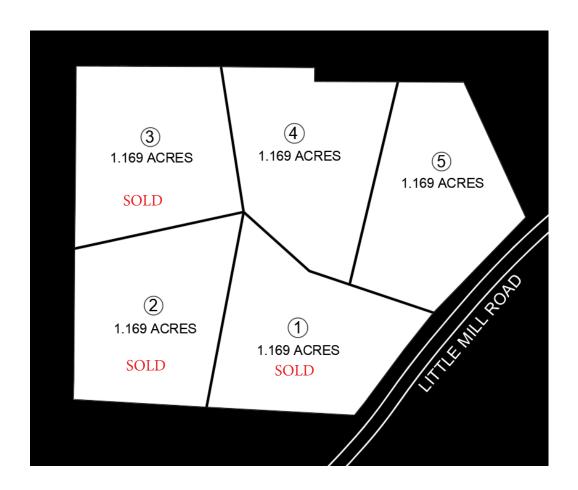


### LITTLE MILL





## Lot Plan Selection

## LITTLE MILL

Available Lots

## Homes Almost Complete, For Sale NOW!

Lot	Plan	Basement or Slab	Acres	Price	Address
1	Sawnee	Slab	1.169	SOLD	8855 Little Mill Road
2	Savannah	Slab	1.169	SOLD	8865 Little Mill Road
3	Savannah	Slab	1.169	SOLD	8875 Little Mill Road
4	Savannah	Slab	1.169	\$720,000	8885 Little Mill Road
5	Sawnee	Slab	1.169	\$699,000	8895 Little Mill Road



# LITTLE MILL

#### Community Features

- ≼ Light HOA" to Cover Maintenance of Retention Ponds and Private Street
- ★ Large Home Sites
- ❖ Professionally Landscaped and Sodded Lawns

#### Interior Details

- 🛪 9' Ceilings Throughout Home
- ★ Lever Door Hardware
- ★ Wood Burning Fireplaces with Gas Starters
- ≺ Upgraded Lighting Package

- ❖ Premium Sherwin Williams Paint
- Ventilated Shelving in Closets and Pantry
- ⊀ Laundry Room Sink\*
- ❖ Powder Room with 8" Spread Faucets

### Kitchen

- ★ Stone Countertops
- High-End Stainless Steel Appliances including Gas Cooktop, Convection Oven/Convection Microwave Combo, Vent Hood, and Stainless Steel Tub Dishwasher
- ⋠ Farmhouse Sink
- ≼ Subway Tile Backsplash
- ★ Disposal

#### **Master Suite**

- ★ Large Shower with Frameless Shower Door
- ★ 8" Spread Faucets
- ≺ Ceramic Tile Floors and Surround

### Bedrooms and Baths

- ★ Ceramic Tile Floors and Surround

#### **Exterior Details**

- ★ Modern Farmhouse Concrete Siding with 25-Year Warranty
- ★ All Exterior Trim Non-Rot Cement Material
- ❖ Poured Concrete Foundations
- ≺ Two Exterior Hose Bibbs
- ★ Exterior Flood Light on Rear and Front of Home
- ★ Aluminum Gutters and Downspouts on Front and Rear
- ★ Insulated Garage Door with Openers
- ❖ 2 Coach Lights at Garage Doors
- ★ Covered Rear Porch with Ceiling Fan

### **Energy-Saving Features**

- ≺ Low-E Vinyl Windows
- ≺ House Wrap
- ★ 14 SEER High Efficiency Air Conditioning with Programmable Thermostat
- Leased, Buried Propane Tank Fueling Furnace, Cooktop, and Fireplace Starter

### Warranty Program

- ★ Thorough Homeowner Orientation Prior to Closing
- ❖ 2-10 Year Limited Warranty

\*On Select Plans

All information believed to be accurate but not warranted. Pricing and specifications subject to change without notice. Sales and Marketing by Keller Williams Chattahoochee North. Equal Housing Opportunity.