



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



CHELSEA

Chelsea boasts charming new townhomes situated perfectly between Holly Springs and Woodstock, both only 3 miles away. Located on E. Cherokee Drive right at Main Street, residents will enjoy great local shopping and dining as well as the fun to be had with downtown activities, festivals, concerts and more. Our location gives fast access to major highways and a commute to key business areas. Inside the community you'll find sidewalk-lined streets and plenty of curb appeal in our craftsman-style townhomes, each offering open-concept floorplans and wonderful finishes. Discover an easy lifestyle at an affordable price at Chelsea.

770.680.3712 | Chelsea@smithdouglas.com



SCHOOLS

- Johnston Elementary School
- Mill Creek Middle School
- River Ridge High School



RECREATION

- Cherokee County Aquatic Center
- The Valley Playground
- JJ Biello Park
- The Golf Club at Bradshaw Farm



DINING

- Marco's Pizza
- Sidelines Bar & Grill
- Marlow's Tavern
- Freight Kitchen & Tap



Smith Douglas Homes Presents

CHELSEA

AVAILABLE HOMES

The Oxford J
124 Madison Bend
Homesite 88

3 BD, 2½ BA, 1,933 Sq. Ft. – Spacious floorplan with kitchen open to fireside family room - Large island in kitchen with 42” cabinets and granite countertops – Pendant lights over island - Durable vinyl plank floors - 2nd floor laundry – Elegant owner’s suite with large walk-in closet - Garden tub and separate shower in owner’s bath

\$276,670*
Ready November!
GAMLS 8833730
FMLS 6762049

The Oxford N
126 Madison Bend
Homesite 87

3 BD, 2½ BA, 1,897 Sq. Ft. – Open main floor with kitchen open to fireside family room - Large island in kitchen with 42” cabinets and granite countertops – Pendant lights over island - Durable vinyl plank floors - 2nd floor laundry – Elegant owner’s suite with large walk-in closet - Garden tub and separate shower in owner’s bath.

\$275,370*
Ready November!
GAMLS 8833710
FMLS 6762031

The Oxford N
128 Madison Bend
Homesite 86

3 BD, 2½ BA, 1,897 Sq. Ft. – Spacious floorplan with kitchen open to fireside family room - Large island kitchen with 42” white cabinets and granite countertops – Pendant lights over island - Durable vinyl plank floors – Elegant owner’s suite with large walk-in closet - Large tile shower with linen closet in owner’s bath.

Under Contract!
Ready November!
GAMLS 8833709
FMLS 6762030

The Oxford G
130 Madison Bend
Homesite 85

3 BD, 2½ BA, 1,933 Sq. Ft. – Spacious floorplan with kitchen open to fireside family room - Large island in kitchen with 42” cabinets and granite countertops – Pendant lights over island - Durable vinyl plank floors - 2nd floor laundry – Elegant owner’s suite with large walk-in closet - Garden tub and separate shower in owner’s bath

\$279,070*
Ready November!
GAMLS 8833703
FMLS 6762029

The Oxford H End Unit
137 Madison Bend
Homesite 05

3 BD, 2½ BA, 1,897 Sq. Ft. – Open main floor with kitchen open to fireside family room - Large island in kitchen with 42” white cabinets and granite countertops – Pendant lights over island - Durable vinyl plank floors - 2nd floor laundry – Elegant owners suite with large walk-in closet, large shower with separate garden tub and double vanity sink.

\$287,270*
Ready January!
GAMLS 8854635
FMLS 6779415

The Oxford J
139 Madison Bend
Homesite 06

3 BD, 2½ BA, 1,933 Sq. Ft. – Oversized family room with corner fireplace open to kitchen with 42” cabinets and granite countertops – Pendant lights over island- Durable vinyl plank floors – 2nd floor laundry – Elegant owners suite with large walk-in closet - Spa like bath with large tile shower and double vanity sink

\$276,980*
Ready January!
GAMLS 8854799
FMLS 6779561

The Oxford K
141 Madison Bend
Homesite 07

3 BD, 2½ BA, 1,897 Sq. Ft. – Spacious floorplan with kitchen open to fireside family room - Large island kitchen with 42” cabinets and granite countertops– Pendant lights over island - Durable vinyl plank floors – Elegant owner’s suite with large walk-in closet - Large shower with linen closet and double vanity sink in owner’s bath.

\$270,235*
Ready January!
GAMLS 8854665
FMLS 6779444

The Oxford A
143 Madison Bend
Homesite 08

3 BD, 2½ BA, 1,933 Sq. Ft. – Oversized family room with corner fireplace open to kitchen with 42” cabinets and granite countertops – Pendant lights over island- Durable vinyl plank floors – 2nd floor laundry – Elegant owners suite with large walk-in closet - Spa like bath with large shower, garden tub and double vanity sink

\$275,980*
Ready January!
GAMLS 8854664
FMLS 6779443

The Oxford G
145 Madison Bend
Homesite 09

3 BD, 2½ BA, 1,933 Sq. Ft. – Oversized family room with corner fireplace open to kitchen with 42” cabinets and granite countertops – Pendant lights over island- Durable vinyl plank floors – 2nd floor laundry – Elegant owners suite with large walk-in closet - Spa like bath with large shower, garden tub and double vanity sink

\$276,580*
Ready January!
GAMLS 8854783
FMLS 6779546

The Oxford H End Unit
147 Madison Bend
Homesite 10

3 BD, 2½ BA, 1,897 Sq. Ft. – Spacious floorplan with kitchen open to fireside family room - Large island kitchen with 42” cabinets and granite countertops– Pendant lights over island - Durable vinyl plank floors – Elegant owner’s suite with large walk-in closet - Large shower with linen closet and double vanity sink in owner’s bath.

\$285,675*
Ready January!
GAMLS 8854784
FMLS 6779547

*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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CHELSEA

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Smooth ceilings, nine foot plate main floor on two story plans
- 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 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

SPACIOUS KITCHENS

- Black Frigidaire appliances: electric range, dishwasher and microwave
- Granite counter tops
- Flush mount LED lights
- 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 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 3-tab roof shingles

LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites with sodded yards
- Fiber cement siding with 50 year warranty
- 8' x 8' Concrete patio or deck (per plan)
- 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.

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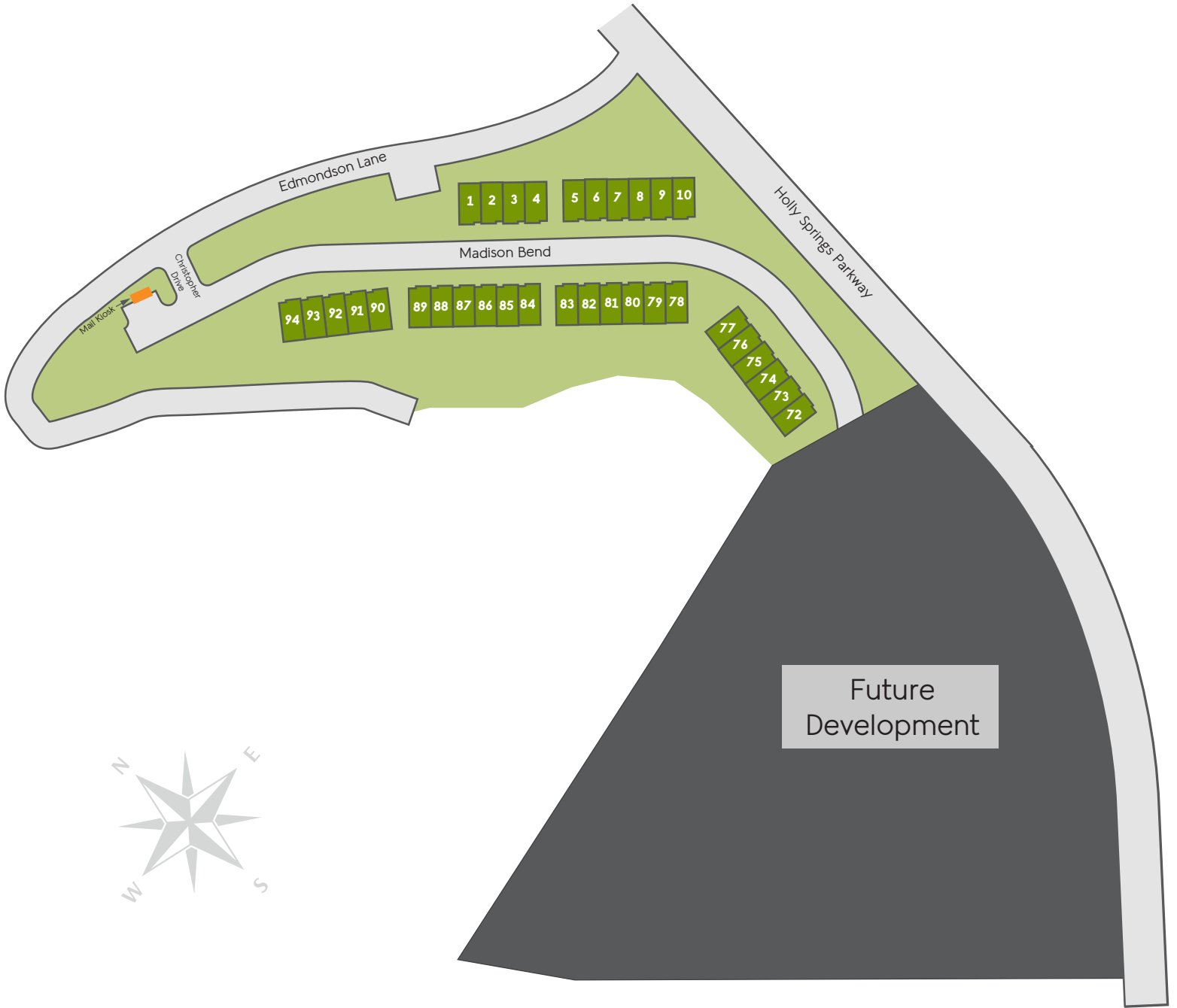
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