



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



SOUTHLAWN

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.

470.239.8380 | Southlawn@smithdouglas.com



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

AVAILABLE HOMES

The Cambridge K
251 Bahia Street
Homesite 36

4 BD, 2.5 BA, 2,372 sq. ft.- Be one of the first to own a single family home in south lawn, a work, live, play community in downtown Lawrenceville! Open foyer that flows into a spacious I-shaped kitchen with granite island and a view to the dining area/family room. Open owner's suite on the main with double vanity/large zero entry tiled shower. Great flexible loft space upstairs.

\$347,990*
Ready Now!
GAMLS 8715585
FMLS 6663793

The Montgomery L
241 Bahia Street
Homesite 35

4 BD, 2.5 BA, 2,196 sq. ft. - Beautifully bricked front exterior. Open family room with fireplace that opens to the kitchen. A large quartz covered island is your first focal point, then 42" cabinets that surround the kitchen topped in quartz. Private formal dining or flex room. Airy owner's suite upstairs with a large walk-in closet and double vanity/separate garden tub and tiled shower!

Under Contract!
Ready Now!
GAMLS 8715584
FMLS 6663792

The Cambridge J
261 Bahia Street
Homesite 37

4 BD, 2.5 BA, 2,372 sq. ft.- Open foyer, covered porch and just a short walk to downtown L'ville. Kitchen with Granite Island and a view to the Dining Area/Family Room. Open Owner's Suite on the Main with Double vanity/Large tiled Zero entry Shower with bench to wash your day off! Large Closet! Great flexible loft space upstairs.

Under Contract!
Ready Now!
GAMLS 8712184
FMLS 6735184

*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.

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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
- Choice of designer lighting finishes
- 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 countertops
- Durable, low-maintenance laminate countertops
- Stainless steel under mount double sink with sprayer
- Flush mount led lights
- 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)
- 12 lite insulated front door
- 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
- 10' x 12' 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.

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BASE PRICE SHEET

The Montgomery 4 Beds / 2.5 Baths Approx 2,196 Sq. Ft. Priced From \$294,900 / \$301,900 Focal

With a rear-entry garage and stately curb appeal, the Montgomery wraps classic home design around a modern, well-apportioned interior. A welcoming front porch and rear covered patio are perfect for indoor/outdoor living, while the large open-concept family room and kitchen with large center island make entertaining a breeze. Upstairs, you'll find four bedrooms, including a large, private owner's suite with walk-in-closet and en-suite bath, as well as a conveniently-located full laundry room and cozy loft space for work or play.

The Cambridge 4 Beds / 2.5 Baths Approx 2,372 Sq. Ft. Priced From \$302,900 / \$308,900 Focal

Featuring a rear-entry garage as well as first-floor owner's suite with two walk-in-closets, the Cambridge plan has single-level living with extra space upstairs almost down to a science. A large open-concept family room, dining area and kitchen with center island as well as a covered back patio and first-floor laundry room complete the picture. Upstairs, you'll find three extra bedrooms, two with walk-in-closets of their own, as well as an expansive and intelligently divided loft area perfect for both work and play.

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