

Holcomb Lake Village

A Brand New Community located in East Cobb Featuring 23 Luxury Ranch and 2 story Homes starting from the \$400's



HOMESITE 1 \$489,900



DECORATED MODEL!

**ASK
ABOUT
SPECIAL
INCENTIVES!**

An Exclusive Neighborhood Designed toward Low Maintenance Living. Ranches and Masters on the Main with Elegant Details including Craftsmanship Trim detailing, Gourmet Kitchens with WOLF APPLIANCE PACKAGE, Luxury Master Suites and Flex Space Per individual Plans. Come pick out your Ideal Home Today!

Kincaid~ Simpson~ Sprayberry

Homesite 2

2 Story

4 Bedrooms, 3 Bathrooms

\$449,900



Accented by a Beautiful Combination of Brick and Siding, this Home features a front porch entry way into a large foyer. Gourmet Kitchen with Dark Granite Countertops, Stainless Steel Professional Grade Wolf Appliances including a Six Burner Gas Stove and Convection Microwave Oven overlooking Dining room and large Great Room with Vaulted Ceiling. Romantic Master on The Main with Trey Ceiling features His and Hers Closets with Built-ins and a Master Bath with separate Ceramic Tile Shower and Whirlpool Tub. An additional Bedroom on the main with Private Bath is perfect for Guests. Lovely Staircase with Wrought Iron Pickets leads to a Loft Area with Two Walls of Built-In Bookcases. Two additional Bedrooms Rooms and a Full Bath, Plus Unfinished Bonus Room completes this Charming Home.

SALES CENTER HOURS

1PM TO DUSK MONDAY, TUESDAY, FRIDAY, SATURDAY AND SUNDAY
By APPOINTMENT WEDNESDAY & THURSDAY

CALL OUR SALES CENTER AT 770-971-0122 EXT 23
OR NANCY EASON AT 770-778-9200



Map Coordinates J2689

*175N to Exit 267A to Right on Sandy Plains Rd to Right on
Scufflegrit Rd to Left on Holcomb Lake Rd.*



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Homesite 1



RANCH, 3 Bedrooms, 3 Baths

\$489,900

Beautiful Spacious Open Ranch Plan with Ten and Twelve Foot Ceilings perfect for Entertaining. Luxury features include Elegant Trim Detailing, Hardwood Floors and a Fabulous **Wolf Appliance Package**. But we didn't stop there! This Custom Built Home is Fully Decorated! Come Marvel at the Beauty of the Wesley Plan in the Luxurious Community that is Holcomb Lake Village.

Homesite 2



Master on Main, 4 Bedrooms, 3 Baths

\$449,900

This open Floor Plan features A Gourmet Kitchen with Dark Granite Countertops, Stainless Steel **Wolf Appliances** which include a Six Burner Gas Stove and Convection Microwave Oven overlooking the Dining room and large Great Room with Vaulted Ceiling. Romantic Master on the Main with Trey Ceiling features His and Hers Closets with Built-ins and a Master Bath with separate Shower and Whirlpool Tub. An additional Bedroom on the main with Private Bath is perfect for Guests. Lovely Staircase with Wrought Iron Pickets leads to a Loft Area with Two Walls of Built-In Bookcases creating an Elegant Library.

Homesite 3



RANCH, 3 Bedrooms, 3 Baths

\$479,900

This Beautiful **RANCH** Home features a Formal Dining Room and Great Room with fireplace that opens to a Gourmet Kitchen and Breakfast Area. Top of the Line **Wolf Appliances** with Bosch Dishwasher makes this kitchen one of a kind. This Home also incorporates Great Storage and Side Entry Garage. Lawn Maintenance Included!

Homesite 5



Master on Main, 5 Bedrooms, 3 ½ Baths

\$499,800

Amazing one of a kind Terrace plan. Private Courtyard, large Master and Guest Bedroom on Main level. Open floorplan with three large Bedrooms and Loft upstairs. Million Dollar detailing inside. Wolf Range, Bosch Dishwasher and Convection Microwave in Gourmet Kitchen. Plenty of storage. No maintenance homes in neighborhood next to park in convenient and desirable East Cobb. Incredible value. You must see the inside! Comparable homes priced in the \$600's!

Homesite 6



Master on Main, 4 Bedrooms, 3 Baths

\$459,900

This open Floor Plan features A Gourmet Kitchen with Dark Granite Countertops, Stainless Steel **Wolf Appliances** which include a Six Burner Gas Stove and Convection Microwave Oven overlooking the Dining room and large Great Room with Vaulted Ceiling. Romantic Master on the Main with Trey Ceiling features His and Hers Closets with Built-ins and a Master Bath with separate Shower and Whirlpool Tub. An additional Bedroom on the main with Private Bath is perfect for Guests. Lovely Staircase with Wrought Iron Pickets leads to a Library/Loft Area with Two Walls of Built-In Bookcases creating an Elegant Library.

Homesite 10



Master on Main, 4 Bedrooms, 3 Baths

\$439,900

Brick and Siding make this Craftsman style home a Delight. The Gourmet Kitchen has Dark Maple Cabinets with Light Granite Counters. **Wolf Appliances** include a six burner gas stove and microwave/convection oven. Master Suite has a Double Trey Ceiling which is located on the Main Level. The Master Bathroom has Maple Cabinets and Double Vanities with Granite tops. An additional Bedroom/Office and Full Bathroom is also on the Main Level. The Distinctive Staircase leads to a Loft Area with Built-ins, 2 Bedrooms with Full Bathrooms and Bonus Room. Lawn Maintenance Included!

Homesite 12



Master on Main, 3 Bedrooms, 2 Baths

\$397,000

Beautiful Plan located in a wonderful neighborhood of custom, craftsman style ranch or master on the main homes. The Designer Kitchen offers Granite Counter Tops and a **Wolf Appliance** package. There are Stunning Trim Work and custom details throughout. Home is located Next to a park and playground.

Holcomb Lake Village

LUXURY FEATURES

- 23 Beautiful Homesites- Presales Available
- 10 Foot ceilings or more
- Twenty three Vintage style homes with combination brick, stone, shake and hardiplank exteriors.
- Fabulous Wolf appliances with raised panel maple cabinets and granite countertops.
- Ranches and Master on Main
- Luxury closet systems in Master and pantry.
- Granite counter tops in all bathrooms and kitchen
- Bronze tone fixtures in bathrooms.
- Extraordinary trim throughout Homes
- Rope lighting in elegant Master Suite
- Hardwood floors in foyer, powder room, great room, dining and kitchen
- Carriage style garage doors with openers.
- Energy efficiency includes house wrap, 13 seer HVAC, **Tank-less Water Heaters** and low-E double paned windows.
- Pre-wired for security system and whole house audio
- \$3000 .00 lighting allowance

Finally, Luxury Living with a Low Maintenance Life Style



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SUBDIVIDER:
 JAR CUSTOM HOMES
 ANTON ROAD, SUITE 240
 A, GEORGIA 30066
 16-5297

FINAL PLAN FOR:
HOLCOMB LAKE VILLAGE
 PROPERTY IS LOCATED IN LAND LOT 848
 OF THE 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 JOB # 804088F DATE: 5/1/06

Filed in Office 7-7-06
 Plat Book 250 pg 19
 Jay C. Stephenson, Clerk
 CFN# 2006-112304

CONTACT:
 16-5297

