

# 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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# LYNWOOD & OAKFIELD ELEVATIONS



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## 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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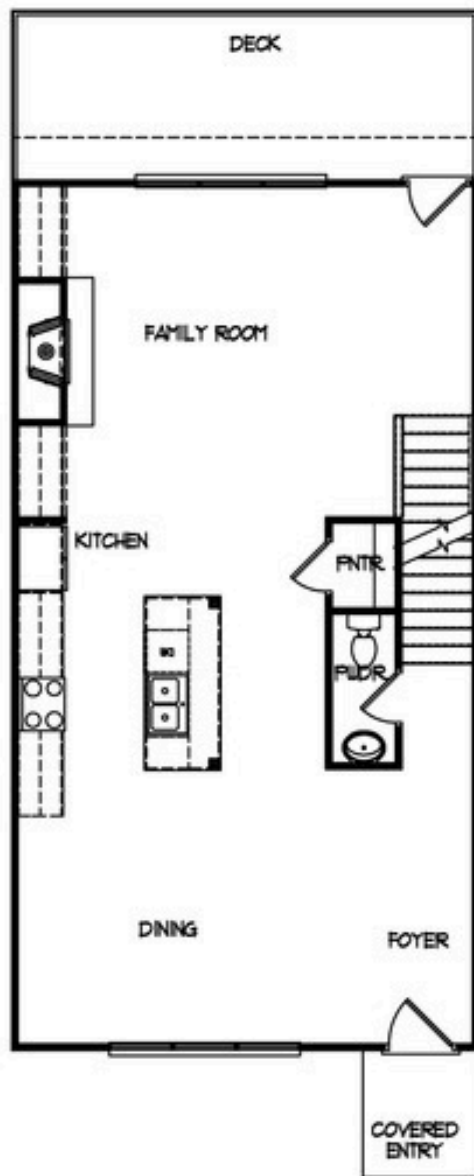
# LYNWOOD & OAKFIELD FLOORPLANS



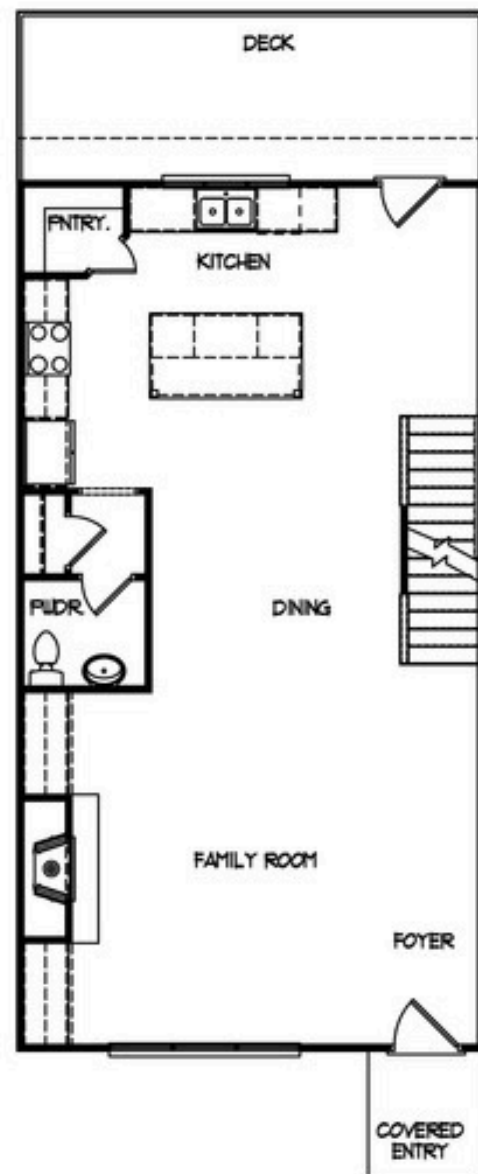
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## LYNWOOD & OAKFIELD

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**Main Level Lynwood**



**Main Level Oakfield**



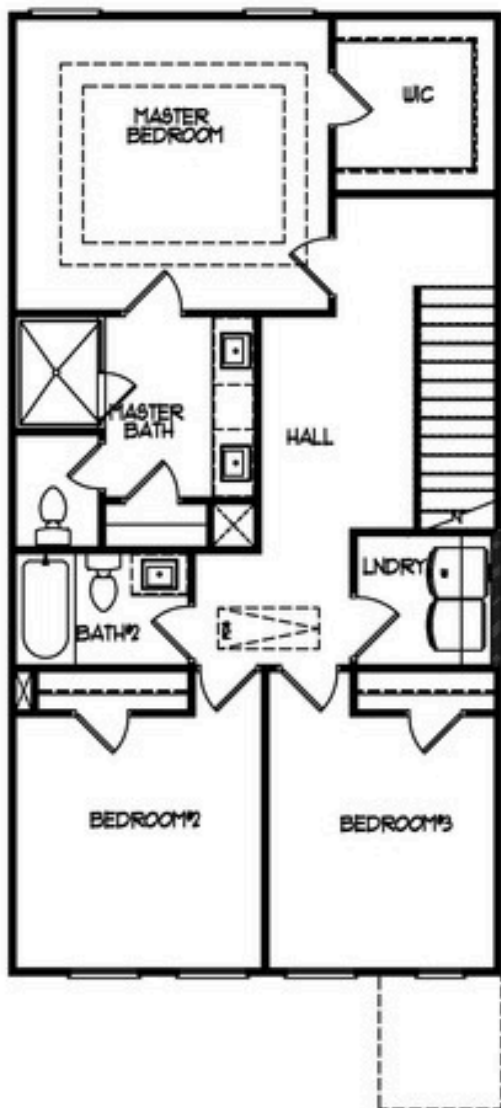
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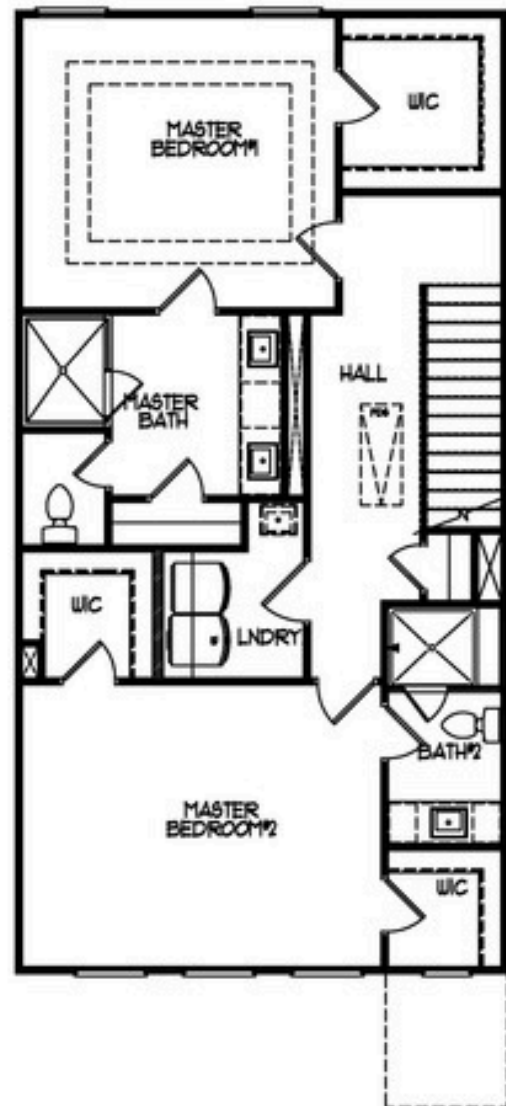
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**Upper Level**



**Opt. Double Master  
Bedroom**

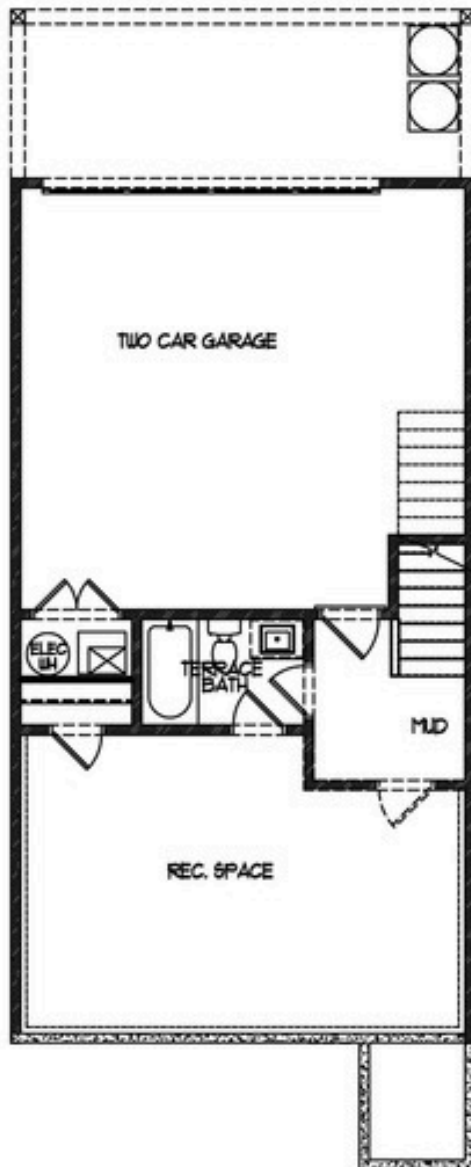
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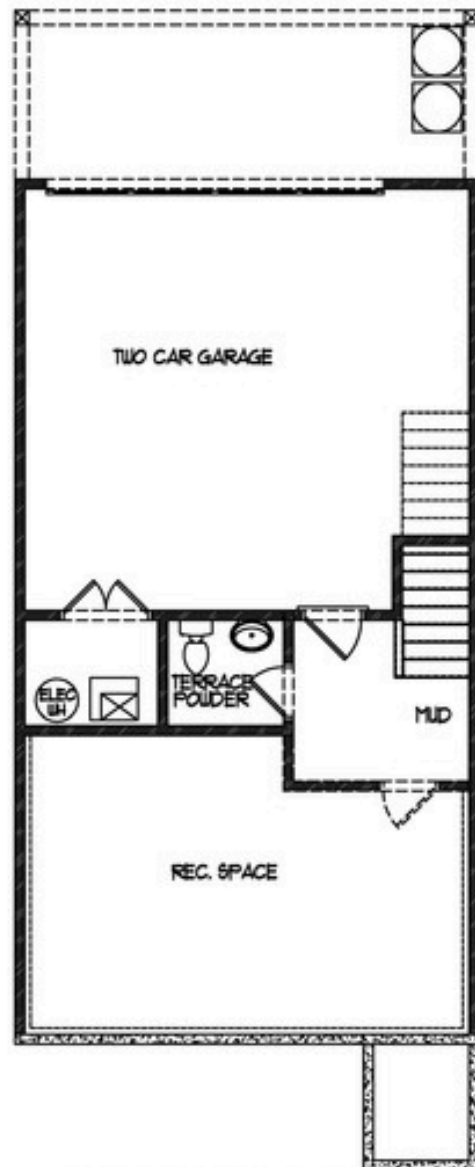
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## LYNWOOD & OAKFIELD

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**Terrace Level  
w/ Full Bath**



**Terrace Level**

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# LYNWOOD II & OAKFIELD II FLOORPLANS



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## LYNWOOD 2 & OAKFIELD 2

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



**Front Elevation A**



**Front Elevation B**



**Front Elevation C**



**Front Elevation D**

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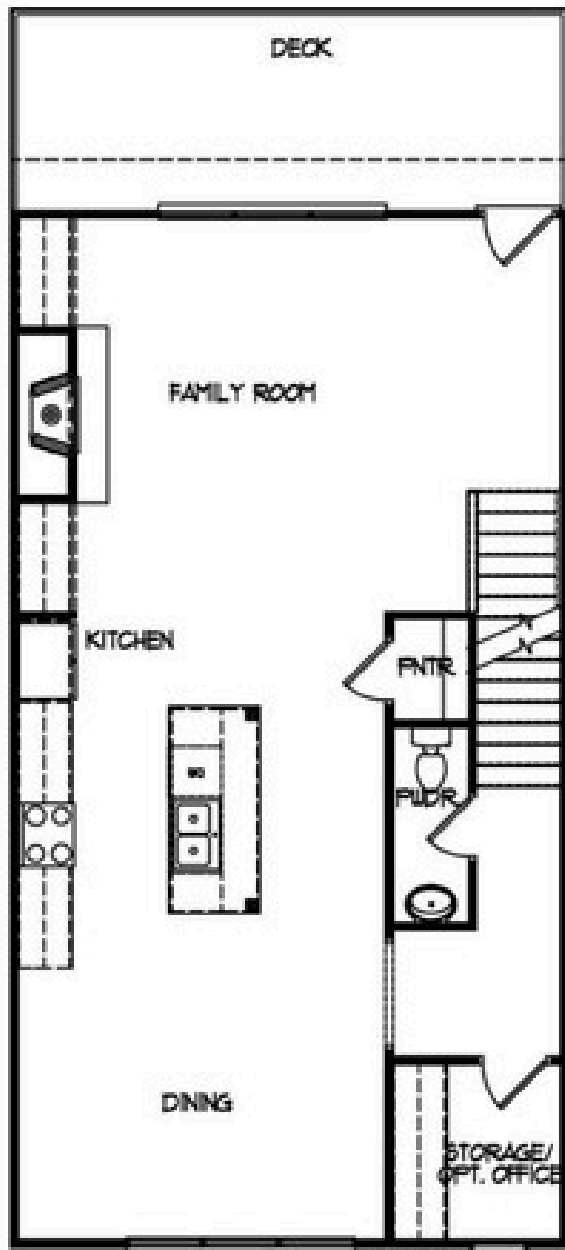
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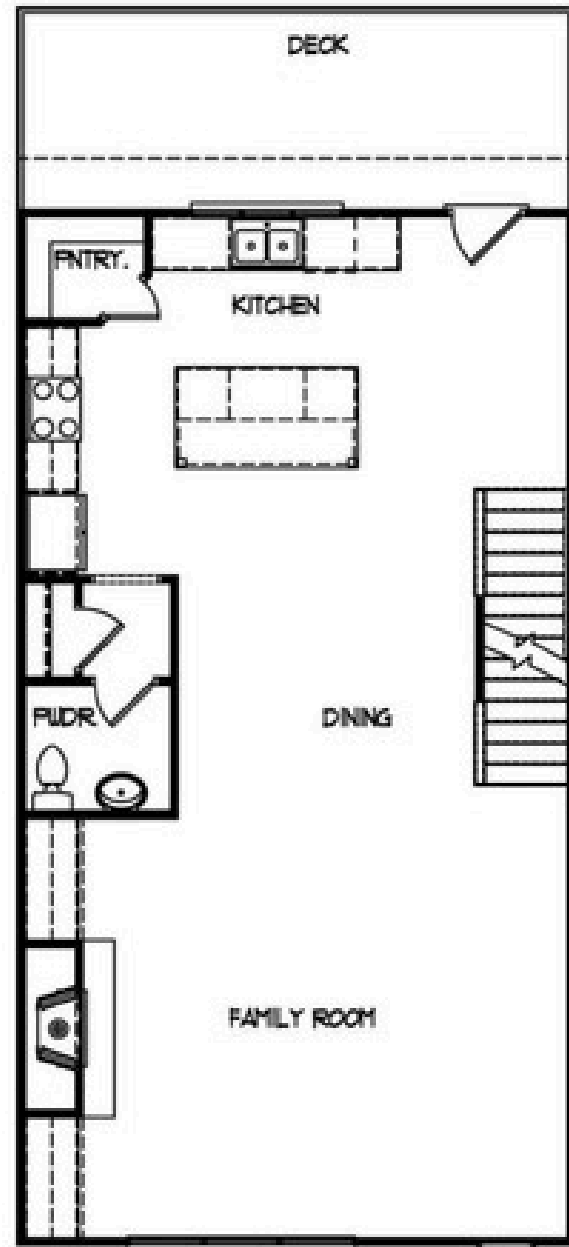
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## LYNWOOD 2 & OAKFIELD 2

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**Main Level Lynwood 2**



**Main Level Oakfield 2**

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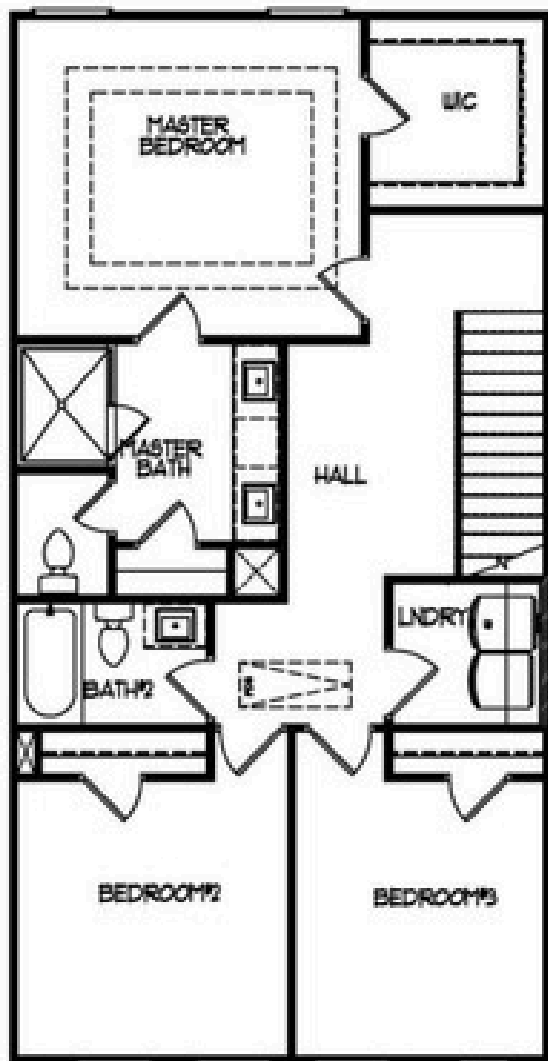
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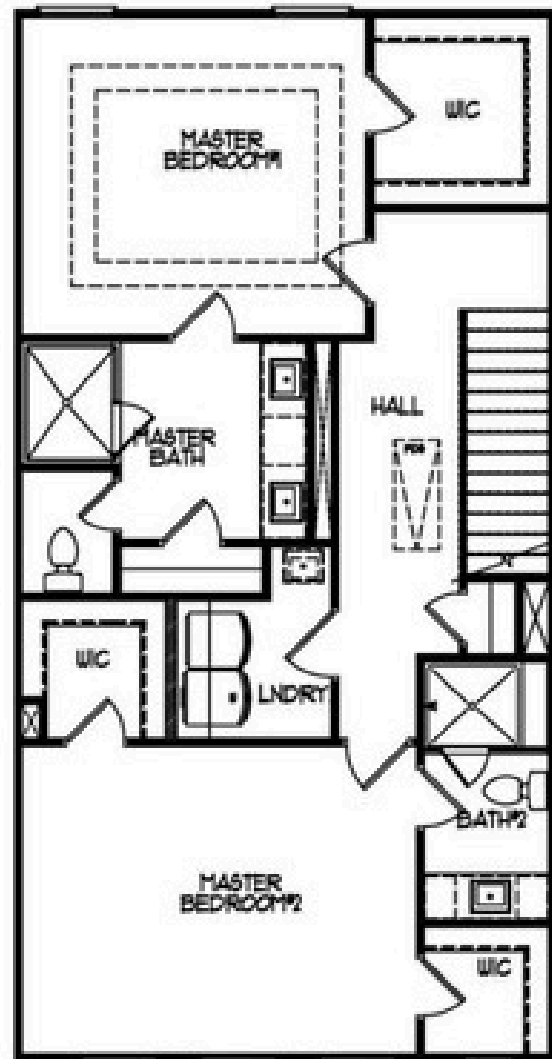
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**Upper Level**



**Opt. Double Master  
Bedroom**

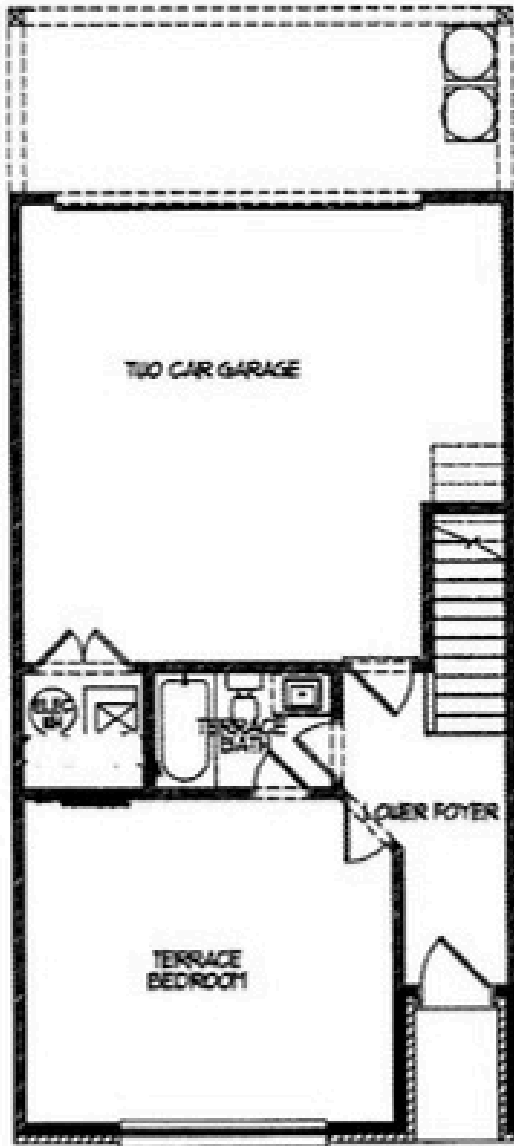
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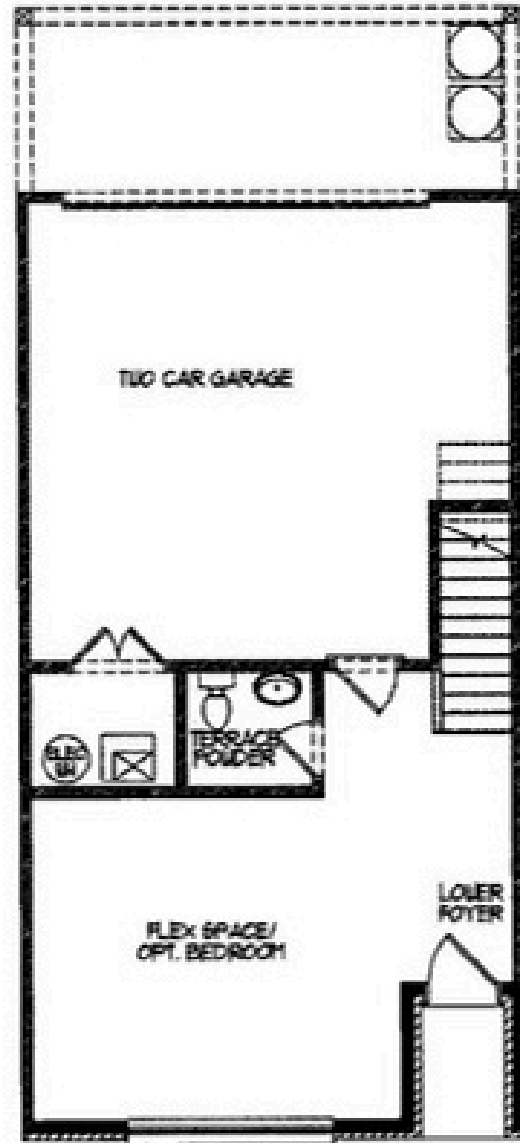
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## LYNWOOD 2 & OAKFIELD 2

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**Terrace Level  
w/ Full Bath**



**Terrace Level**



# 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?

(see next page)



What is the time frame for completion?

Final 5 Units Are Ready!



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



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# PROCESS



## 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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