

THE ARTISAN *at Victory*

Active Adult Ranch Homes in Acworth from the \$400's

FEATURES

Neighborhood Overview

- 40 Homesites Offering Low Maintenance Lifestyles for Ages 55 and Better
- Gated Community with Secure Access
- Convenient to Shopping, Dining, and Healthcare
- Quick Access to Highway 92 and Interstates 75 & 575
- Access to Lake Allatoona Less Than Two Miles Away
- Slab Homesites Available
- Community Garden, Gathering Pavilion, Bocce Ball Courts, and Serene Nature Trail
- Professional Lawn Maintenance Provided

Home Design Features

- Functional Home Plans Designed by Some of Atlanta's Premier Designers
- Modern, Inspired Architectural Designs with 2-Car Garages
- Convenient, one-level living with options to finish additional upper level space
- Elevations Featuring Brick, Board & Batten, Shingles, Painted Brick, and Cementous Siding
- First Floor Ceiling Heights of 9' and 8' upstairs. Special Ceilings Per Plan.
- Professional Landscape Designs per Home, Sodded Lawns with Irrigation

Exterior Design

- Elegantly Refined Exteriors Inspired by Timeless Architectural Styles
- Vinyl Windows, Insulated Glass, Fiberglass Front Doors
- Metal Carriage Style Garage Doors
- 5" Ogee Aluminum Gutters with 3" x 4" Downspouts
- Front Porches on All Plans

Construction Details & Energy Features

- Engineered Floor Systems, Tongue and Groove Subfloors Glued and Screwed in Place for Stability
- Conventional 16" On Center Framing with Engineered Roof Trusses
- 2-10 Home Buyers Warranty Includes 1-Year Workmanship Warranty, 2-Year Systems Warranty and 10-Year Structural Warranty
- Wind and Weather Resistant House Wrap
- Interior Air and Fire Caulk Package
- Lennox 80% AFUE Gas Furnace and 14 SEER High Efficiency HVAC System
- 50-Gallon Gas Hot Water Heater with Water Circulator with Timer
- R-13 in Exterior Walls, R-38 Blown Fiberglass in Ceilings, R-30 in Vaulted Areas, and R-19 in Garage Ceilings
- Programmable Thermostats
- Low-E Double-Pane Glass Windows and Insulated Doors

404-594-3101 | ownartisanatvictory@evatlanta.com
6690 Woodstock Road, Acworth, GA 30102



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FEATURES CONT.

Interior Features

- Durable LVP Flooring in Foyer, Kitchen and Pantry, Dining Areas, and Powder Room, Per Plan
- Ceramic Tile Floors in Master Bath, Secondary Baths, and Laundry Room
- Sherwin Williams Paint on Walls and Ceilings
- Sherwin Williams Semi-Gloss on Interior Trim and Doors
- 4 1/4" Baseboard and 2 1/4" Casing Throughout House
- Crown Moulding in Foyer and Formal Dining Room, Per Plan
- 35" Direct Vent Fireplaces with Gas Logs, Per Plan
- Wire Shelving in Closets and Pantry
- Light Fixture Packages Per Home
- Pre-Wired Security System
- Media Jacks in Master Bedroom, Study, Media and Family Room, Per Plan. Cable TV in Secondary Bedrooms.
- Dual Panel Interior Doors with Brushed Nickel Hinges
- Oak Stair Treads to Upstairs, with Stained Oak Handrails, Per Plan

Kitchen Designs

- 36" Stained Upper Cabinets with Undercounter Lights, Per Plan
- Granite Countertops and Ceramic Tile Backsplash

- Stainless Steel Appliances Include 30" 5-Burner Gas Range with Griddle, Chimney Hood Vent, Microwave Drawer, and Dishwasher
- Stainless Steel Kitchen Sink with Disposal and Chrome Moen Faucet
- Pre-Wired for Two Pendant Lights Over Island and LED Disc Lights, Per Plan

Bath Designs

- Venetian Marble Countertops in All Vanities with Undermount Sink
- Chrome Moen 'Gibson' Model Faucets in All Baths
- Zero-Entry Ceramic Tile Shower Floor and Surround in Master Bath
- Ceramic Tile Floors in Secondary Baths
- Elongated Comfort Height Toilets in All Baths
- Cabinet Sink with Venetian Marble Top in Powder Room, Per Plan
- One-Piece Fiberglass Tub and Shower Combination in Secondary Baths, Per Plan.
- Plate Mirrors in All Baths. Framed Mirror in Powder Room

Homeowner's Association

- Community Dues: \$585/Quarter; \$1,170 Initiation Fee

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