



QUALITY | INTEGRITY | VALUE



OAKDALE

Come discover Oakdale, a charming enclave of new homes near downtown Dawsonville. Easily accessible to both Highways 53, 9 and 400, Oakdale will offer 37 affordable craftsman-style homes in a wooded setting. Here you'll discover a wide variety of ranch and two-story plans perfect for any lifestyle. Residents will enjoy the hometown atmosphere, close proximity to Lake Lanier and the North Georgia Mountains, and the wide variety of downtown shops, eateries, festivals, North Georgia Premium Outlets and much more.

770.776.8331 | RCWilson@smithdouglas.com



SCHOOLS

- Robinson Elementary School
- Dawson County Middle School
- Dawson County High School



RECREATION

- Amicolola Falls State Park
- Chestatee Golf Club
- Hampton Golf Village



DINING

- Fajita Grill Mexican Restaurant
- Big D's BBQ
- Longhorn Steakhouse



Smith Douglas Homes Presents

OAKDALE

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Smooth, 9' ceilings on first and second floors
- 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 fixture
- 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

SPACIOUS KITCHENS

- Black Frigidaire® appliances: electric range, dishwasher and microwave
- Granite countertops
- Stainless steel under mount double sink with sprayer
- Ventilated shelving in pantry and closets
- Garbage disposal

ENERGY EFFICIENCY

- Electric water heater (per code)
- HVAC system with thermostats on each floor (per plan)
- 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

DURABLE FLOORING

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

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
- 25 year limited transferable warranty on 3-tab roof shingles

LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites with sod
- Fiber cement siding with 50 year warranty
- Three exterior weather proof electrical outlets
- Coach light above garage
- 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
- 1-Year in-house builder warranty program
- 10-Year structural warranty
- Community Homeowner's Association Covenants to protect your investment

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® 07/01/21

Contact A New Home Specialist at 770.776.8331