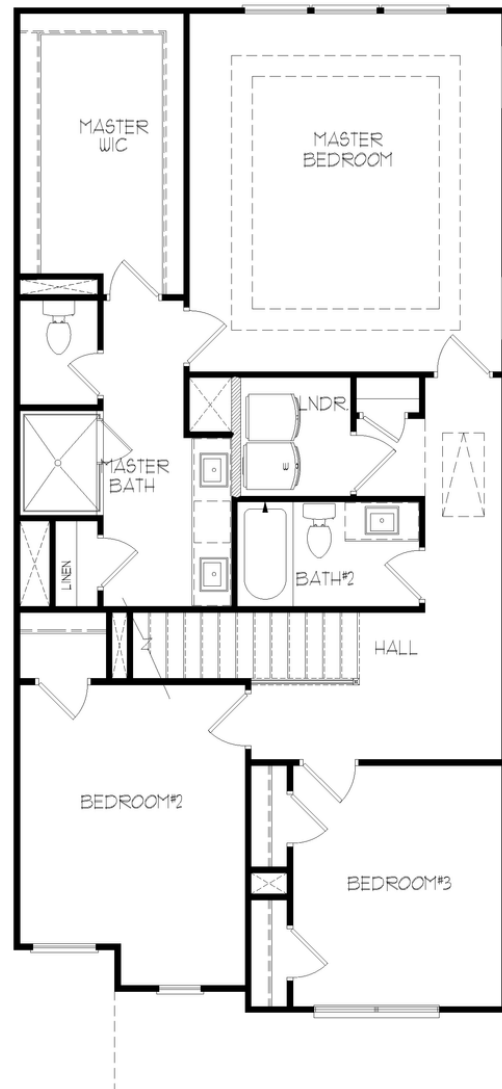


**THREE RIVERS**  
— HOMES —

## HAMILTON & SMITHTOWN 24' x 50' - 2 STORY, FRONT ENTRY GARAGE HILLCREST LANDINGS TOWNHOMES



**Main Level  
SMITHTOWN**



**Upper Level Elevation 'A'  
SMITHTOWN**

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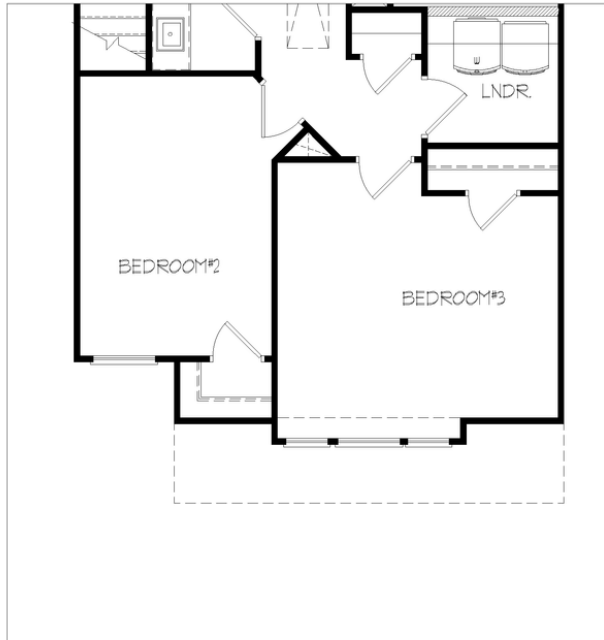


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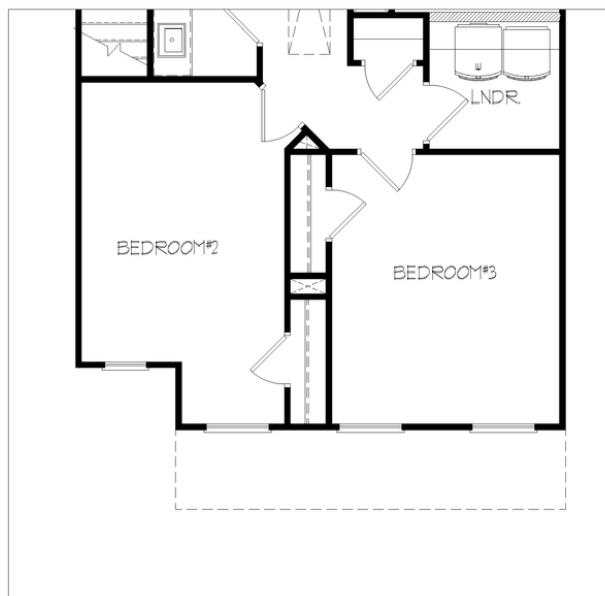


**THREE RIVERS**  
— HOMES —

## HAMILTON & SMITHTOWN 24' x 50' - 2 STORY, FRONT ENTRY GARAGE HILLCREST LANDINGS TOWNHOMES



**Upper Level Elevation 'C'**



**Upper Level Elevation 'B' & 'D'**

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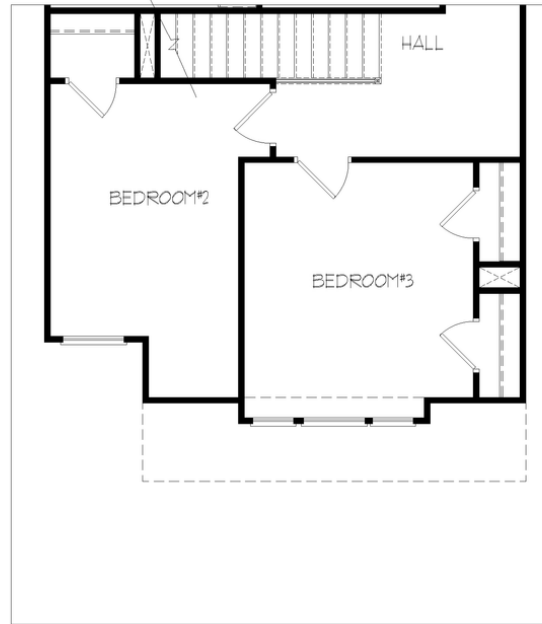


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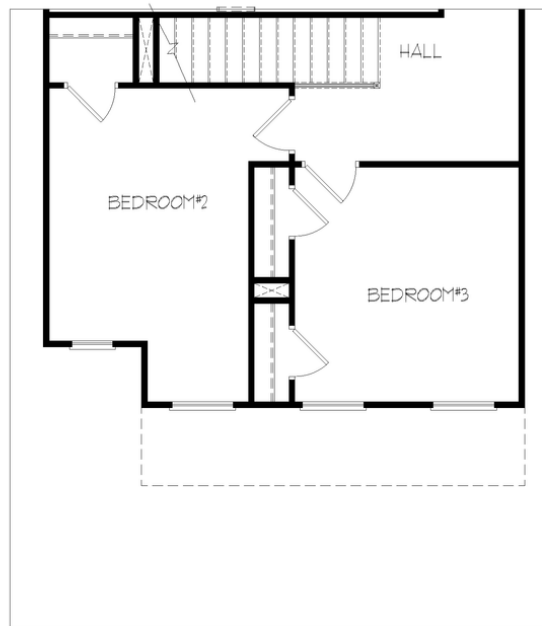


**THREE RIVERS**  
— HOMES —

## HAMILTON & SMITHTOWN 24' x 50' - 2 STORY, FRONT ENTRY GARAGE HILLCREST LANDINGS TOWNHOMES



**Upper Level Elevation 'C'**



**Upper Level Elevation 'B' & 'D'**

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# LYNWOOD & OAKFIELD ELEVATIONS



**THREE RIVERS**  
HOMES

## LYNWOOD & OAKFIELD

22' x 41' - 3 STORY, REAR ENTRY GARAGE, MAIN LEVEL FRONT DOOR  
HILLCREST LANDINGS TOWNHOMES



**Front Elevation A**



**Front Elevation B**



**Front Elevation C**



**Front Elevation D**

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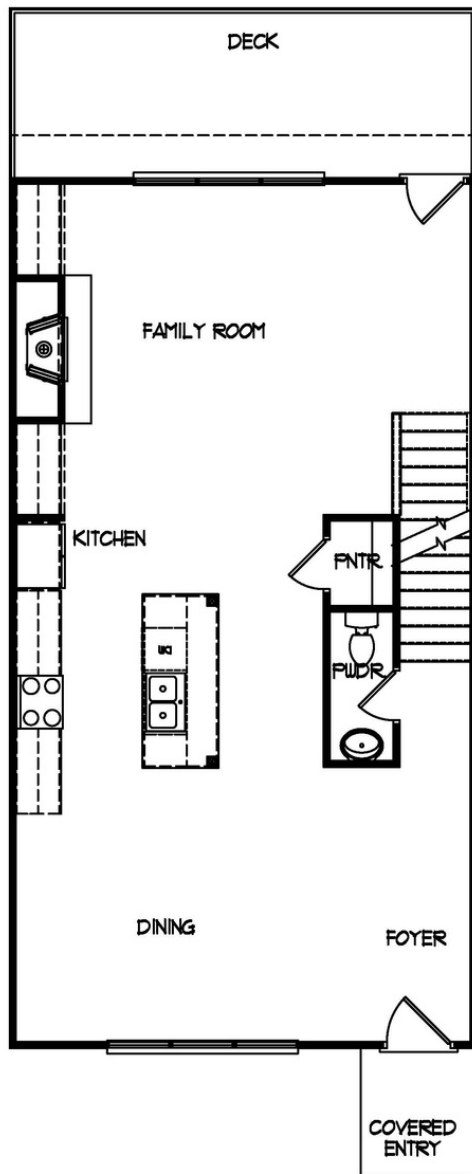
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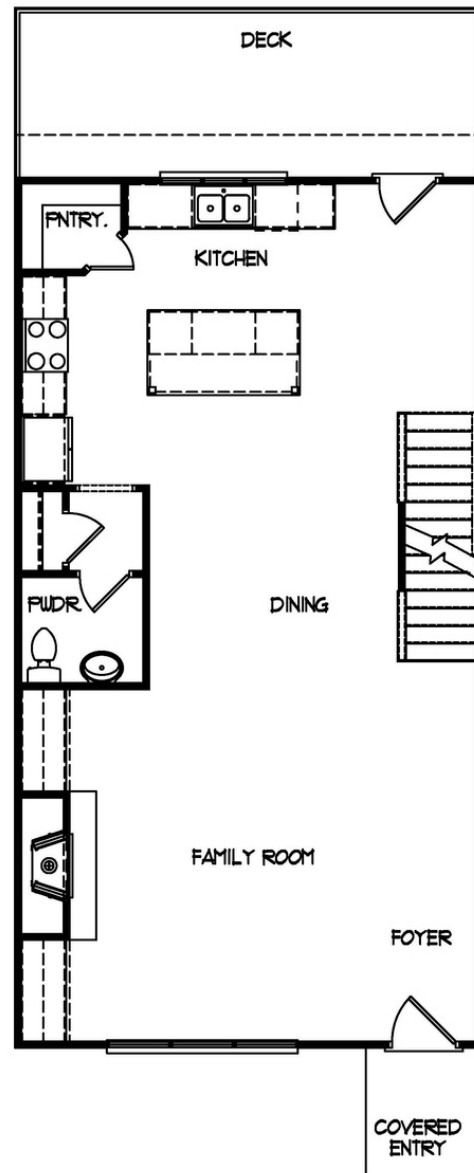
**THREE RIVERS**  
— HOMES —

## LYNWOOD & OAKFIELD

22' x 41' - 3 STORY, REAR ENTRY GARAGE, MAIN LEVEL FRONT DOOR  
HILLCREST LANDINGS TOWNHOMES



**Main Level Lynwood**



**Main Level Oakfield**

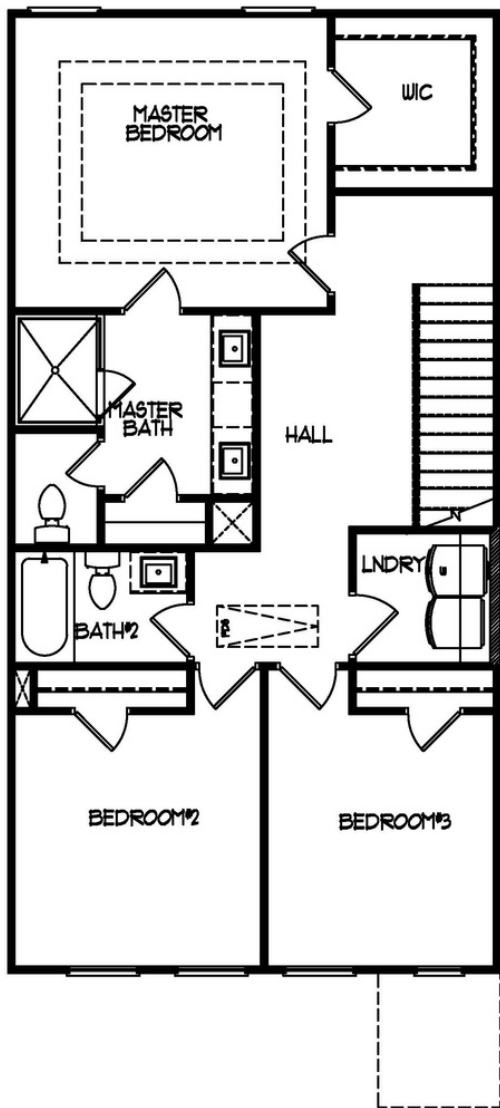
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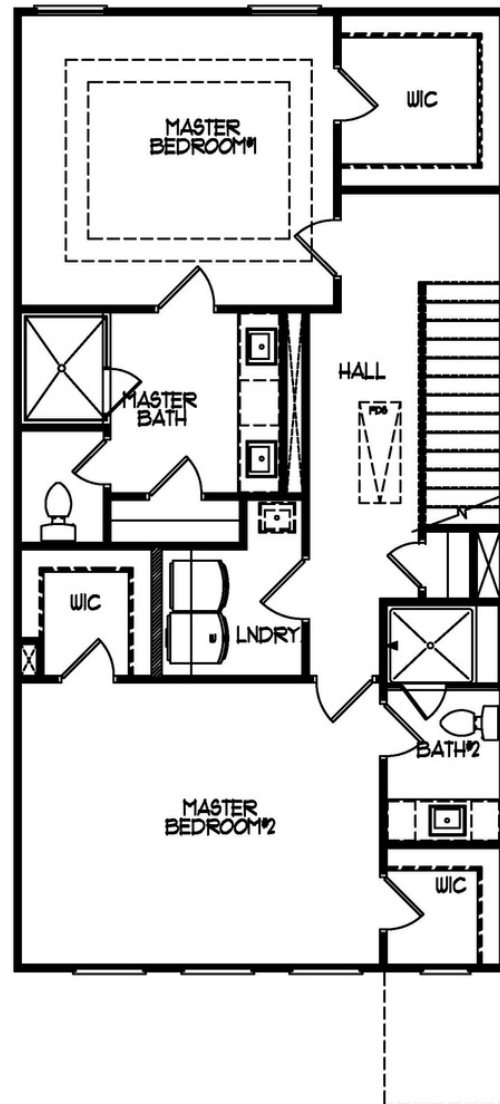
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## LYNWOOD & OAKFIELD

22' x 41' - 3 STORY, REAR ENTRY GARAGE, MAIN LEVEL FRONT DOOR  
HILLCREST LANDINGS TOWNHOMES



**Upper Level**



**Opt. Double Master  
Bedroom**

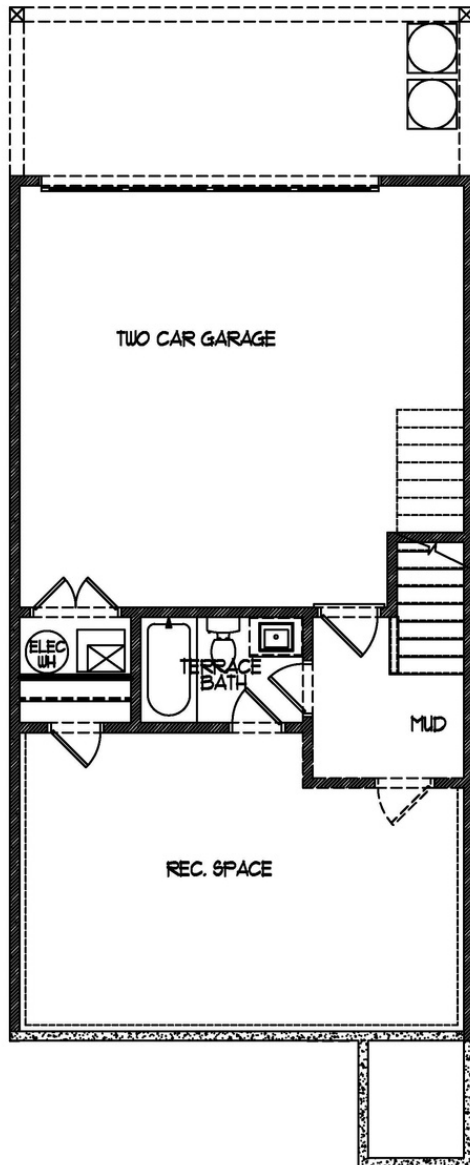
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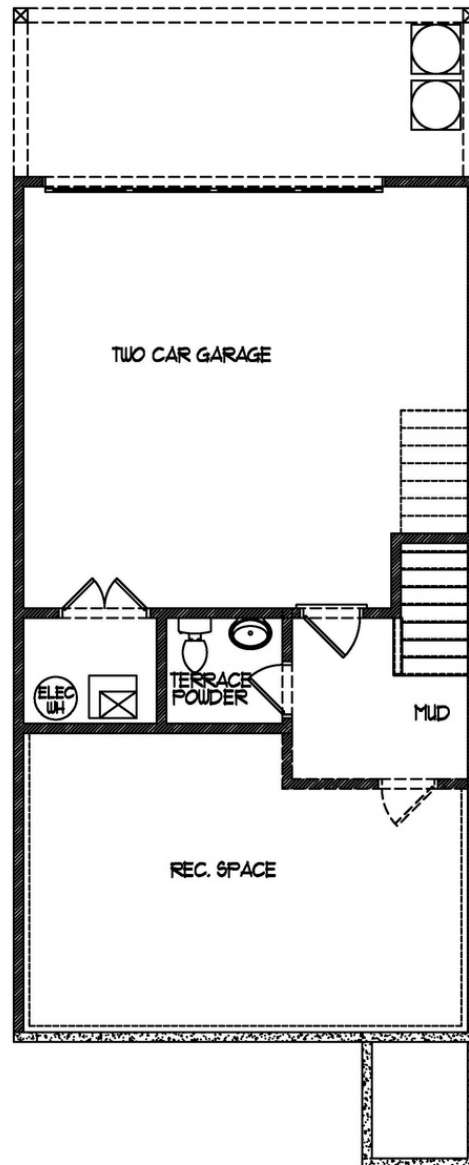
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## LYNWOOD & OAKFIELD

22' x 41' - 3 STORY, REAR ENTRY GARAGE, MAIN LEVEL FRONT DOOR  
HILLCREST LANDINGS TOWNHOMES



**Terrace Level  
w/ Full Bath**



**Terrace Level**

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# FREQUENTLY ASKED



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# Questions



What are the HOA Fees?

\$1000 initiation/\$2000 year covers landscaping & some exterior repairs



Who are the utility providers?

Georgia Power, City of Sugar Hill-Gas, Gwinnett County-Water, AT&T-Internet, Waste Mgmt.-Trash



What are the schools?

Lanier High/Middle, Sycamore Elementary



Who is our preferred lender?

Michelle Pellum-Cross Country Mortgage (see next page)



What is the time frame for completion?

6-8 months (weather permitting)



Will I be able to select my finishes?

Certain selections will be made available for buyers choosing.



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MEET OUR  
PREFERRED LENDER



THREE RIVERS  
— H O M E S —



Michelle Pellum, Loan Originator

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### About Michelle

When you come to me for your mortgage, I begin by listening. I want to understand your goals and priorities so I can offer a home loan that's right for you. You may be a first-time homebuyer or a long-time homeowner. You may be buying an investment property or looking for a renovation loan. I offer a wide range of loan programs, from FHA and VA to conventional and jumbo. You are an individual and my recommendations will respect your unique circumstance. Communication is key, and sharing information is as important as listening. I will make sure you know what's happening with your mortgage as it progresses through the process and will be available to answer your questions. I'll be with you every step of the way, from application to closing and beyond. Whether you are buying, refinancing, or renovating, I am ready to give you the outstanding home loan experience you deserve.

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# PROCESS



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HOMES

## WHERE PROCESS MAKES *perfect*

Working with Three River Homes is Easy! Our skilled professionals will help you each step of the way. we are always evaluating our process to better serve our customers and make your home building experience the best it can be when building new construction. the process does not have to be complicated, just follow these simple steps and build your new home with us.



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