



We Brought Value Back Home
www.odwyerhomes.com

INTRODUCTORY PRICING

COOKS FARM

"ACTIVE" ADULT LIVING
October 18, 2022
BROKER CO-OPS INVITED

KILLARNEY (WITH COVERED ENTRY)	A1-1	3BR/2BATH	\$486,100
	B1-1	3BR/2BATH	\$485,100
	D1-1	3BR/2BATH	\$488,100
	F1-1	3BR/2BATH	\$490,100
KILDARE (WITH FRONT PORCH)	B1-1	3BR/ 3 BATH	\$498,600
	D1-1	3BR/ 3 BATH	\$501,600
	F1-1	3BR/ 3 BATH	\$503,600
NEWPORT (WITH FRONT PORCH)	B1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$509,500
	C1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$516,500
	D1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$512,500
	F1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$514,500
ROSSMORE (WITH FRONT PORCH)	A1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$529,300
	B1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$528,300
	C1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$535,300
	D1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$531,300
	F1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$533,300
CAVAN (WITH COVERED ENTRY)	A1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$534,000
	B1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$533,000
	D1-1	3BR/3BATH AND LOFT, (LOFT FINISHED THROUGH DRYWALL)	\$536,000

ELEVATION DESCRIPTIONS

"B" ELEVATIONS - MOSTLY SIDING FRONT W/ BRICK FOUNDATION W/ UPGRADE FEATURES

"C" ELEVATIONS - MOSTLY BRICK FRONT W/ REAL STONE AND SOME SHAKE OR SIDING

"D" ELEVATIONS - MOSTLY BRICK ELEVATION, SIDING AT GARAGE FRONT

"F" ELEVATIONS - CULTURED STONE FOUNDATION W/ SIDING

BASEMENTS AVAILABLE for an additional \$74,900

FOR INFORMATION CALL HELENA AT 678-386-3270 OR EMAIL COOKSFARM@ODWYERHOMES.COM

WWW.ODWYERHOMES.COM

ASK OUR REPRESENTATIVE ABOUT OUR OTHER COMMUNITIES (ALL CURRENT COMMUNITIES):

NORTH FULTON	FINDLEY ROAD	FROM THE \$700'S	678-429-8994
COBB	NICKAJACK RETREAT	FROM THE \$800'S	678-429-8994
	COLLECTION AT VININGS	FROM THE HIGH \$400'S	678-429-8994
CHEROKEE	VILLAS AT PRESLEY LAKE	FROM THE \$500'S	404-731-9597
	COOKS FARM	FROM THE HIGH \$400'S	678-386-3270
DEKALB	COLLECTION AT EAST LAKE	FROM THE HIGH \$400'S	770-865-7771
FORSYTH	CHATTahoochee RESERVE	FROM THE \$600'S	678-429-8994 or 770-865-7771
	VILLAS AT BETHELVIEW	FROM THE MID \$500'S	678-386-3270



PRICES AND TERMS SUBJECT TO CHANGE WITHOUT NOTICE
MONTHLY HOA DUES - \$198 PER MONTH



COOK'S FARM STANDARD FEATURES



Community Characteristics

- Private back yards
- Club house, Pavilion, Pickle Ball, Community Garden, Dog Park, Walking Trails, Picnic Area, Firepit and Passive Park
- Traditional and craftsman exteriors
- Front porches per plan
- Beautiful curb appeal
- Sodded front and back yards with planting areas
- Professionally designed landscaping
- Underground utilities
- Low Maintenance exteriors
- Decorative mailbox station
- Streetlights
- Landscaped common areas

Special Features

- Trey Ceilings and Vaults per plan
- Comfort Living Features including wider doorways, one step less entry to home (per lot conditions), bracing for grab bars in shower and raised electrical outlets
- Extensive trim package with 7 1/4 base trim first floor and crown moulding, (per plan) in common areas
- 2 panel smooth doors with levered shaped handles
- Trey ceiling with crown moulding in foyer per plan
- Trey or coffer ceiling in dining room
- Fireplace with gas logs and slate, marble or tile surround with wood mantel
- Pre-wiring for telephone/cable
- Concrete patio or deck per plan
- Large closets with ventilated shelving
- 220V electrical connection in utility areas
- Two exterior water faucets
- Dead bolt locks on exterior doors
- All bedrooms prewired for overhead lights
- Flood light at front
- Designer lighting allowance through Progressive Lighting
- Aluminum gutters and downspouts
- Security system pre-wire all doors
- Smoke detectors (per code)
- Smooth finish ceilings
- One -year workmanship warranty
- 8-year structural warranty provided by RWC

- A pest control system and Borate termite/mold treatment installed by "PestBan" on ground level stud walls, resulting in no airborne chemicals to keep the family and pet's safe

Construction Features

- Monolithic concrete slab with gravel
- Architectural fiberglass shingles with lifetime warranty
- Hydrostatically tested plumbing feature Opnor waterlines with 25-year limited warranty
- Weatherproof electrical outlet at front and back
- Engineered floor trusses to ensure level, quiet floors
- Tongue and groove floor decking glued and screwed to joist
- Framed and insulated perimeter of foundation walls in basements
- 9' first floors with volume ceilings in common areas, 8' second floor height
- "Amana/Goodman" air conditioner sized per plan 14.5 seer
- Passive soil gas reduction systems
- Six scheduled meetings with builder:
 - Site walk
 - Plan review
 - Frame walk
 - Pre-closing orientation
 - 30-day post-closing review
 - 11-month post-closing review

Energy Saving Features

- High efficiency zoned 92% gas furnace
- R-20 Foam insulation at roof line in attic for a more energy efficient home with reduced operating costs and superior savings
- R-13 frame wall insulation
- High efficiency, thermostatically controlled central heat and air conditioning
- Insulated exterior doors with weather stripping
- Vinyl windows with low E glass
- Sealed infiltrations resistant ductwork
- Electric 50 -gallon hot water heater (Per plan)
- Energy certified Inspections by a third party
- Energy certified Seal Package
- Two Energy certified tests performed by third party inspectors

Flooring

- Pre-finished wood floors in the foyer, kitchen, dining, great room and garage hall
- Armstrong vinyl floor in laundry, pantry and guest suite bath floor
- 5.5 rebound pad for luxury and comfort
- Tile floors in the master and hall baths

Kitchen

- Granite counter tops and tile backsplash
- Premier stainless-steel appliances which include a slide in double oven, (convection and self-cleaning) and a five-burner gas cooktop, dishwasher, and microwave
- Under mount double bowl stainless steel sink with pull out Delta faucet
- Large kitchen work area
- Quality flat panel maple kitchen cabinets
- Crown molding on cabinets
- Water line to refrigerator with recessed ice maker connection
- Garbage disposal

Bathrooms

- Cultured marble vanities in master bath with chrome Delta fixtures
- Granite vanity tops in hall bath
- Cultured marble vanities in guest suite
- Raised /tall vanities in all baths
- Luxurious, tile, step less walk-in shower in master bath with two shower heads and seat
- Over-sized mirrors
- Exhaust fans vented to outside (per plan)
- Ground fault circuits for safety
- Tile surrounds in tub enclosures in secondary baths
- Built in media charging station in master bathroom

O'Dwyer Homes, in its sole discretion, reserves the right to modify and change these features in order to improve the homes. This brochure is for information only and is not part of a legal contract and is subject to errors, omissions and change. 4.5.22



*Personalize Your Home. We have 1000+ Options.
Listed Below Are Our Most Popular Selections.*



Outdoor Living

- Covered deck with wood picket rail, prewired for ceiling fan.
- Covered deck with private knee wall, prewired for ceiling fan
- Additional deck space per community
- Deck stairs per community
- Woodburning outdoor fireplace with scalloped valance, beadboard walls & faux coffered ceiling on the covered deck
- Gas log outdoor fireplace with scalloped valance, board and batten walls & faux coffered ceiling on the covered deck
- Screened in porch with aluminum door
- Screened porch from the basement- includes a door, prewired for a ceiling fan (requires dry below)
- Under deck system
- Patio fire pit per community
- Covered patio fireplace - wood burning, stone hearth & surround with a stone mantle
- Gas log fireplace with stone hearth & surround with a stone mantle
- Add additional concrete to the driveway or patio
- Stained concrete on patio or front porch
- Stone pavers on stoop or porch
- True brick pavers on stoop or half porch
- Outdoor living room per plan
- Entry porch, 1/2 porch, full porch
- Fencing
- Sprinkler system for sodded areas

Cabinets, Appliances, & Faucets

- Multiple appliance options
- Stainless steel gourmet chimney hood
- Upgraded cabinet chimney hoods
- Butler's pantry
- Wet bar
- Pet feeder drawer
- Pots & Pans drawers
- Trash bin receptacles
- Deco panels & glass doors
- Island breakfast counter
- Double stack wall cabinets
- Wine rack
- Laundry cabinets
- Painted and upgrade cabinet finishes
- Cabinet pulls and knobs

Structural Options

- Additional one car garage per community
- Media room per plan
- 3rd story retreat per plan
- 3rd story retreat bath per plan
- Larger bedrooms
- Sunroom/Keeping room per plan
- Additional bathrooms per plan
- Finished loft per plan
- Basement finishes

Internet/WiFi & Other Electrical Upgrades

- Upgraded lighting
- Ceiling fan prewire
- Eco efficient electric car charging outlet pre-wire
- Smart/Wi-Fi garage door openers
- Smart/Wi-Fi entry locks
- Smart/Wi-Fi thermostats
- Additional outlets
- Floor outlets
- CAT 6 outlet
- Network outlets
- Security System with smart house ready Wi-Fi hub

Exterior

- Large selection of upgrade doors
- Tri-fold and triple sliding doors are available
- Several elevation options

Fireplaces, Interior Trim & Interior Doors

- Linear gas fireplaces with stylish surrounds
- Coffered and faux coffered ceilings
- Bench storage and phone charging stations at our entry doors
- Shiplap siding wall accents
- Detailed upgrade trim at the foyer
- Craftsman, premier or elite trim package
- Add crown molding per room
- Bookshelves
- 8-foot doors
- Traditional and rustic barn doors

Decorative Kitchen and Bath Plumbing Upgrades

- Upgraded faucets in brushed stainless, polished nickel, champagne, and black
- Water purifier faucet
- Ceramic, stainless or copper farm sinks
- Pot filler options
- Raincan shower heads
- Several freestanding tub options
- Frameless shower doors
- Laundry sinks
- Pet washing station

Master Suite Upgrades

- Upgrade to premium closet system
- Full body mirrors

NOT ALL OPTIONS ARE AVAILABLE PER PLAN AND COMMUNITY

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Comfort Living Features



Special Features

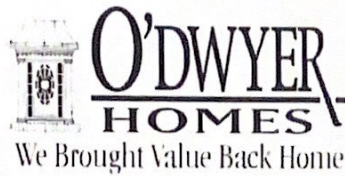
- Block for grab bars @ Master commode and all 1st floor showers @ 36" AFF.
- One programmable thermostat installed at 5' AFF.
- Outlets installed at 24" AFF
- Standard and hand held shower heads in Master bath.
- 30" x 40" access space in guest bath.
- Step less walk-in shower with wide entry and seat (no shower door) in Master bath.

Energy Certified

- Constant fresh filtered air reduces indoor pollutants, dust, pollens and other allergens.
- Our insulation, subfloors, cabinets, shelves and countertops are formaldehyde free.
- We feature low VOC carpeting and carpet pad among other healthy features.
- Reduced leaks and drafts with energy seal.
- Spray foam insulation insures more consistent temperatures.
- Quality systems for peace of mind.

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Why O'Dwyer Homes should be Your Builder

- We are a highly respected home builder, in business for 30 years, with an excellent reputation throughout the Atlanta community.
- We are Energy Certified. This can result in an average of 20% annual savings* on utility bills over existing homes.
- We strive for continuous improvement. We are a "Lean Builder" and use state of the art products designed for efficiency. By streamlining our building products and processes, we are able to reduce the overall costs of building new homes without sacrificing quality. This savings is passed directly to our buyers.
- Our community sales offices are staffed with professional, courteous licensed New Home Specialists who are there 5 days a week or by appointment.
- We are committed to outstanding customer service creating peace of mind.
- We are passionate about providing each Homebuyer with a positive building experience. We continue to emphasize, train and insist that every Builder, every New Home Specialist and every employee always keep the satisfaction of the Homebuyer as their number one priority.
- We have relationships with several Preferred Lenders who present some of the most competitive programs. We also contribute to closing costs if one of these lenders is used.
- We stand behind every home we build. All the homes we build come with a one year builder warranty and an 8-year structural warranty.
- We have a comprehensive Design Center with a variety of quality products and designer selections and the ability to personalize to create your dream home.
- Our customers have a minimum of six meetings before closing: Site walk, Plan Review, Frame Walk, Pre-closing Orientation, 30 Post Closing Review and 11-month Post Close Review to ensure happy Homeowners.
- All Homes include an in-wall tubing system and Borate termite/mold treatment installed by Pestban.
- O'Dwyer Homes is a Certified Professional Homebuilder, the highest standard in Atlanta Homebuilding.

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The above information is believed accurate but not warranted and is subject to errors, omissions and change.

* Results can vary depending on individual lifestyles and climatic region.