

Courtyards at Hickory Flat Features

THOUGHTFULLY DESIGNED EXTERIORS

Charming front porches or covered entries
30-year dimensional roof shingles
Architectural detail featuring queen size brick, siding, board and batton, and/or synthetic stone, per elevation
Fully finished 2-car garage
Low-maintenance garage door, chain drive opener and two remotes
Double-paned Low-E insulated vinyl tilt-out windows for energy savings and easy cleaning
Low-maintenance vinyl shutters
Concrete patio
Landscape package
Termite baiting system
Two hose bibs
PPG Porter Acry-Shield Gloss Exterior 100% acrylic house paint on doors and shutters
PPG Speedhide Exterior semi-gloss 100% acrylic house paint on wood fascia, trim and soffit, “syn” board trim
PPG Perma-Crete high build flat 100% acrylic house paint on cementitious siding
3000 PSI – 4” thick concrete approach, driveway, sidewalk and stoop (per elevation)
Adjustable thresholds on exterior doors

BEAUTIFULLY APPOINTED INTERIORS

9 ft. smooth ceilings on the main level
7 1/4” baseboard molding throughout main level (except garage)
2-piece crown molding in foyer, kitchen, dining room, family room and owner’s bedroom
Resilient 5” luxury vinyl plank flooring in foyer, kitchen, dining room, family room, rear hall from garage, laundry room, secondary baths, office and storage room (the look of wood without the high maintenance)
Interior 2-panel hardwood doors with smooth finish, cased and trimmed (per plan)
42” direct vent fireplace with slate surround
Quality Shaw carpet in bedrooms
Lighting allowance from Progressive Lighting – choose from a vast array of lighting options to illuminate your home
Flush mount LED lighting in kitchen, family room, dining room, storage, closets, pantry and all halls (except foyer)
Two coats (includes primer coat) of flat latex Sherwin Williams wall paint in choice of one of seven colors
All bedrooms, media room, study, office and family room wired and braced for ceiling fans
Satin nickel door hardware including lever handles
Ventilated shelving in bedrooms, pantry, linen closet and laundry room
Interior walls, ceilings and garage walls feature 1/2” sheetrock with smooth finish

GOURMET KITCHENS

Whirlpool stainless steel appliances including freestanding range, microwave and dishwasher
Pre-plumb for icemaker
Spacious islands with built-in storage (per plan)
Level A & B quartz or granite countertops with tile backsplash
42” Dublin by Legacy Cabinets available in a variety of painted finishes
Badger 1/3 horsepower disposal
Undermount Dayton stainless steel equal-bowl kitchen sink
Spot resistant stainless Moen faucets

BATH FEATURES

Tiled shower with marble corner shelf in owner’s bath
Hand-laid tile flooring in owner’s bath
Quality Moen chrome faucets
Dublin by Legacy Cabinets available in a variety of painted finishes
Savoy cultured marble vanity tops
Porcelain oval undermount sink(s)
Comfort Height elongated water-saving toilets
Low-maintenance luxury vinyl plank flooring in secondary baths

OTHER

Engineered tongue and groove floor decking with 50-year limited warranty
Floor decking glued, screwed and nailed
Reinforced concrete foundations
Electric washer/dryer connections
150 AMP electrical service (per plan)
14 SEER AC with gas furnace
PEX plumbing lines
Electric water heaters
Hot water recirculating system
Wireless security/home automation touchscreen control panel; all exterior doors to be wirelessly connected; includes 2 wireless detectors (glass break or motion). System can be expanded with a variety of smart home capabilities.
Wire and trim three media jacks – in choice of locations
Whole house sealant package
3rd party inspection for energy efficiency performance
Smoke detectors and carbon monoxide detectors
R38 insulation in ceiling and sloped area
R19 insulation in garage with living area above
R13 insulation in exterior walls

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Information is believed accurate but is not warranted. Subject to errors, changes and omissions.



Courtyards at Hickory Flat Amenity Center

Clubhouse, Pickleball Courts and Dog Park



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Image shown is an artist's rendition. Development plans are in progress and subject to change without notice. No guarantees are made regarding any component not yet constructed. Information is believed accurate but is not warranted. All locations are approximate.

Homeowner's Association

\$645 Initiation & \$215 Monthly Fee



YOUR HOA FEES WILL COVER:

- Professional Landscape Maintenance of Common Areas to include Mowing, Edging, Fertilizing, Weeding, and Seasonal Pinestraw and Flowers
- Professional Landscape Maintenance of Lawns to include Mowing, Edging, Fertilizing, Weeding, and Seasonal Pinestraw
- Clubhouse Maintenance
- Pickleball Court and Dog Park Maintenance
- Common Area Utilities
- Garbage Collection
- Common Area Insurance
- Reserves



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Approved Lenders



CAPITAL CITY HOME LOANS

www.cchl.com

Gail Rudel

(O) 678-226-2237

(Cell) 404-944-2114

grudel@cchl.com

Wade Stephens

(O) 678-226-7592

(Cell) 404-317-9821

wstephens@cchl.com

BANK SOUTH MORTGAGE

www.banksouthmortgage.com

Joy Brown

(Cell) 770-827-6746

(Fax) 770-685-6809

jbrown@banksouth.com

Kristy Ragsdale

(Cell/Office) 770-652-4727

(Fax) 678-551-7134

kragsdale@banksouth.com

HOMEOWNERS FINANCIAL GROUP

homeownersfg.com / cameronwalters@homeownersfg.com

Cameron Walters

(O) 678-893-6403

(Cell) 404-849-9608

cwalters@homeownersfg.com

SUPREME LENDING

www.jeff-hart.com

Jeff Hart

(O) 678-495-2800

(Cell) 770-315-9736

jeff@jeff-hart.com



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“ALTOGETHER MORE” FOR OVER 50 YEARS STRONG!

Locally-Owned and Operated



Courtyards at Ebenezer is just one of the successful 55+ communities Traton has built in the metro-Atlanta area.

Our commitment to building quality homes began in 1971 when two brothers, Bill and Milburn Poston, founded Traton Homes. From the very beginning, Traton was formed on strong family principles...even the name of the company was created from a combination of family names. Over the past five decades, Traton Homes has continued to raise the bar through our commitment to building high quality homes of exceptional craftsmanship and value. Today, the second generation of Traton Homes is proud to continue that tradition. Thank you for visiting our community. We look forward to having you as part of the Traton family of homeowners.



Our first home in 1971.



Traton Founders, Milburn and Bill Poston with sons Chris and Clif Poston.





TRATON
HOMES®
SINCE 1971

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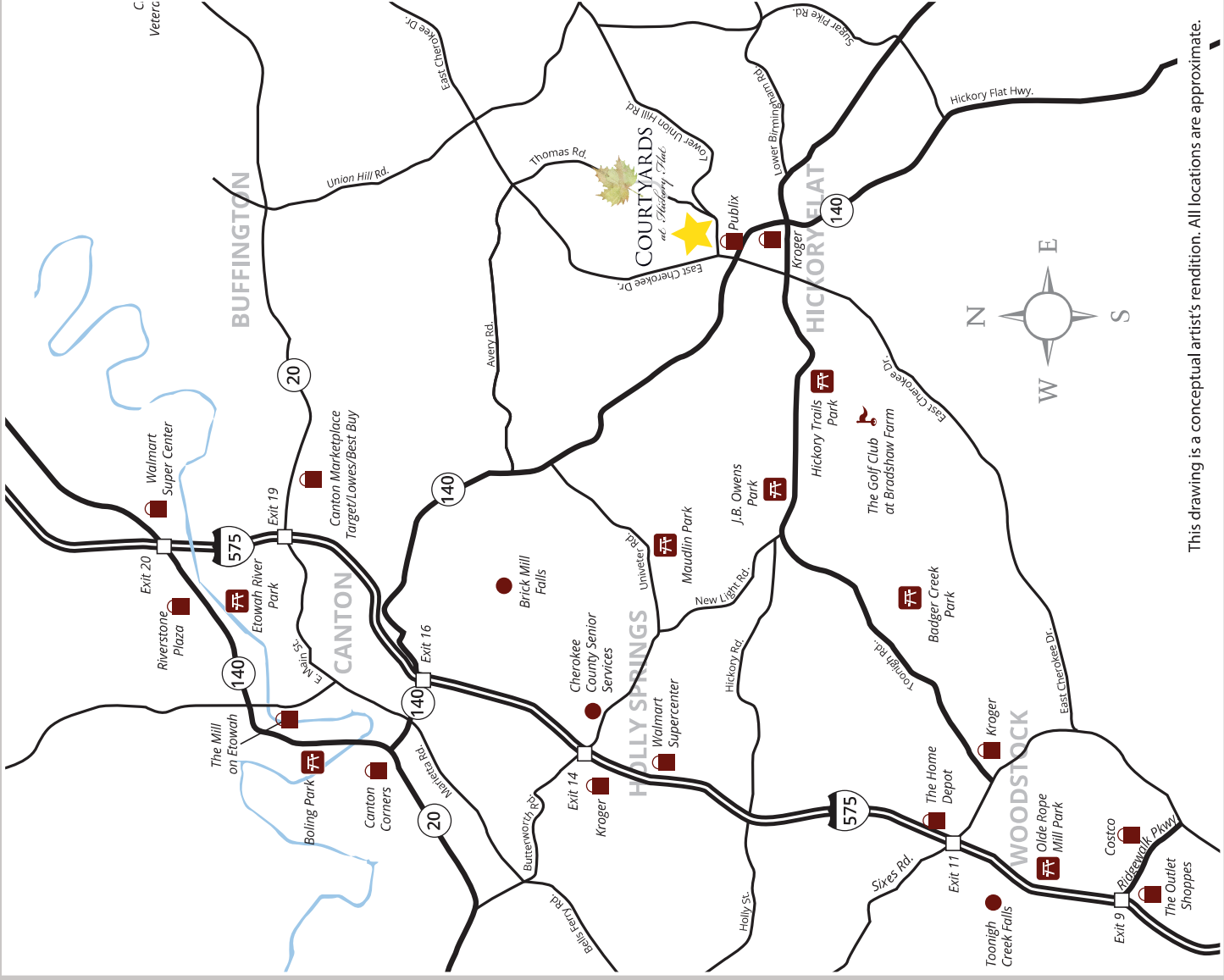
Courtyards at Hickory Flat is located at
433 Lower Union Hill Road
Canton, GA 30115



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This drawing is a conceptual artist's rendition. All locations are approximate.