



Smith Douglas Homes Presents

FARMINGDALE ESTATES

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 and powder room or bedroom with an en-suite bath.

The Buffington A	\$210,900	The Buffington D	\$211,900
The Buffington B	\$211,900	The Buffington E	\$209,900
The Buffington C	\$210,900	The Buffington F	\$212,900

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 rear 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 A	\$205,900	The Carlyle D	\$207,900
The Carlyle B	\$205,900	The Carlyle E	\$206,900
The Carlyle C	\$204,900	The Carlyle F	\$204,900

The Cochran

4 Beds / 2.5 Baths

Approximately 2,099 Sq Ft

You'll be greeted by the Cochran with a covered front porch entry that opens to a welcoming dining room, or library 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. A bright and spacious laundry room and a compartmentalized secondary bath complete the package.

The Cochran A	\$200,900	The Cochran D	\$202,900
The Cochran B	\$202,900	The Cochran E	\$201,900
The Cochran C	\$199,900	The Cochran F	\$199,900

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QUALITY | INTEGRITY | VALUE



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205.306.9423



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BASE PRICE SHEET

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 eating bar overlooks the spacious family room. This entire open living area can be further expanded by choosing a second dining area or study instead of a third bedroom. 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 A	\$189,900	The Lanier D	\$191,900
The Lanier B	\$190,900	The Lanier E	\$194,900
The Lanier C	\$191,900	The Lanier F	\$192,900

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 A	\$185,900	The Pruitt D	\$186,900
The Pruitt B	\$185,900	The Pruitt E	\$186,900
The Pruitt C	\$187,900	The Pruitt F	\$184,900

The Vinings

3 Beds / 2 Baths

Approximately 1,819 Sq Ft

Beautiful curb appeal and a welcoming covered front porch are what makes the Vinings plan stand out. Walking inside the home is a large dining room and open family room with kitchen breakfast bar. A split bedroom layout allows privacy in the comfortable owner's suite, which boasts a large walk-in closet, as well as in the secondary bedrooms. This home features an optional 2nd floor bonus room perfect for hobbies or a tucked away play room.

The Vinings A	\$199,900	The Vinings D	\$200,900
The Vinings B	\$200,900	The Vinings E	\$202,900
The Vinings C	\$201,900	The Vinings F	\$203,900

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