



QUALITY | INTEGRITY | VALUE



# SOUTHLAWN TOWNHOMES

We are proud to be a part of this new \$200 million mixed-use, urban-style development across 32-acres of property in Lawrenceville's immediate downtown district. The South Lawn project, slated to be the largest redevelopment project in Gwinnett, will infuse the already well known and frequented historic downtown with over 600 residential living units and more than 15,000 sq-ft of retail space, connect city hall and the police station with the increasingly popular Lawrenceville Lawn and create a comprehensive walkable environment straight down to the Lawrenceville Square. Townhomes priced from the mid-to-upper \$200's.

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## SCHOOLS

- Lawrenceville Elementary School
- Moore Middle School
- Central Gwinnett High School



## RECREATION

- Lawrenceville Lawn
- Rhodes Jordan Park
- Aurora Theatre
- Sparkles Family Fun Center



## DINING

- Universal Joint
- Dominick's
- McCray's Tavern
- Strange Taco Bar



Smith Douglas Homes Presents

# SOUTHLAWN TOWNHOMES

## INCLUDED FEATURES

### LUXURIOUS INTERIORS

- Smooth ceilings, nine foot plate main floor on two story plans
- Ceiling fan in 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, low-maintenance laminate countertops

### 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

- 50 Gallon electric water heater (per plan)
- 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 wet 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 architectural shingles

### LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites with sod in front yard and seed and straw in rear and side yards
- Fiber cement siding with 50 year warranty
- 8' x 10' Concrete patio or deck (per plan)
- 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
- 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](http://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 470.239.8380