

Reed Farm

HOMES FROM \$1.4M +



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Atlanta Fine Homes | **Sotheby's**
INTERNATIONAL REALTY


GREEN PARK HOMES

Distinctive Features

ARCHITECTURAL

- Beautifully crafted, architecturally controlled exteriors with brick and low-maintenance James Hardie® fiber cement siding products – designed to last
- Three-car garage
- 30-year Owens Corning® architectural shingles
- Professionally landscaped yard with zoned irrigation for all sodded areas
- Covered rear patio deck (per plan)
- Carriage-style insulated steel garage doors with LiftMaster® openers
- Family room with a 42-inch gas fireplace with a cedar mantle
- Fir or iron and glass front door
- Satin nickel or black, per-plan, lever or round knob door hardware
- 7-inch white oak or birch engineered wood in the common areas on the main floor and the owner's suite
- Shaw® Fastball II carpet with six-pound padding
- 8-inch baseboards on the main level
- 6-inch baseboards on the second level
- Iron balusters with solid oak handrails
- Floating shelves and lower cabinets in the living room
- Mudroom with a custom mud bench
- Sherwin-Williams® paint, one color for interior walls and one color for interior trim

GOURMET KITCHEN

- Custom Woodmont® floor-to-ceiling cabinets with four-inch crown molding
- Cabinetry hood with Zephyr® ventilation
- Quartz countertops with ceramic tile backsplash in an assortment of styles and colors
- Undercabinet LED lighting
- Recessed LED can lighting with pendants above the island
- Trash and recycling pull-out bin
- Oversized island with a quartz countertop
- Handmade stainless steel single-bowl undermount sink with a Badger® I Disposal
- Delta® or Kohler® pull-down faucet with a sprayer
- KitchenAid® 48-inch double oven, 24-inch Sharp microwave drawer, KitchenAid® stainless steel dishwasher, Zephyr 24-inch wine refrigerator (upgraded Wolf® and Sub Zero® package available)

OWNER'S SUITE

- Vaulted ceiling in the owner's bedroom (per plan)
- Generously sized walk-in closet
- Custom Woodmont® cabinets
- Quartz countertops with square undermount sink
- Delta® or Kohler® 8-inch spread chrome or satin nickel finish
- Frameless glass shower enclosures with tile walls and floors
- 66-inch freestanding bathtub with a floor-mount tub filler
- Comfort height toilet
- Custom shower niche and seat in the shower
- Designer-framed mirrors

SECONDARY BATHROOM FEATURES

- Custom Woodmont® cabinets in the secondary bathrooms
- Quartz countertops with square undermount sink
- Delta® or Kohler® 8-inch spread chrome or satin nickel faucets and tub fillers
- Designer framed mirror in powder bathroom
- Designer tile flooring selections
- Designer tile on all shower walls
- Custom shower niche
- Comfort height toilets

ENERGY EFFICIENCY

- Housewrap that helps keep air and water out while letting water vapor escape. As a result, it can contribute to improved building durability by helping to protect homes against damaging wind and rain that can penetrate the exterior cladding
- Personalized lighting package (\$4,000 allowance for fixtures)
- Recirculating 50-gallon quick recovery water heater
- Zoned 14-SEER Lennox® heat pumps
- Honeywell® T6 programmable thermostat with Z-Wave®
- Radiant barrier sheathing (blocks up to 97% of radiant heat in roof panels and lowers attic temperatures up to 30°F)
- R-13 exterior walls, R-38 blown insulation attic, R-19 in vaulted ceilings
- Low-maintenance energy-efficient (Low-E) Jeld-Wen® or MI® windows
- Family room and all bedrooms pre-wired for ceiling fans
- Water conservation rated Gerber® or equivalent toilets

WARRANTY AND CUSTOMER CARE

- Industry-leading HBW® 2-10 insured and transferable home warranty
- Termite pre-treated with a renewable warranty
- Design center meeting with a Green Park interior designer to make selections
- Pre-construction consultation with the builder
- Pre-sheetrock consultation with the builder for option verification
- Pre-closing walk-through with the builder

SMART HOME FEATURES

- Next Generation CAT 6 structured wiring
- Alarm.com® Smart Homes phone app with a one-year free Smart Home and Security Monitoring by KMT Security®
- Qolsys® IQ panel (with three door sensors and one motion sensor)
- Honeywell® T6 Pro Smart thermostats with Z-Wave
- Alarm.com® video doorbell with alarm.com video analytics
- One Leviton® smart light switch
- Schlage® Connect Smart deadbolt
- Rain Bird® – ESP-TM2 irrigation controller bundled with a WiFi module
- Expandable platform (see alarm.com/hardware for further details)

All buyers are allotted six hours with Green Park Homes' interior design team – this applies to pre-sale customers only. Advanced appointments at the design center required. Additional hours may be purchased for \$150 per hour.

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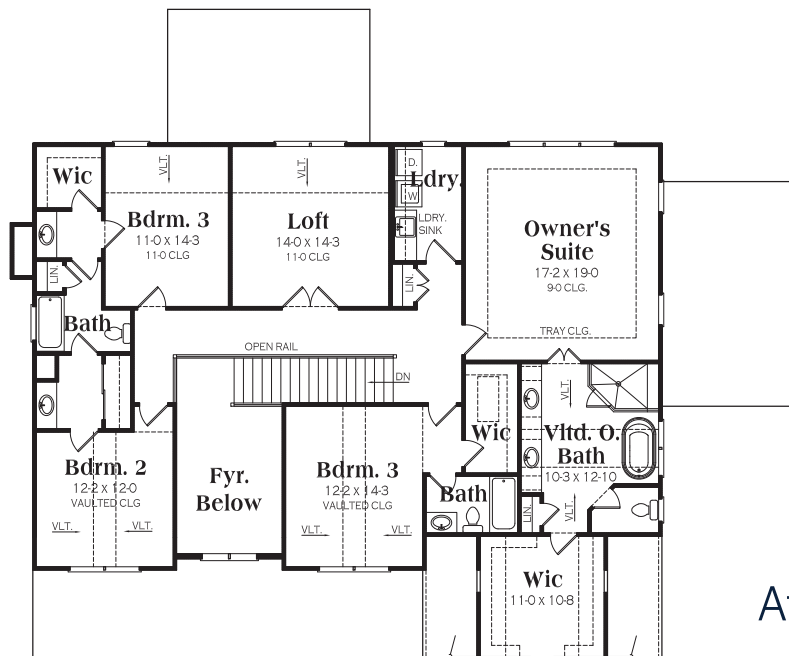
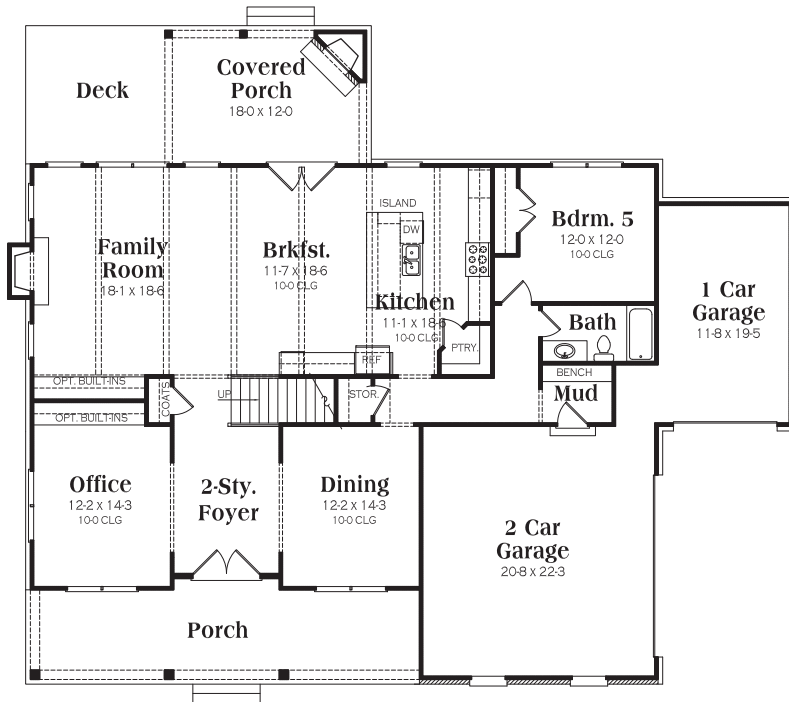
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HOMESITE 1

5 BEDROOMS
+ A LOFT & AN OFFICE

4 BATHROOMS



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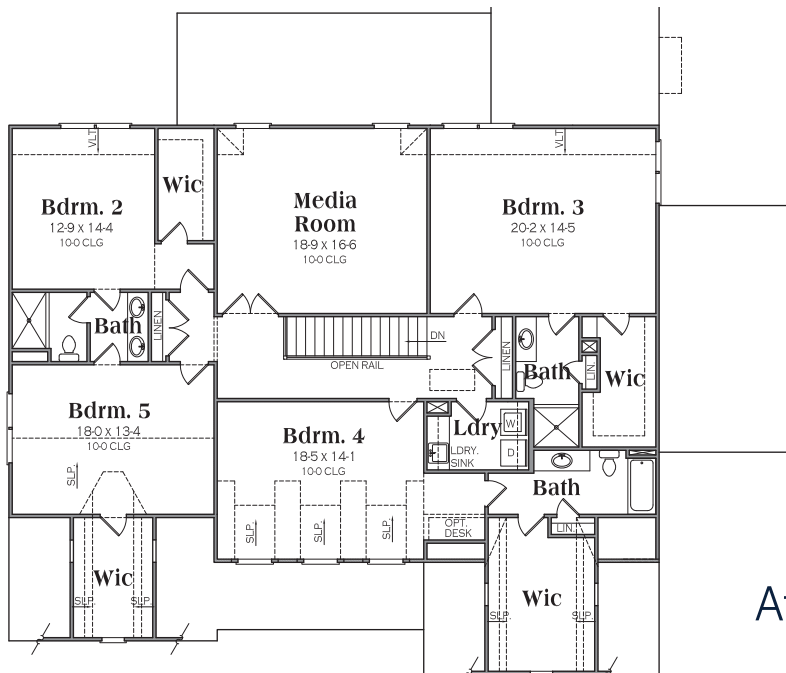
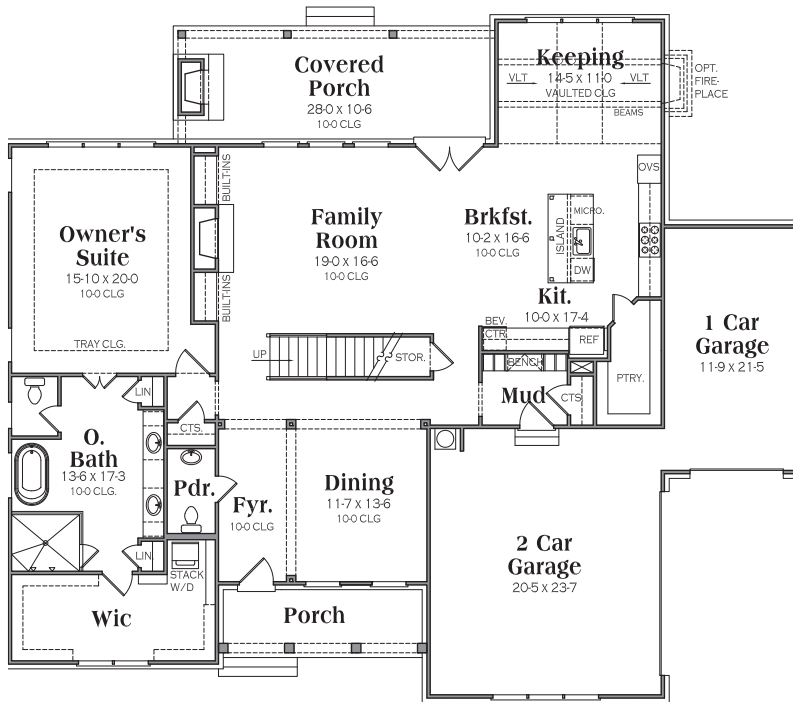
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HOMESITE 4

5 BEDROOMS
+ A MEDIA ROOM

4.5 BATHROOMS



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Site Plan



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POI Map



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Schools

HEMBREE SPRINGS ELEMENTARY

815 Hembree Road, Roswell, Georgia 30076
470.254.2902
fultonschools.org/hembreespringses

ELKINS POINTE MIDDLE SCHOOL

11290 Elkins Road, Roswell, Georgia 30076
470.254.2892
fultonschools.org/elkinspointems

ROSWELL HIGH SCHOOL

11595 King Road, Roswell, Georgia 30075
470.254.4500
fultonschools.org/RoswellHS

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Roswell

Richly endowed with executive homes, charm, green spaces, businesses, award-winning schools, shopping and entertainment, Reed Farm is located just north of Atlanta, in Roswell, and offers an excellent balance of urban access and suburban charm. Reed Farm is an enclave of 6 new homes on large homesites nestled in a quiet cul-de-sac.

Roswell is a beloved community with a historic downtown area. Its famous Canton Street connects the downtown area and is lined with buildings from the 1800s as well as Antebellum-era homes. There are several renowned restaurants with indoor and outdoor seating that make for a fun night out! Downtown Roswell is also known for its Alive in Roswell festival. It is a family friendly festival with bands, art, local business booths, food trucks and restaurants. It takes place on the third Thursday of every month in the summer. Roswell is home to many popular parks and trails! Old Mill Park and the Vickery trail have a picturesque bridge set in the Chattahoochee River National Recreation Area. Venturing along the Chattahoochee River is very popular to do in Roswell, there are nature trails and bike trails along Azalea Drive. The Chattahoochee Nature Center is located along the river and is a popular destination for anyone who loves nature! Nearby is Alpharetta, one of the fastest-growing cities in the south, located just 25+/- miles north of Atlanta and is known as the Technology City of the south. Alpharetta has several popular shopping destinations and an incredible downtown area that hosts a farmers market every Saturday. Alpharetta and Roswell are known for their vibrant downtown communities and host incredible events throughout the year.

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