

PARK OVERLOOK

AT LAKE ARROWHEAD

**SPECIAL FINANCING
AVAILABLE!**



LAKE
ARROWHEAD



REZIDE PROPERTIES
JUST LIVE BETTER

2419 Lake Arrowhead Dr.
Waleska, GA 30183

www.lakearrowheadga.com | 770.720.2700



PARK OVERLOOK SITE PLAN

AUGUST 1, 2019

MASTER ON THE MAIN TOWNHOMES



REZIDE PROPERTIES
JUST LIVE BETTER



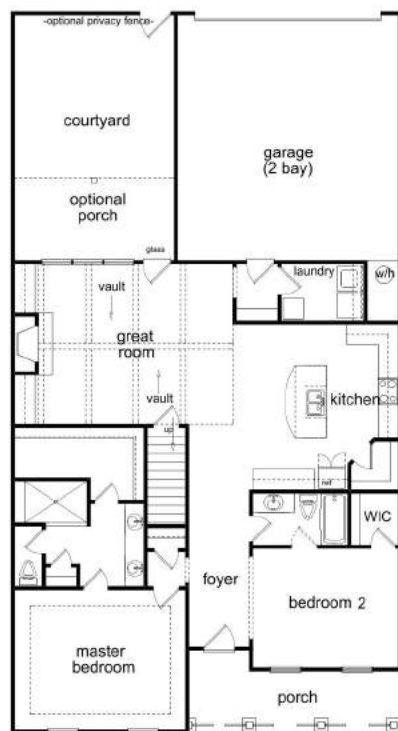
LAKE
ARROWHEAD



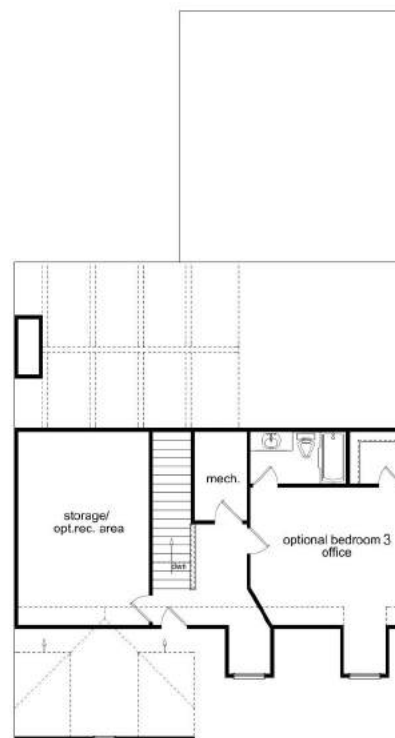
PARK OVERLOOK

MASTER ON THE MAIN TOWNHOMES

CALL: 770-720-2700



MAIN LEVEL
1554 SQ FT



**UPPER LEVEL
(OPTIONAL)**
399 SQ FT



REZIDE PROPERTIES
JUST LIVE BETTER

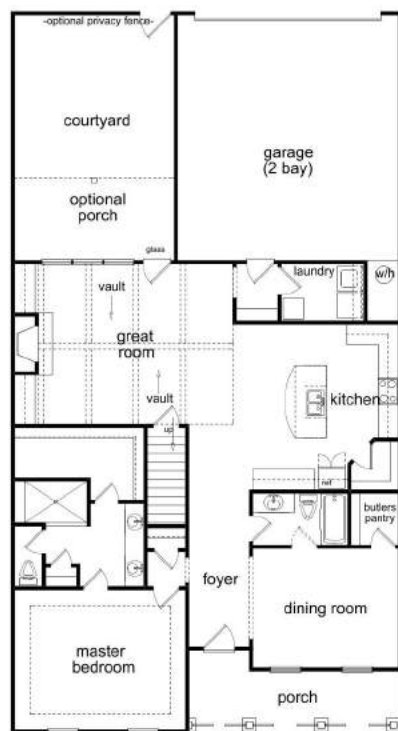
All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.



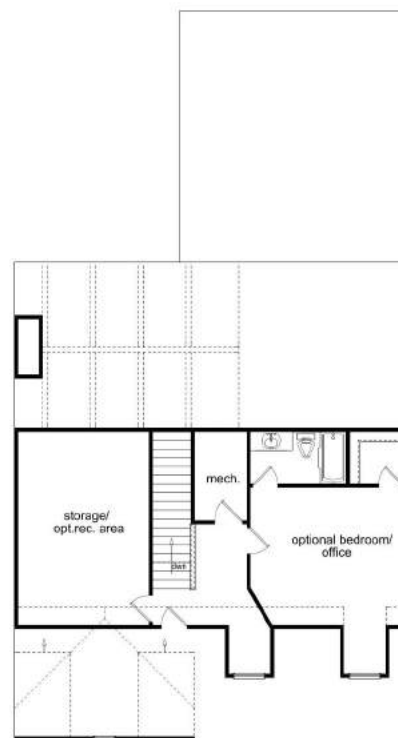
PARK OVERLOOK

MASTER ON THE MAIN TOWNHOMES

CALL: 770-720-2700



MAIN LEVEL
1554 SQ FT



**UPPER LEVEL
(OPTIONAL)**
399 SQ FT



REZIDE PROPERTIES
JUST LIVE BETTER

All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.



PARK OVERLOOK AT LAKE ARROWHEAD

INCLUDED FEATURES

GARAGE

- 2 car garage
- Insulated steel garage door (1 door Opener per bay included).
- 1 (minimum) wall plug - GFI
- 1 ceiling light (included in interior lighting allowance)
- 9' garage ceiling

HVAC

- Carrier, Trane, York, Amana or equivalent high energy efficient air conditioning and electric heating system, with programmable thermostat per system size of unit applicable to sq. footage of unit required by code - 14 seer rated.

ELECTRICAL

- All switches (toggle), receptacles and appliance outlets to code
- Bath vent per plan and per code
- Dishwasher outlet and disposal switch
- Block, wire & switch for ceiling fan option in bedrooms
- Electric for range
- 220v electric for washer/dryer
- Weatherproof receptacle on deck (per plan)
- TV coaxial cable and cat5E (data) in family room & bedrooms
- Two exterior flood lights

FLOORING

- Vinyl flooring in baths, laundry, kitchen & breakfast
- Carpet in family room, dining room, bedrooms, bedroom closets and hall
- Hardwood in foyer

FIREPLACE

- Napoleon Allure electric fireplace with remote and color flame options.

ROOFING

- 30 year Manufacturer warranted Fiberglass
- Shingles with felt underlayment.
- Shingle type and color per architectural control guidelines.

PLUMBING

- Delta chrome plumbing fixtures in all baths and Kitchens
- Stainless steel sink in kitchen - single, 50/50, 60/40 or 70/30
- Elongated toilets
- Low Maintenance shower/tub surround in secondary baths
- Plastic PVC water line from meter to home
- Electric 50 gallon water heater

EXTERIOR FINISHES

- Rear Patio (per Plan)
- Courtyard (per plan)
- Cement fiber siding
- Aluminum gutters with round aluminum downspouts
- Exterior colors are pre-determined by the Architectural Design Board.
- Pest Ban Termite Treatment - Limited Lifetime Warranty
- All landscaping kept within architectural control specifications.

MILLWORK

- 6" Craftsman style base trim
- Interior doors - one panel shaker style
- Front door - 3 lite, ¾ glass Craftman fiberglass
- Rear door - Full lite clear fiberglass
- Vinyl windows
- Chrome hardware

SHELVING

- Ventilated shelving installed in all closets per builder layout

TILE WORK

- 7' tile master bath shower walls & shower floor

CABINETS & TOPS

- 42" full overlay shaker panel
- Under mount full extension soft close drawer guides
- Granite (lvl 1) in kitchen w/4" backsplash
- Granite (lvl 1) in master bath and guest baths

PAINT

- All drywall surfaces painted with Sherwin Williams flat latex paint (Builder Standard).
- All wood trim painted with semi-gloss latex enamel (Builder Standard).
- Smooth ceiling finish painted same color as walls
- 9' flat ceilings on main level, 8' on upper level

LIGHTING

- LED lights in main living area
- Designer satin nickel lighting package
- Exterior lighting per builder selections

APPLIANCES

- Whirlpool stainless steel electric range
- Whirlpool stainless steel over range microwave
- Whirlpool stainless steel dishwasher

ENERGY SAVERS

- Exterior OSB sheathing
- Programmable thermostats
- Efficient 50 gallon water heater
- Insulated garage door

WARRANTY

- One year Greater Atlanta Homebuilder's warranty
- 2-10 Systems & structural warranty



LAKE
ARROWHEAD



REZIDE PROPERTIES
JUST LIVE BETTER

2419 Lake Arrowhead Dr.
Waleska, GA 30183



www.lakearrowheadga.com | 770.720.2700

PARK OVERLOOK AT LAKE ARROWHEAD

HOA DUES

LAKE ARROWHEAD COMMUNITIES, INITIATION FEE:

(This fee is paid at closing); Fee is to capitalize Lake Arrowhead Communities, LLC

\$3,000.00

LAKE ARROWHEAD YACHT & COUNTRY CLUB MASTER ASSOC. MONTHLY FEE:

(This fee is pro-rated at closing and paid each month)

\$175.00

This fee includes:

- Common Area Landscape Maintenance
- Entry Gate Maintenance
- 24 Hour Security
- Common Area Street Lighting
- Street Maintenance and Repair

AMENITIES:

- Lake
- Pools
- 11+ Miles Hiking Trails
- Tennis Courts
- Open Ball Field
- Outdoor Fitness Center
- Lakeside Park
- Pavilion
- Pickleball Courts
- Event Lawn
- Playground
- Sport Court
- Tennis Backboard
- Fishing Pier

Maintenance and Operation Professional Management of Community

PARK OVERLOOK, SUB ASSOC INITIATION FEE:

(This fee is paid at closing); Fee is to capitalize Park Overlook

\$100.00

PARK OVERLOOK, SUB ASSOC NEIGHBORHOOD MONTHLY FEE:

(This fee is paid at closing); Fee is to capitalize Park Overlook

\$75.00

This Fee Includes:

- Neighborhood Amenity Maintenance/Common Area
- Lawn Care
- Professional Management of Neighborhood

Property Management Company:

LAKE ARROWHEAD YACHT AND COUNTRY CLUB

www.lakearrowheadclub.net

Greg Cantrell – Community Association Manager

gcantrell@lakearrowheadga.com

770-765-6294

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



LAKE
ARROWHEAD



2419 Lake Arrowhead Dr.
Waleska, GA 30183

www.lakearrowheadga.com | 770.720.2700



PARK OVERLOOK

AT LAKE ARROWHEAD

PRICE SHEET

PRE-SALE PRICING

PLAN (4 HOME BUILDING)	HOMESITE	LOCATION	PRICE
	6	End	\$329,900
	7	Interior	\$319,900
	8	Interior	\$324,900
	9	End	\$334,900

Pricing is for base plan - 1st floor finish | option pricing - available upon request

Prices subject to change without notice



LAKE
ARROWHEAD



REZIDE PROPERTIES
JUST LIVE BETTER

2419 Lake Arrowhead Dr.
Waleska, GA 30183

www.lakearrowheadga.com | 770.720.2700



PARK OVERLOOK



MORTGAGE SERVICES



The Power of Choice: Unbelievable Financing Options

Option 1: 2/1 Buydown Program

- Enjoy having lower mortgage payments for the first two years.
- A lower initial interest rate results in a lower monthly payment during the first two years of the loan.
- Builder contributions are used to buy down the interest rate by 2% during the first year of the loan and 1% during the second year of the loan.
- With the money saved, you can purchase new furniture, appliances, decorate your new home, and more!

Option 2: HOA initiation fee of \$3,000 paid, plus up to \$2,000 in closing costs

Option 3: Up to \$5,000 in closing costs

Jim Heitzer
VP, Mortgage Banking,
NMLS# 234261
678-907-0001 cell
jim.heitzer@amerisbank.com
amerisbank.com/jimheitzer

Wills Aitkens
Senior Mortgage Banker,
NMLS# 1229182
404-556-3477 cell
wills.aitkens@amerisbank.com
amerisbank.com/willsaitkens

8000 Avalon Blvd., Ste. 223 & 225
Alpharetta, Georgia 30009



Lake Arrowhead Sales Center

770-800-4750 | 2419 Lake Arrowhead Drive, Waleska, GA 30183

amerisbank.com/mortgage

All loans subject to credit approval. Other loan programs available. Buydown cannot be in conjunction with another buydown. Maximum interested party contributions may apply depending on loan program selected, occupancy type, or other program restrictions. Borrowers have the option to work with a lender of choice and are not obligated to apply for financing with Ameris Bank. The above-referenced broker, realtor, builder, or third party is an independent, third party and not affiliated with, or a subsidiary of, Ameris Bank. Ameris Bank Mortgage NMLS #408099.

