



QUALITY | INTEGRITY | VALUE



FOUR SEASONS

Welcome to Four Seasons! Come enjoy dynamic club living in popular Cartersville where downtown shops, restaurants and parks are just minutes away. A wide variety of new homes offer open designs and today's best features. Your family will love their new home as well as the community amenities including clubhouse, fitness center, swimming pool and playground.

770.213.4108 | MDenton@smithdouglas.com



SCHOOLS

- White Elementary School
- Cass Middle School
- Cass High School



RECREATION

- Booth Western Art Museum
- Cartersville Country Club
- Lake Pointe Wakeboard Park
- Tellus Science Museum



DINING

- Moores Gourmet Market
- Appalachian Grill
- The City Cellar & Loft
- Mellow Mushroom



Smith Douglas Homes Presents

FOUR SEASONS

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Smooth ceilings, nine foot plate main floor on two story plans
- Overhead lighting in all secondary bedrooms
- Ceiling fan pre-wire in family room and owner's suite
- 2 Cable Pre-wires
- 1 Phone Pre-wire
- 220V connection in utility areas and dryer vent to exterior
- Designer lighting package
- Choice of designer interior paint colors

ELEGANT BATHROOMS

- Garden tub/shower combo in the owner's bathroom
- Bathroom cabinets match color selection of kitchen cabinets

DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in designated wet areas

ENERGY EFFICIENCY

- Electric water heater (per plan)
- HVAC system with thermostats on each floor (per plan)
- Insulated front door
- Electric outlet for clothes dryer
- Insulation: R-38 Flat Ceilings, R-38 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated low-E windows

SPACIOUS KITCHENS

- Black Frigidaire appliances: gas range, dishwasher and microwave
- Durable, low-maintenance laminate countertops
- Stainless steel undermount double sink with sprayer
- Ventilated shelving in pantry and closets
- Garbage disposal

QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Structurally engineered stair system
- 14" floor joists for less bounce
- Fiber cement siding with 50 year warranty
- 25 year limited transferrable warranty on architectural roof shingles

LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites with fully sodded yards *lot specific
- Fiber cement siding with 50 year warranty
- Three exterior weather proof electrical outlets
- Aluminum gutters on all overhangs with splash blocks

PEACE OF MIND

- Smoke detectors on both first and second floors
- Carbon monoxide detector installed
- Termite monitoring system
- 10-Year structural warranty
- Community Homeowner's Association Covenants to protect your investment
- 1-Year in-house builder warranty program

Smith Douglas Homes is an award-winning, family-owned business with a legacy of constructing quality homes at affordable prices. As one of the nation's largest private homebuilders, based out of Woodstock, GA, you can trust that our long-standing team has been serving the Atlanta area for decades.

www.smithdouglas.com



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*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 07/02/21

Contact A New Home Specialist at 770.213.4108