



LISA COLLINS

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Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

Cuscowilla Distinctive Features

ARCHITECTURAL

- Beautifully crafted, architecturally controlled exteriors with brick and low-maintenance fiber James Hardie® cement siding – designed to last
- Owner's suite on main floor
- 10-foot smooth finish ceilings on the main level and nine-foot smooth finish ceilings on the second level per plan
- Eight-foot interior doors on main floor
- Three-car garage
- 30-year Owens Corning® architectural shingles
- Professionally landscaped yard with zoned irrigation for all sodded areas
- Carriage-style insulated garage doors with LiftMaster® openers
- Family room with a 42-inch gas fireplace with a solid wood mantle
- Eight-foot fir front door
- Satin nickel, black or chrome lever or round Schlage® knob door hardware
- 6.5-inch engineered oak wood in the common areas and owner's suite
- Carpet with eight-pound padding in secondary bedrooms and bonus rooms
- Eight-inch baseboards on the main level
- Six-inch baseboards on the second level
- Black iron pickets with solid oak handrails
- Floating shelves and lower cabinets in the living room
- Mudroom with a custom mud bench per plan
- PPG paint, one color for interior walls and one color for interior trim
- Stubbed for water softener

GOURMET KITCHEN

- Custom Woodmont® 42-inch cabinets to the ceiling with four-inch crown molding with soft-close drawers and hinges
- Cabinetry hood with Trade-Wind® ventilation
- Engineered quartz countertops with ceramic tile backsplash in an assortment of styles and colors
- Undercabinet LED lighting
- Recessed LED disc lighting with pendants above the island
- Trash and recycling pull-out bin
- Oversized island with a 6 cm quartz countertop
- Painted shelving in pantry
- Handmade stainless steel or composite single-bowl undermount sink with a Badger® I disposal, including pressure switch
- Built-in soap dispenser
- Delta® or Brizo® pull-down faucet with a sprayer
- 36-inch Wolf pro-style gas range, Asko® 100-series stainless steel dishwasher, 24-inch Sharp Microwave drawer
- Zephyr 24-inch wine cooler with a 54 bottle capacity
- Miele® counter-depth French door refrigerator with panel

OWNER'S SUITE

- Tray ceiling in the owner's bedroom (per plan)
- Generously sized walk-in closet
- Custom Woodmont® cabinets
- Engineered quartz countertops with square undermount sink
- Delta® eight-inch spread chrome, satin nickel, champagne bronze or black finish faucets and tub filler
- Frameless glass shower enclosures with curbless tile walls and floors
- 66-inch freestanding bathtub with a floor-mount tub filler
- Comfort height toilet
- Custom shower niche
- Designer-framed mirrors

SECONDARY BATHROOM FEATURES

- Custom Woodmont® cabinets in the secondary bathrooms
- Quartz countertops with square undermount sink
- Delta® eight-inch spread chrome, satin nickel, black or champagne bronze faucets
- Designer wood-framed mirror in powder bathroom
- Designer tile flooring selections
- Designer tile on all shower walls
- Custom shower niche
- Comfort height toilets

ENERGY EFFICIENCY

- Tyvek® housewrap that helps keep air and water out while letting water vapor escape. As a result, it can contribute to improved building durability by helping to protect homes against damaging wind and rain that can penetrate the exterior cladding
- Personalized lighting package (\$6,000 allowance for fixtures)
- Recirculating 50-gallon quick recovery water heater
- Zoned 16-SEER Lennox® heat pump
- Honeywell® T6 programmable thermostat with Z-Wave®
- Radiant barrier sheathing (blocks up to 97% of radiant heat in roof panels and lowers attic temperatures up to 30°F)
- R-13 exterior walls, R-21 opener/form, R-19 in vaulted ceilings
- Low-maintenance energy-efficient (Low-E) vinyl windows per plan
- Family room and all bedrooms pre-wired for ceiling fans
- Water conservation rated Gerber® or equivalent toilets

WARRANTY AND CUSTOMER CARE

- Industry-leading HBW® 2-10 insured and transferable home warranty
- Pestban® termite pre-treated with a renewable warranty
- Design center meeting with a Green Park interior designer to make selections
- Pre-construction consultation with the builder
- Pre-sheetrock consultation with the builder for option verification
- Pre-closing walk-through with the builder

SMART HOME FEATURES

- Next Generation CAT 6 structured wiring
- Alarm.com® Smart Homes phone app with a one-year free Smart Home and Security Monitoring by KMT Security
- Qolsys® IQ panel home automation and security hub (with three door sensors and one motion sensor)
- Honeywell® T6 Pro Smart thermostats with Z-Wave®
- Alarm.com® video doorbell with alarm.com video analytics
- One Leviton® or equivalent smart light switch
- Schlage® Connect Smart deadbolt
- Rain Bird® – ESP-TM2 irrigation controller bundled with a WiFi module
- Expandable platform (see alarm.com/hardware for further details)
- All buyers are allotted six hours with Green Park Homes' interior design team – this applies to pre-sale customers only. Advanced appointments at the design center are required. Additional hours may be purchased for \$150 per hour.
- All buyers will have the opportunity to meet with KMT Security to review home automation, audio and security upgrades available.

Information contained herein is believed to be correct but is not warranted and is subject to changes, errors, omissions and withdrawal without notice.

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Cuscowilla Membership

MEMBERSHIP BENEFITS

- Access to Georgia's No. 1 Residential Golf Course – a Coore/Crenshaw design
- Access to Cuscowilla Golf Academy Learning Center – home to PGA Tour Instructor, John Tillery
- Access to members-only dining at the Restaurant
- Access to the swimming pool with a cabana that offers food service
- Access to the 24-hour fitness facility with free weights, resistance training and cardio equipment
- Access to lighted Har-Tru tennis courts
- Access to four pickle ball courts

RESIDENT MEMBERSHIPS

- Resident Golf Memberships
 - Resident golf Memberships are transferrable with the sale of a Cuscowilla property and covers the primary member, spouse and dependents under 24 years of age
 - If the Membership value of a property is less than the current Golf Membership Value, the new owner must pay a Membership upgrade fee no later than 5 p.m. on the closing date
- Resident Lake Club Membership
 - Lake Club Memberships are for any property owner who does not join as a Golf Member
 - Includes access to the pool, restaurant, fitness center, pickleball and tennis courts with restricted access to the golf course and practice facilities

GOLF COURSE ACCOLADES

- No. 1 Best Residential Golf Course, Georgia – Golfweek, 2020
- No. 23 Best Residential Golf Course, US – Golfweek, 2020
- No. 6 Private Golf Course, Georgia – Golfweek, 2020
- Top 100 Modern Course in the US – Golfweek, 2020

GOLF COURSE FAST FACTS

- **Opened:** 1997
- **Designers:** Bill Coore/Ben Crenshaw
- **Yardage:** 6,730 from Championship Tees
- **Par:** 70
- **Rating/Slope:** 73.3/139 from Championship Tees

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Cuscowilla Community Features

THE FARM

- Open common space for residents and guests
- Maintained by the Garden Club
- The POA provides mowing, trash pickup and water/electricity

GARDEN CLUB AT THE FARM

- Funded by voluntary donations
- To promote the study of horticulture and the love of gardening/nature
- Raising and harvesting fruits, flowers and vegetables
- Host farmers' markets
- Recent projects:
- Added a new sod and flagstone patio
- Added a stone seating wall
- Planted a large American Sycamore tree
- Provided grading, drainage, barn butter and irrigation
- Added 30+ new raised beds
- Added a cutting garden with daisies, irises, zinnias, sunflowers and more!

CLUBHOUSE

- For accessing the pool and golf course
- Bag drop and staging area
- A new golf shop
- Mens and Ladies locker rooms with lounge areas, day lockers and wet areas
- Turn Grill
- A new outdoor hardscaped plaza area with a firepit

COORE CREWSHAW DESIGNED CHAMPION GOLF COURSE

- Ranks among the top in the United States

CUSCOWILLA GOLF ACADEMY LEARNING CENTER

- Home to PGA tour instructor, John Tillery
- Junior golf program

SWIMMING POOL

- Overlooking the serene Lake Oconee
- Features a pool bar and outdoor seating

OTHER FEATURES

- Gated community with 24/hour security
- Tennis and pickleball courts
- Grovel Chapel
- The Restaurant at Cuscowilla
- A pet park
- 24-hour fitness facility with free weights, resistance training and cardio equipment
- Community boat docks

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Neighborhood Map



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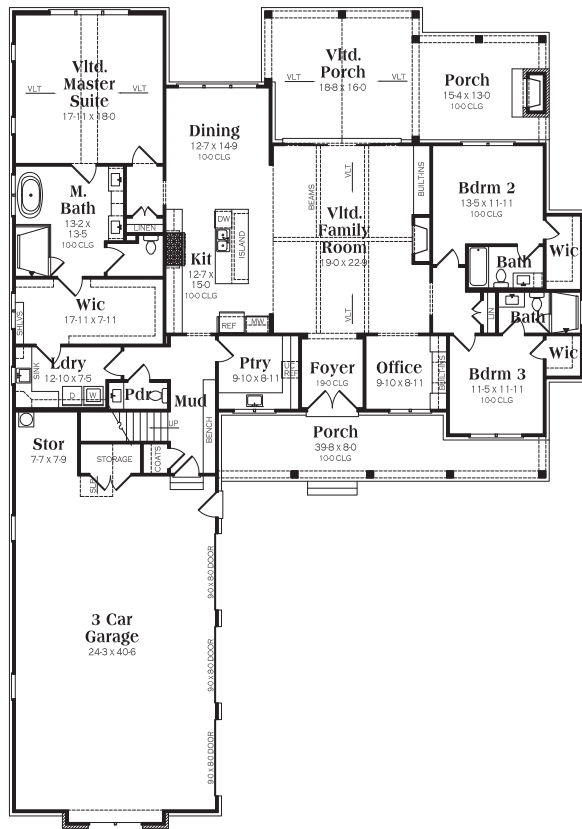
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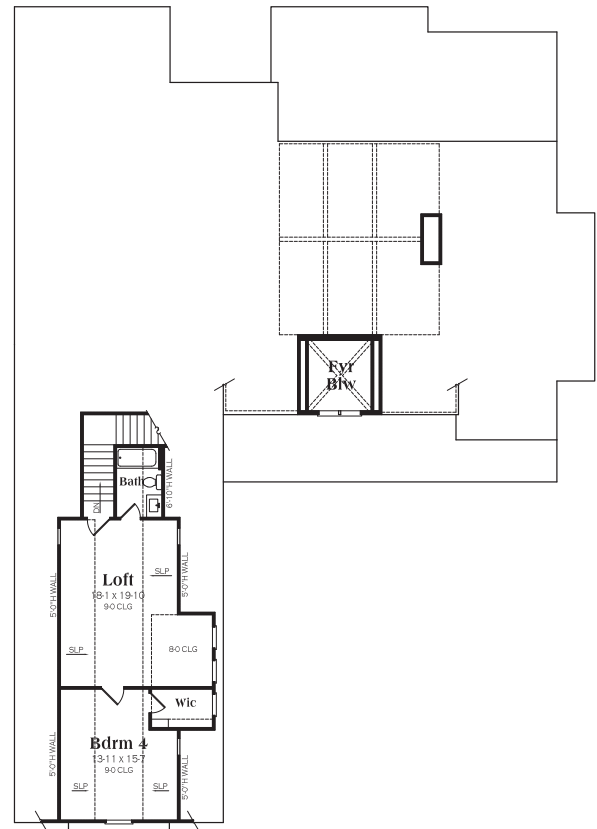
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Shallowford



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SECOND FLOOR

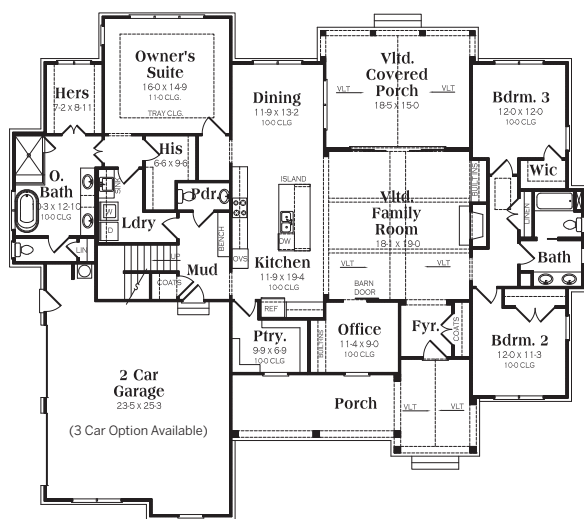
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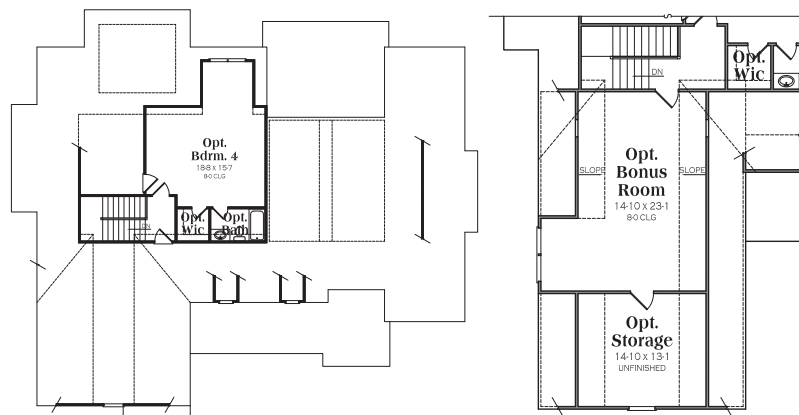
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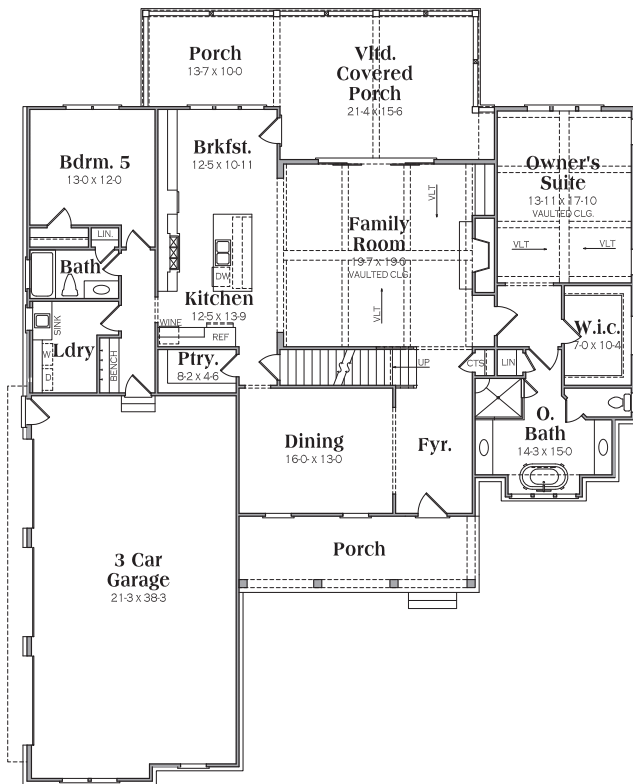
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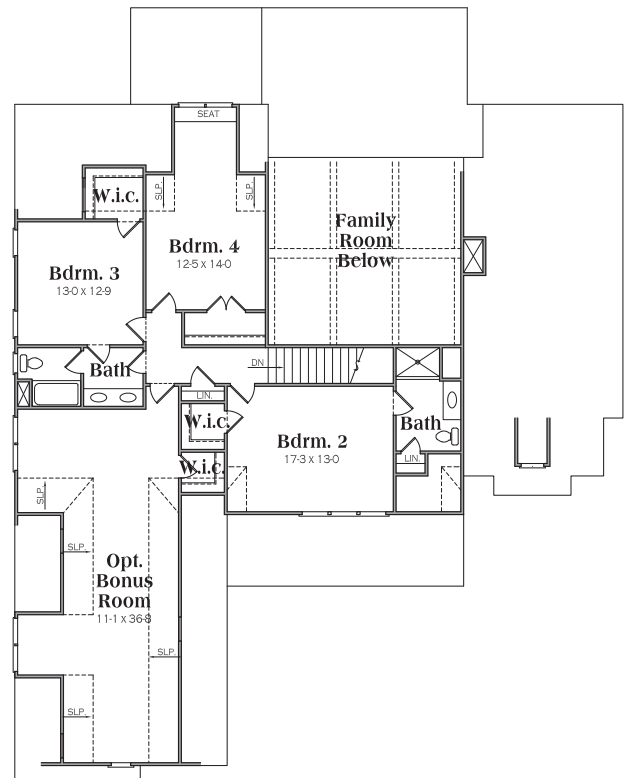


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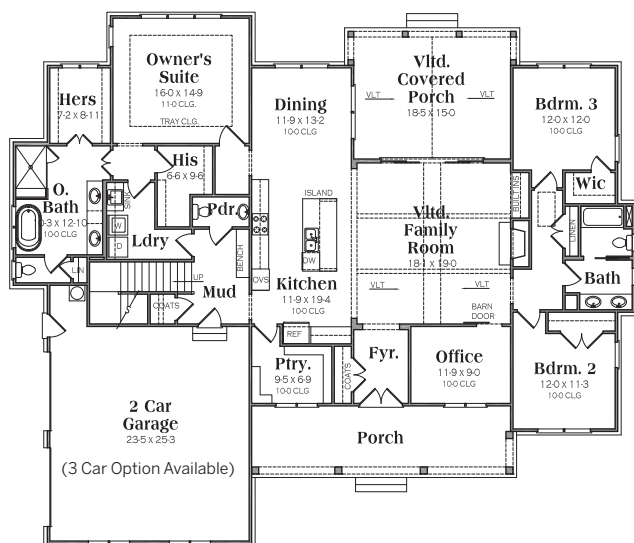
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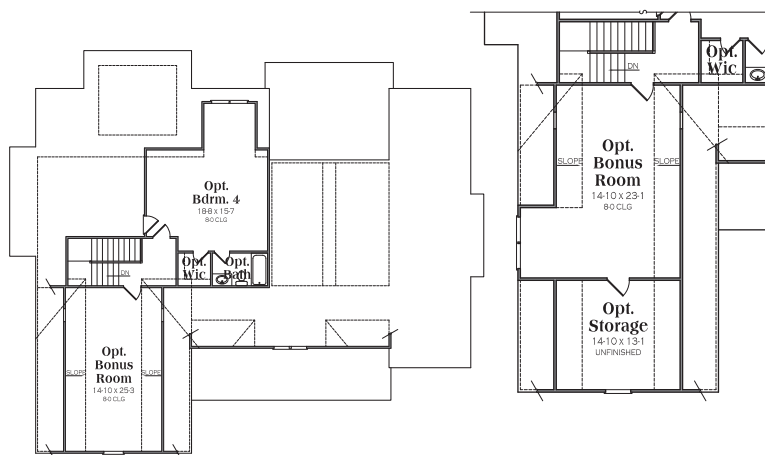


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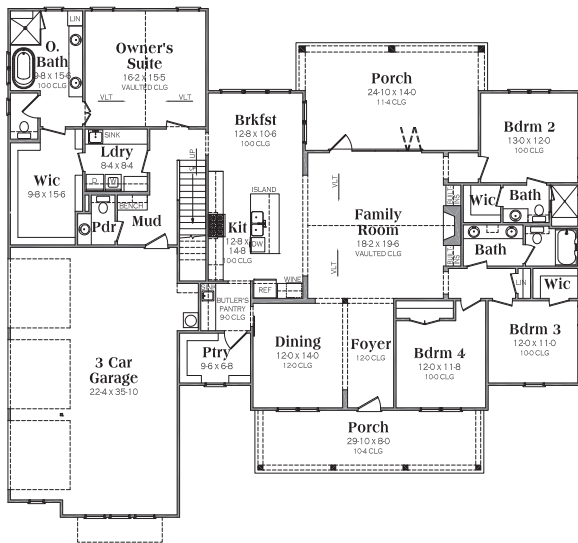
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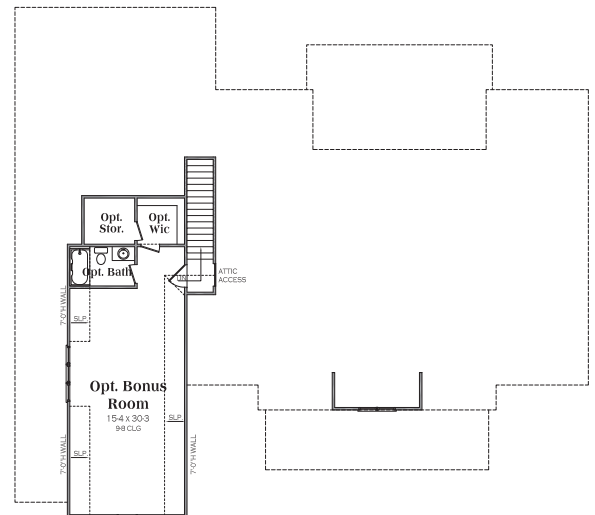


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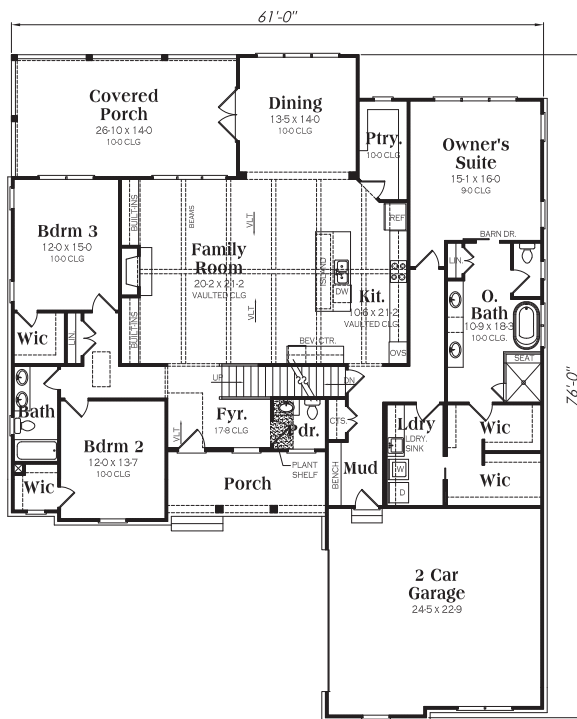
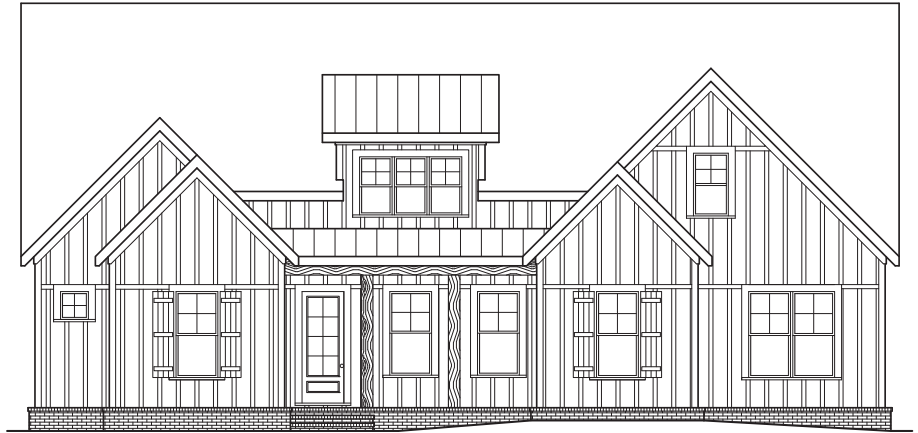
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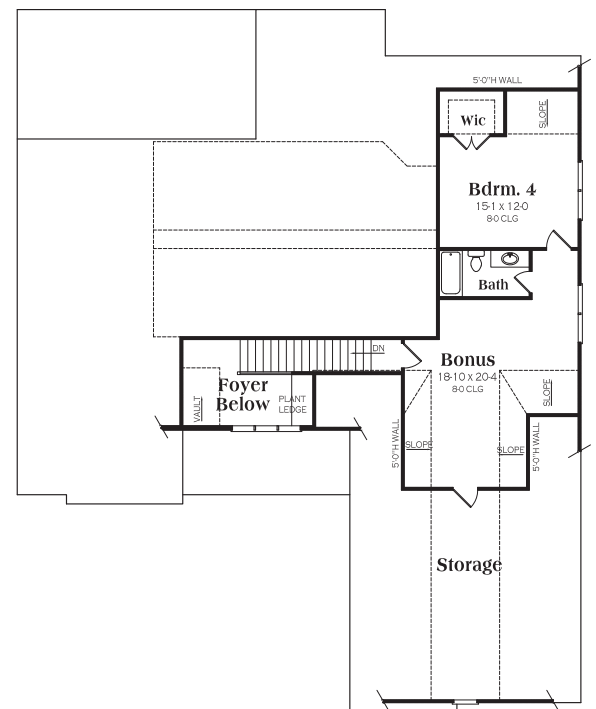


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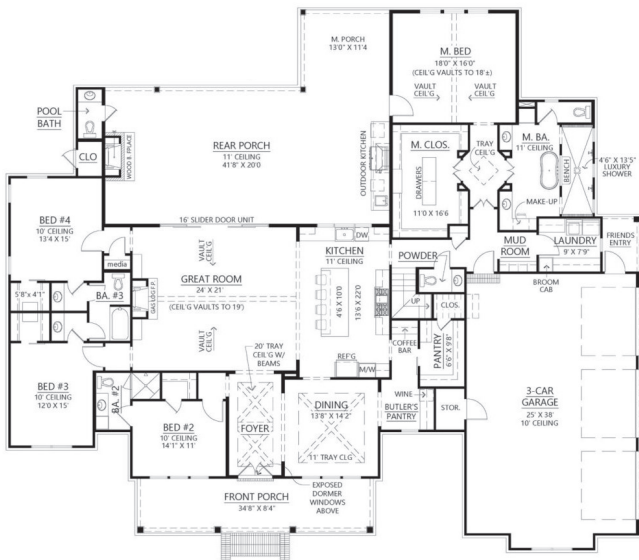
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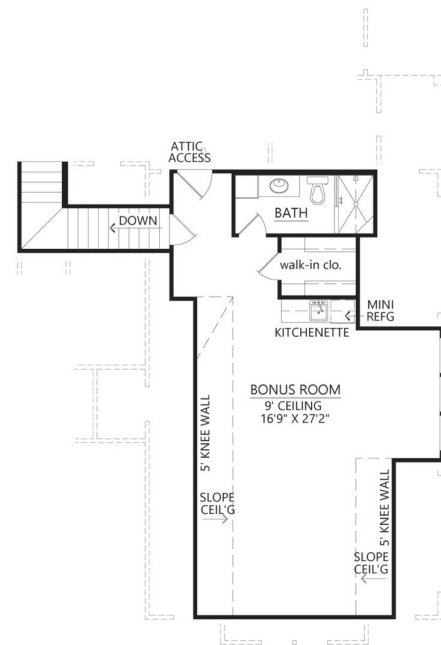
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Oxford Farmhouse



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