



Smith Douglas Homes Presents

GARDENS AT IVY HILLS

BASE PRICE SHEET

The Buffington

4 - 5 Beds / 2.5 - 3 Baths

Approximately 2,548 Sq.Ft

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 bedroom.

The Buffington G \$268,900

The Buffington N \$268,900

The Buffington I \$267,900

The Buffington Q \$268,900

The Carlyle

3 Beds / 2.5 Baths

Approximately 2,144 Sq.Ft

A new design for those needing a first floor owner's suite, the Carlyle is quickly making fans. The hub of this home is the centrally-located family room that's open to the kitchen and a covered porch. Single-level living can be easily achieved here because everything is just steps away, but a flexible second floor provides two or three additional bedrooms plus a second full bath.

The Carlyle G \$258,900

The Carlyle H \$256,900

The Carlyle I \$255,900

The Lanier

3 Beds / 2 Baths

Approximately 1,725 Sq.Ft

Flexible one-level living is available in the Lanier, punctuated by a light-filled sunroom dining area with views of the backyard and access to a covered patio. An adjacent open kitchen with a central island overlooks the spacious family room. For added living space, the third bedroom can be converted to a study with french doors. The owner's suite, tucked away at the back of the home, feels like a private sanctuary with its spa-like bath and sizable walk-in closet. A conveniently located and extra large laundry room enhances everyday living.

The Lanier G Ranch \$244,900

The Lanier H Ranch \$246,900

The Lanier I Ranch \$245,900

The Piedmont

3 Beds / 2 Baths

Approximately 1,725 Sq.Ft

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The Piedmont G \$233,900

The Piedmont H \$233,900

The Piedmont I \$233,900

The Pruitt

3 Beds / 2 Baths

Approximately 1,679 Sq.Ft

The Pruitt has proven to be popular among those seeking a 3-bedroom, 2-bath ranch, and is described by many as the perfect size. A flowing living and dining area opens to the rear yard, while a surprisingly large eat-in kitchen is just steps away. A split bedroom design affords privacy and separation to the owner's suite, which also enjoys views of the back yard.

The Pruitt G \$241,900

The Pruitt H \$239,900

The Pruitt I \$240,900

The Telfair

3 Beds / 2 Baths

Approximately 1,795 Sq.Ft

The Telfair makes efficient use of space and promises the wow factor! The foyer welcomes you to the open-concept living space with a kitchen island, breakfast area and spacious family room. The formal living room can be optioned as a formal dining room, study, or fourth bedroom. The owner's suite features a generous walk-in-closet, en-suite and separate water closet.

The Telfair G Ranch \$247,900

The Telfair H Ranch \$248,900

The Telfair I Ranch \$249,900

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



* Prices are subject to change without notice. Current system prices overrides all printed materials. Base pricing does not include lot premiums or options. Alternative elevations base pricing will vary. Square footages are approximate. Home details may vary from descriptions. Information is believed to be accurate but is not warranted, See New Home Specialist for details. All sales in Alabama are represented by SDBH Realty, Ingram & Associates, H & H Home Team / KW Realty Grp & ReMax Hometown Properties. 05.04.21