



Smith Douglas Homes Presents

THE ENCLAVE AT LOCKHART

AVAILABLE HOMES

The Buford B 3 Beds / 2.5 Baths Homesite 3 \$269,990*

The Buford's covered rear porch off the large family room invites seamless indoor/outdoor living, while keeping folks in the light-filled eating area feeling connected. A beautiful, open staircase leads to unexpected touches on the second floor, such as an owner's bath with private water closet and a compartmentalized secondary bath. The upstairs laundry is conveniently located near the three bedrooms.

The Braselton B 3 Beds / 2.5 Baths Homesite 4 \$269,870*

Outdoor lovers prefer the Braselton for its unique rear corner covered porch, directly accessible from a large eat-in kitchen overlooking the Great Room. On the second floor, an oversized loft separates the private owner's suite from two secondary bedrooms.

The Braselton D 4 Beds / 2.5 Baths Homesite 5 \$268,270*

Outdoor lovers prefer the Braselton for its unique rear corner covered porch, directly accessible from a large eat-in kitchen overlooking the Great Room. On the second floor, you'll find the private owner's suite and three additional bedrooms.

The Buford A 3 Beds / 2.5 Baths Homesite 6 **Under Contract!**

The Buford's covered rear porch off the large family room invites seamless indoor/outdoor living, while keeping folks in the light-filled eating area feeling connected. A beautiful, open staircase leads to unexpected touches on the second floor, such as an owner's bath with private water closet and a compartmentalized secondary bath. The upstairs laundry is conveniently located near the three bedrooms.

The Braselton C 3 Beds / 2.5 Baths Homesite 7 \$261,515*

Outdoor lovers prefer the Braselton for its unique rear corner covered porch, directly accessible from a large eat-in kitchen overlooking the Great Room. On the second floor, an oversized loft separates the private owner's suite from two secondary bedrooms.

The Braselton D 4 Beds / 2.5 Baths Homesite 8 \$266,180*

Outdoor lovers prefer the Braselton for its unique rear corner covered porch, directly accessible from a large eat-in kitchen overlooking the Great Room. On the second floor, you'll find the private owner's suite and three additional bedrooms.

The Buford D 3 Beds / 2.5 Baths Homesite 9 \$257,010*

The Buford's covered rear porch off the large family room invites seamless indoor/outdoor living, while keeping folks in the light-filled eating area feeling connected. A beautiful, open staircase leads to unexpected touches on the second floor, such as an owner's bath with private water closet and a compartmentalized secondary bath. The upstairs laundry is conveniently located near the three bedrooms.

*Prices advertised on inventory homes are inclusive of incentive. All information is believed to be accurate but is not guaranteed or warranted and subject to change without notice.

www.smithdouglas.com



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BASE PRICE SHEET

The Manchester

3 Beds / 2.5 Baths

Approximately 1,748 Sq. Ft.

Contemporary loft-style living is found in the Manchester, with its open kitchen-dining-living combination. Buyers prefer its layout with rear-yard access from the kitchen. The upstairs is highlighted by the owner's suite with a unique alcove, glamour bath and walk-in closet. Two bedrooms and a full bath, plus the convenience of a second-floor laundry room complete the package.

The Manchester A **\$244,900**

The Manchester D **\$249,900**

The Manchester B **\$245,900**

The Manchester E **\$249,900**

The Manchester C **\$245,900**

The Manchester F **\$246,900**

The Buford

3 Beds / 2.5 Baths

Approximately 1,844 Sq. Ft.

The Buford's covered rear porch off the large family room invites seamless indoor/outdoor living, while keeping folks in the light-filled eating area feeling connected. A beautiful, open staircase leads to unexpected touches on the second floor, such as an owner's bath with private water closet and a compartmentalized secondary bath. The upstairs laundry is conveniently located near the three bedrooms.

The Buford A **\$256,900**

The Buford D **\$252,900**

The Buford B **\$257,900**

The Buford E **\$251,900**

The Buford C **\$255,900**

The Buford F **\$253,900**

The Braselton

3-4 Beds / 2.5 Baths

Approximately 1,979 Sq. Ft.

Outdoor lovers prefer the Braselton for its unique rear corner covered porch, directly accessible from a large eat-in kitchen overlooking the Great Room. On the second floor, an oversized loft separates the private owner's suite from two secondary bedrooms, with the option of converting this space into a fourth bedroom.

The Braselton A **\$254,900**

The Braselton D **\$257,900**

The Braselton B **\$256,900**

The Braselton E **\$257,900**

The Braselton C **\$256,900**

The Braselton F **\$258,900**

The Carrington

3-4 Beds / 2.5-3.5 Baths

Approximately 2,058-2,422 Sq. Ft.

The Carrington is one of our most exclusive home designs, thanks to its ingenious optional third-floor bonus space that can be configured in multiple ways. The focal point of the first floor is an expansive family room that opens to a rear-facing dining area and kitchen. The smartly-designed second story offers privacy to the owner's suite, which is separated from two secondary bedrooms and their shared hall bath. That awesome third floor can provide a fourth bedroom and third full bath, or an additional large living area.

The Carrington A **\$262,900**

The Carrington D **\$264,900**

The Carrington B **\$263,900**

The Carrington E **\$264,900**

The Carrington C **\$261,900**

The Carrington F **\$264,900**

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QUALITY | INTEGRITY | VALUE



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BASE PRICE SHEET

The Ellenwood

3 Beds / 2.5 Baths

Approximately 1,965 Sq. Ft.

The Ellenwood is one of our most exclusive home designs, thanks to its ingenious optional third-floor bonus space that can be configured in multiple ways. The focal point of the first floor is an expansive kitchen that opens to a cozy family room. The smartly-designed second story offers privacy to the owner's suite, which is separated from two secondary bedrooms and their shared hall bath. That awesome third floor can provide a fourth bedroom and third full bath, or an additional large living area.

The Ellenwood A	\$259,900
The Ellenwood B	\$260,900
The Ellenwood C	\$261,900

The Ellenwood D	\$261,900
The Ellenwood E	\$264,900
The Ellenwood F	\$264,900

The Greenbrier

3-4 Beds / 2.5 Baths

Approximately 2,171 Sq. Ft.

Features and functionality make the Greenbrier a satisfying choice. Bolstered by an extended family room that offers amazing furniture flexibility, the first floor also pleases with an open island kitchen and corner pantry. At the top of the stairs is a spacious owner's suite, while further back you'll find a wide open loft leading to two secondary bedrooms. If desired, the loft area can be reduced in size to create a fourth upstairs bedroom.

The Greenbrier A	\$256,900
The Greenbrier B	\$259,900
The Greenbrier C	\$260,900

The Greenbrier D	\$258,900
The Greenbrier E	\$260,900
The Greenbrier F	\$257,900

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INCLUDED FEATURES

LUXURIOUS INTERIORS

- Tray ceiling in the owner's bedroom
- Ventilated shelving in pantry and closets
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- 1 Phone Pre-wire
- 2 Cable Pre-wire
- Smoke detectors on each floor (per plan)
- Carbon monoxide detector
- 220V connection in utility areas and dryer vent to exterior
- Choice of designer lighting finishes
- Choice of 7 Sherwin Williams paint colors
- 2" faux wood blinds on accessible, operational windows on front of house

LOW MAINTENANCE EXTERIORS

- One coach light above the garage
- Therma-Tru stainable fiberglass flush glazed insulated front door
- Fiber cement siding with 50-year warranty
- Three exterior weather proof electrical outlets
- Two exterior water faucets
- Aluminum gutters on all overhangs with splash blocks
- Termite treatment
- 10' x 12' concrete patio, per plan

DURABLE FLOORING

- Hardwood floors in foyer
- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in baths, laundry room, kitchen, and breakfast area

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
- 14" Floor joists for less bounce
- 20 year warranty on roof shingles
- 1 year in-house builder warranty

ELEGANT BATHROOMS

- Separate garden tub and shower in the owner's bathroom
- Comfort-height vanity in the owner's bathroom with double bowl sink
- Bathroom cabinets match color selection of Kitchen cabinets

SPACIOUS KITCHENS

- Granite countertops
- Black Frigidaire gas range, dishwasher and microwave
- Garbage disposal
- Stainless steel under mount double sink with sprayer
- Ice maker connection in refrigerator
- Two-piece crown molding over cabinets
- Recessed lighting in the kitchen

ENERGY EFFICIENCY

- Electric water heater
- Two-zoned HVAC system with thermostats on each floor
- Steel insulated high efficiency front and rear doors with adjustable thresholds
- Electric outlet for clothes dryer
- Insulation: R-30 Flat Ceilings, R-30 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- Solid vinyl insulated Low-E windows

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NEIGHBORHOOD INFORMATION

UTILITIES / SERVICES

Cobb EMC 770-429-2100
 Cherokee County Water 770-479-1813
 Natural Gas:
 Go to www.psc.state.ga.us-- to choose your provider
 Atlanta Gas Light 770-994-1946
 Trash Service:
 Santek Waste Services / North Metro 770-926-6764
 Trash Taxi 770-975-0926
 Direct TV 855-966-2985
 XFinity 770-814-6416
 ATT-Uverse 800-288-2020

PUBLIC SCHOOLS

www.cherokee.k12.ga.us

Cherokee County Board of Education 770-479-1871

Clark Creek Elementary Stem Acad. 770-721-5800
3219 Hunt Rd.
Acworth GA 30102

E.T Booth Middle School 770-721-5500
6550 Putnam Ford Dr,
Woodstock, GA 30189

Etowah High School 770-721-3120
6565 Putnam Ford Dr,
Woodstock, GA 30189

PRIVATE SCHOOLS

Furtah Preportory School
Mount Paran Christian 770-578-0182
North Cobb Christian 770-975-0252

CHILDCARE

Goddard School 770-516-0880
Primerose Academy-Wade Green 770-419-8001

HOSPITALS

Northside Cherokee Hospital 770-720-5100
Wellstar Kennestone Hospital 770-793-5000
Children's Healthcare of Atlanta 404-785-5437

GOVERNMENT INFORMATION

www.cherokeega.com

Cherokee Co. Chamber of Commerce 770-345-0400
 Cherokee County Sheriff's Dept 678-493-4200
 Cherokee Co. Fire Dept. 770-529-9895
 Emergency Dispatch 911
 Depart. of Driver Services 678-413-8400
 Auto Tags 678-493-6400
 Tax Assessor Services 678-493-6400
 Voters Registration 770-479-0407

RECREATION

Cherokee Recreation Parks Agency 770-924-7768
 (www.crpa.net)
 Noonday Creek Park 770-591-3160
 Kennesaw Mountain National Park 770-427-4686
 Six Flags Over Georgia 770-948-9290
 White Water Park 770-424-9283
 Red Top Mountain State Park

HOA

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