



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



ESCALADES

Welcome home to Escalades where new homeowners get the luxury of living in Cobb County without paying top dollar! Serene mornings and evenings spent in this tranquil neighborhood help to give one feelings of peaceful harmony. Come live your best life at Escalades!

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SCHOOLS

- Mableton Elementary School
- Garrett Middle School
- South Cobb High School



RECREATION

- Mable House Amphitheatre
- Suntrust Park
- Six Flags Over Georgia
- Silver Comet Trail



DINING

- Copeland's
- Hook Line & Schooner
- Starbucks
- Zaxby's



Smith Douglas Homes Presents

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BASE PRICE SHEET

The Campbell 3 Beds / 2 Baths Approx 1,808 Sq. Ft. Priced From \$322,900

Single-level living at its finest can be found in the Campbell, featuring a large kitchen that would pamper any chef with loads of counter and cabinet space. A mud room area, separate laundry room and a huge pantry help keep the kitchen clean and clutter-free. An open living and dining room connect to the kitchen and the rear yard for effortless entertaining. The owner's suite also enjoys views of the rear yard and separation from two other bedrooms.

The Cochran 4 Beds / 2.5 Baths Approx 2,099 Sq. Ft. Priced From \$326,900

The Cochran greets you with a covered front porch entry that opens to a welcoming dining room, or flex space if you prefer. Expansive sight lines across the back of the home connect the family room, café and kitchen areas. Four upstairs bedrooms include an owner's suite with dual walk-in closets, while a bright and spacious laundry room and a compartmentalized secondary bath complete the package.

The McPherson 4 Beds / 2.5 Baths Approx 2,234 Sq. Ft. Priced From \$331,900

With its covered front porch, the McPherson has a welcoming wide entry leading to a traditional dining room that's perfect for entertaining. Both the kitchen and family room live to the rear of the home, with convenient access to the yard from the kitchen area. Unexpected luxuries upstairs include a dedicated, private sitting area in the owner's suite, as well as an open loft area. Three secondary bedrooms and a full bath are all located off of the loft, as is an ample laundry room.

The Bayfield 4 Beds / 3 Baths Approx 2,010 Sq. Ft. Priced From \$332,900

The popular Bayfield packs a lot of living space into its efficient dimensions, including an open living area with access to a covered patio for effortless indoor/outdoor entertaining, and a private owner's suite separated from two secondary bedrooms on the main floor. The fourth bedroom and bathroom offer a private suite and are in a finished second floor space above the garage.

The Buffington 4-5 Beds / 2.5-3 Baths Approx 2,548 Sq. Ft. Priced From \$337,900

Our top-selling plan, the Buffington delights with its massive second-floor owner's suite privately tucked away on the same level as its three additional bedrooms. Unexpected luxuries on the first floor include a planning desk, mud room, and kitchen island open to the family room. Flex space on this floor offers the choice of living, dining, study or fifth bedroom.

The Madison 3-5 Beds / 3.5-4.5 Baths Approx 3,004 Sq. Ft. Priced From \$355,900

Flexibility is a hallmark of the Madison plan. Buyers can select an expansive study on the first floor, or an optional guest bedroom. Each of these layouts provides a large and family-friendly mud room off the garage. Amenities upstairs include a private sitting area in the owner's suite, a spacious and convenient laundry room, and an open loft that can be exchanged for an additional bedroom. So whether 3, 4 or 5 bedrooms are needed, the Madison delivers.

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INCLUDED FEATURES

Low Maintenance Exteriors

- Choice of several exclusive home designs
- Brick accents on front of home, per plan
- Durable, low-maintenance fiber cement siding
- Professionally coordinated color packages
- Aluminum gutters on all overhangs with splash blocks
- Coach light at front
- Sodded yards with front landscaping package
- 10' x 12' concrete back patio, per plan
- Two exterior water faucets
- Three exterior electrical outlets
- 25-Year asphalt roof shingles
- Low-maintenance solid vinyl windows

Spacious Kitchens

- Aristokraft birch cabinets with choice of stain color
- 30" upper cabinets
- Choice of granite counter tops
- Black Frigidaire electric appliance package
- Built-in microwave
- Dishwasher
- Stainless steel double sink with sprayer
- Ice maker connection
- Crown on cabinets
- Flush mounted LED lights
- Generous storage pantry, per plan
- Ventilated shelving in pantry area

Quality Construction/Energy Efficiency

- Steel reinforced poured concrete foundation
- Structurally engineered roof & floor truss system
- Sub-floors glued, nailed & screwed to reduce squeaks
- Engineered floor system, per plan
- Electric water heater
- R-30 ceiling & R-13 framed exterior wall insulation
- Low E insulated solid vinyl windows
- All homes completed with house wrap
- Two-zone HVAC system, per plan
- Programmable thermostat on each floor
- 14 SEER air conditioning system

Luxurious Interiors

- Choice of designer paint colors
- Satin nickel door hardware
- 9' ceiling height – 1st and 2nd floors
- Smooth ceilings throughout
- 2" Faux wood window blinds on front of home
- 3¼" Baseboard moldings
- Window sill moldings
- Decorative Santa Fe style doors
- Two TV outlets
- One phone outlet
- Ceiling fan in family room and owner's retreat
- Overhead lighting in bedrooms
- Luxurious carpeting in designated areas
- Premium no-wax vinyl flooring in select areas
- Trey Ceiling in Owner's Retreat per plan
- Hardwood Flooring in Foyer
- Two-piece crown molding in the living room

Elegant Bathrooms

- Separate tub & shower in owner's bath
- Shower door in owner's bath
- Double bowl vanity in owner's bath
- Cabinet stain color matches kitchen selection
- Pedestal sink in powder room, per plan
- Full width vanity mirrors

Laundry/Garage

- Fully drywalled and painted garage walls
- 2-Car pre-wired for automatic door opener
- Ventilated shelving in laundry room
- Laundry room access door (per plan)
- 220V electric outlet for clothes dryer

Peace of Mind

- Smoke detectors on each floor, per plan
- Carbon monoxide detector
- Termite treatment
- 1-Year in-house builder warranty program
- 10-Year structural warranty
- All homes completed with house wrap
- Solid vinyl insulated Low-E windows

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