



CUSCOWILLIA  
On  
LAKE OCONEE



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*Green Park*  
HOMES

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# 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, zannias, 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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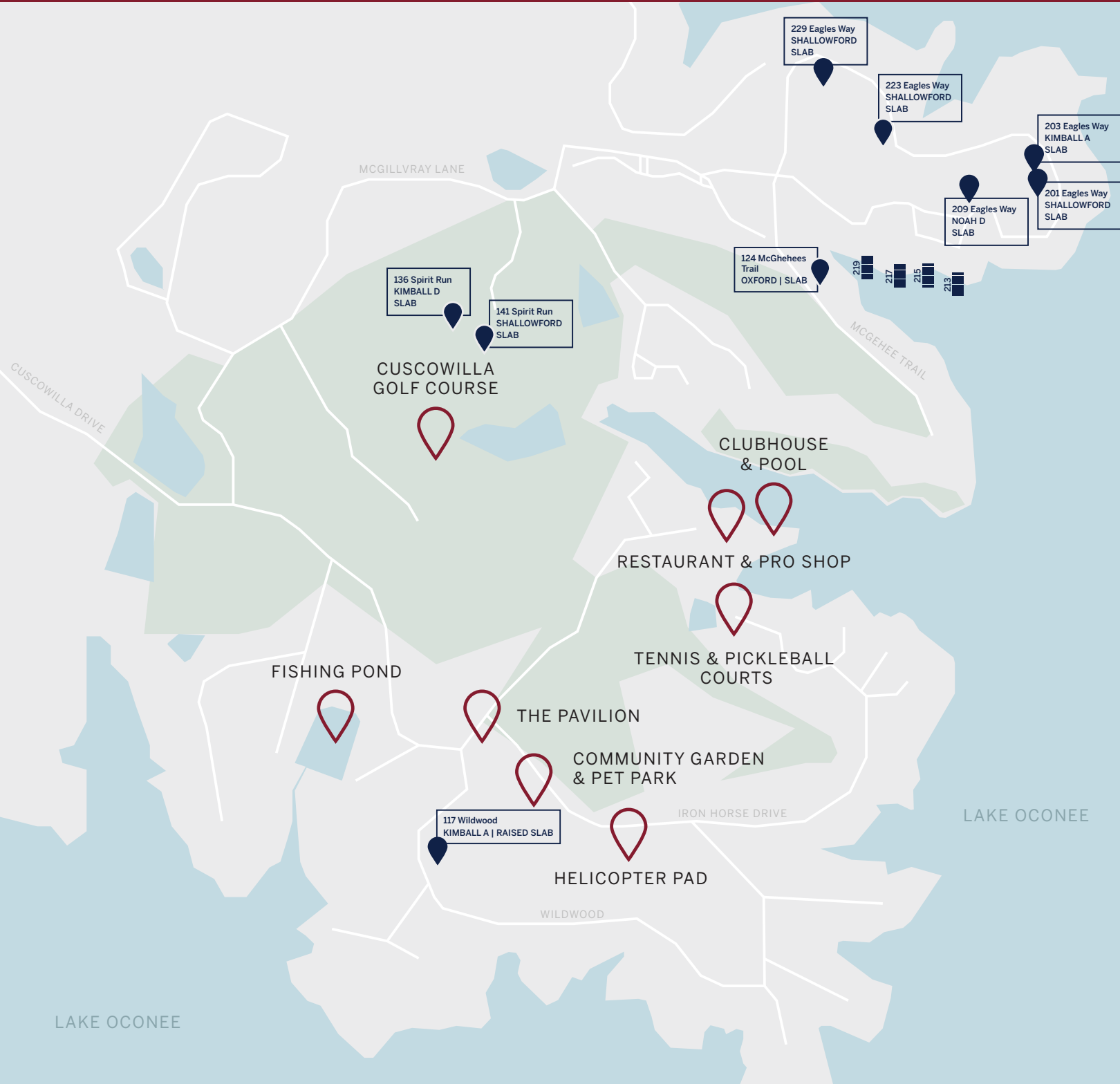
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# Neighborhood Map



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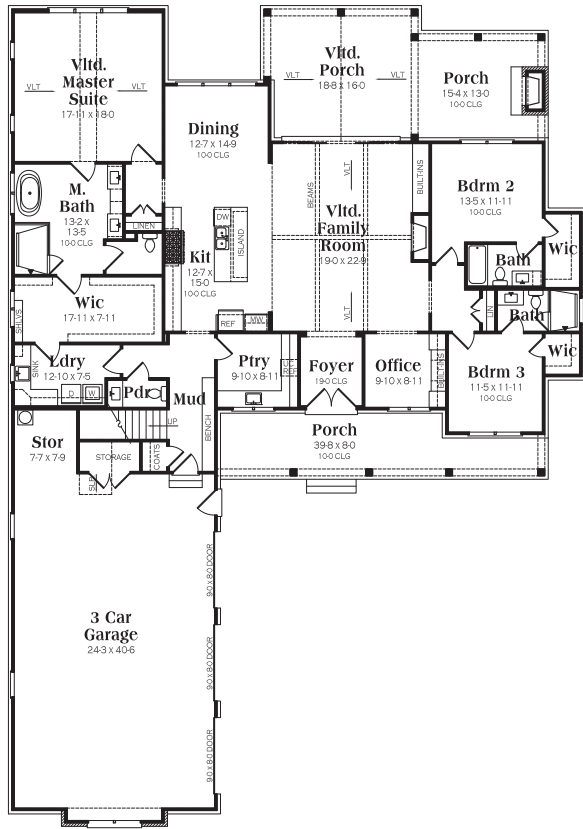
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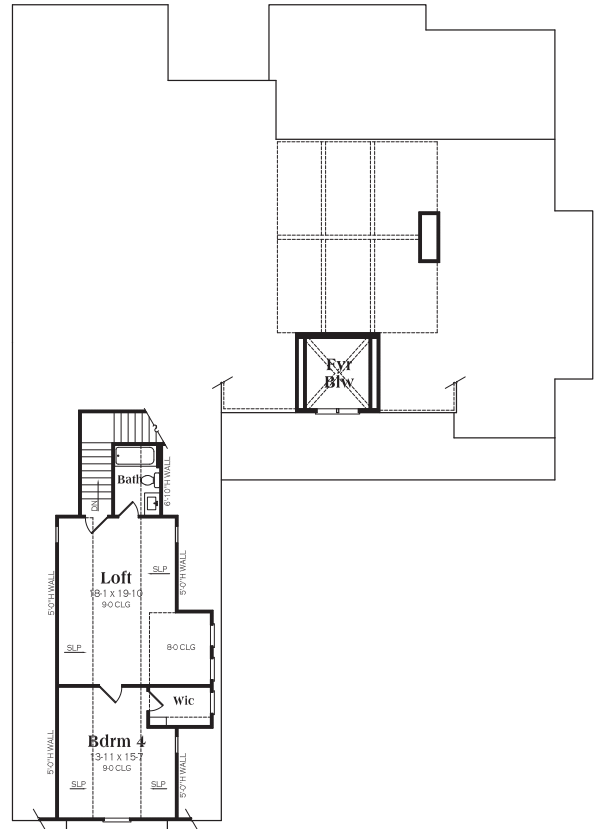
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# Shallowford



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SECOND FLOOR

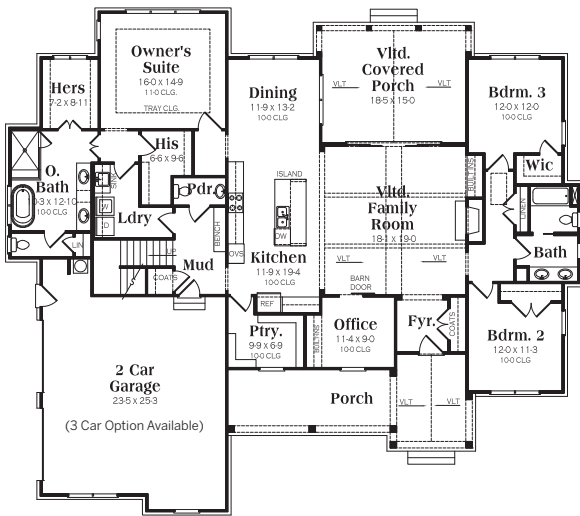
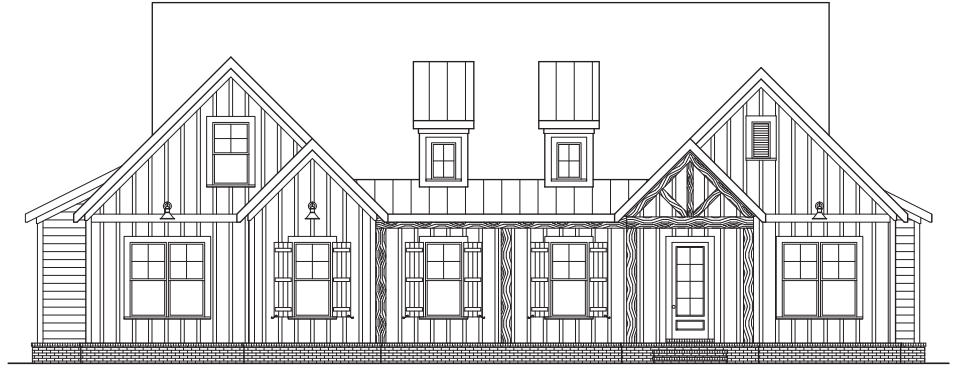
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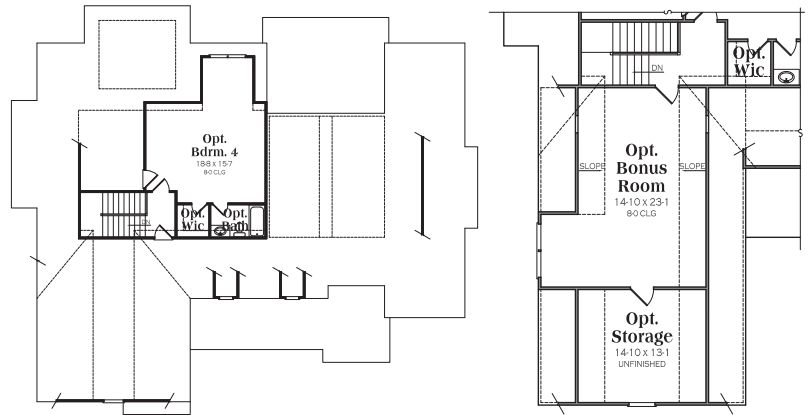
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# Noah A



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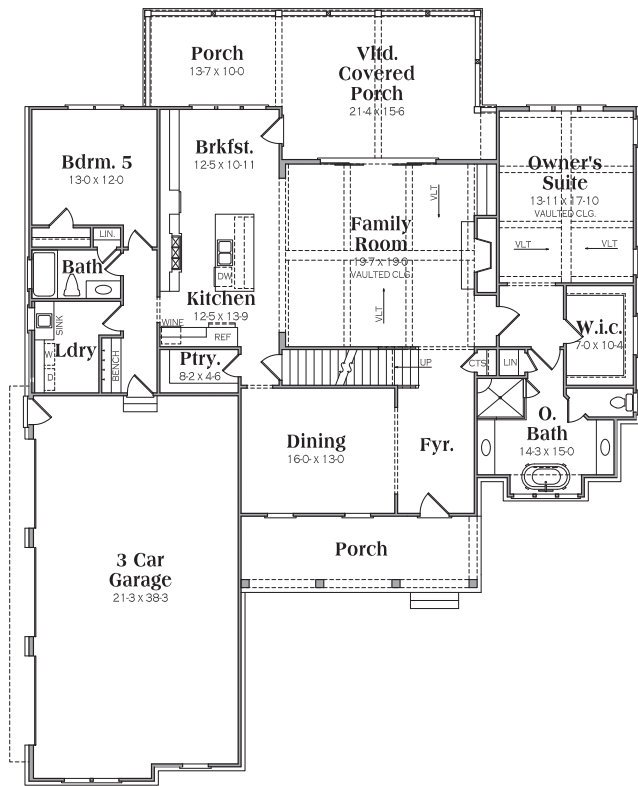
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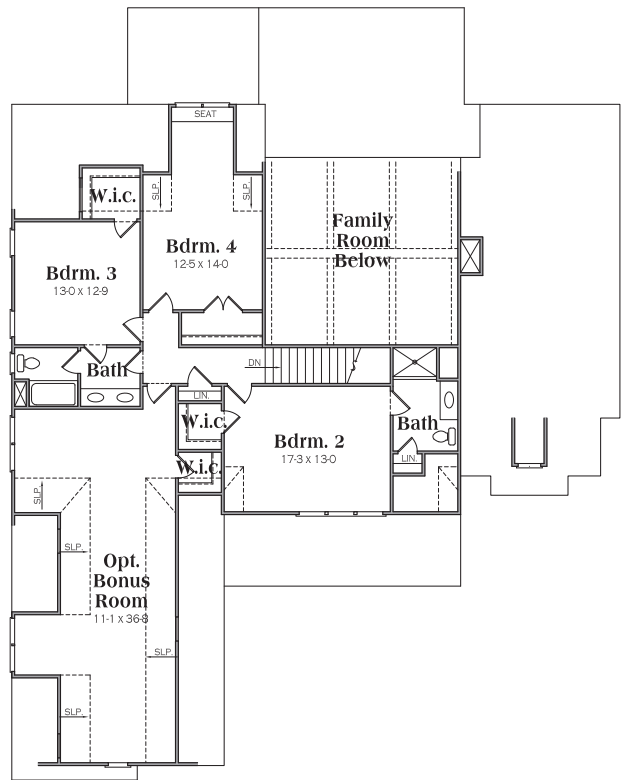


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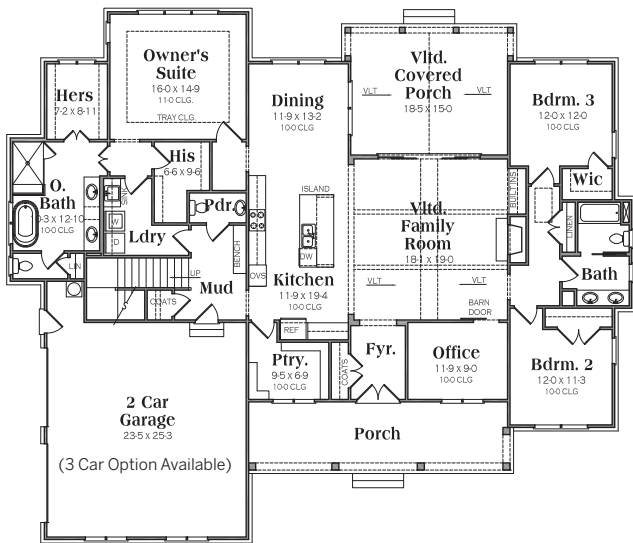
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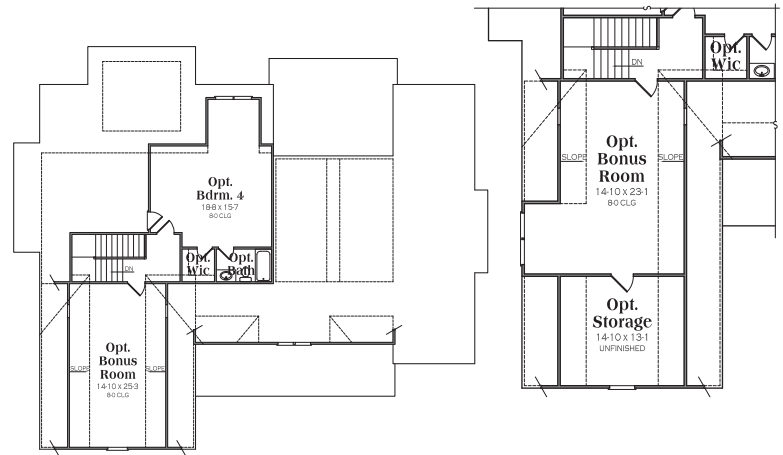
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# Noah C



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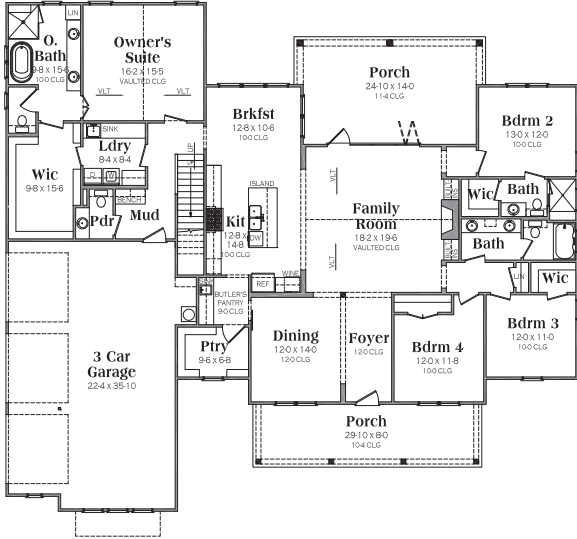
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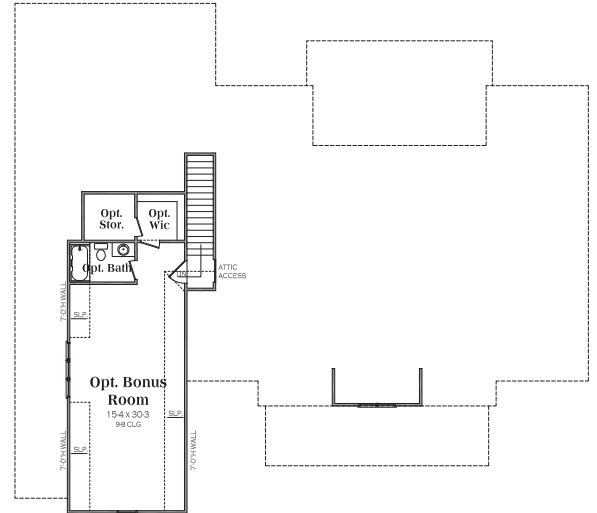


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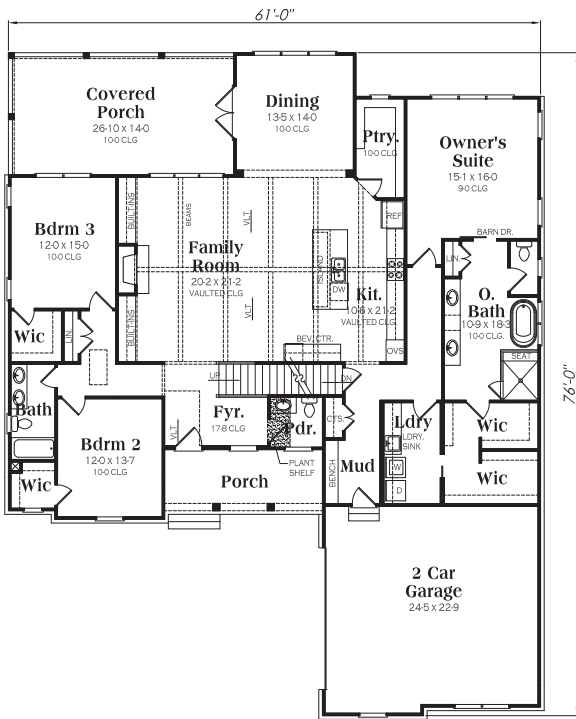
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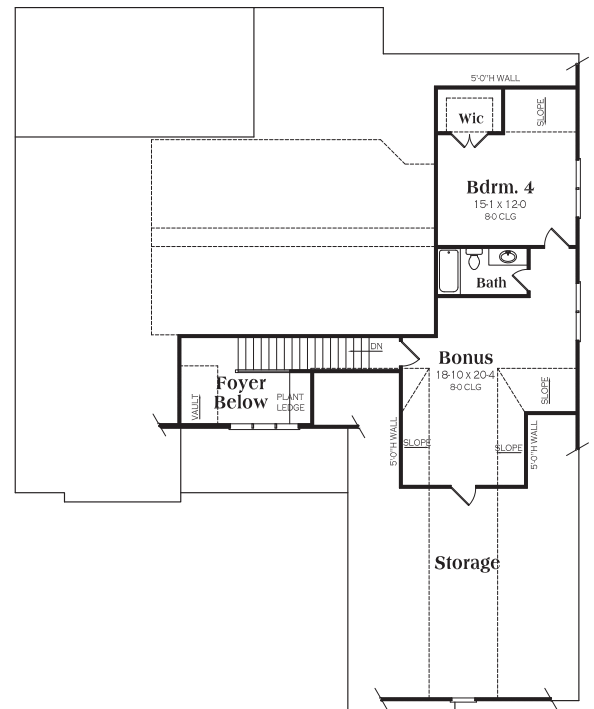
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# Kimball A



FIRST FLOOR



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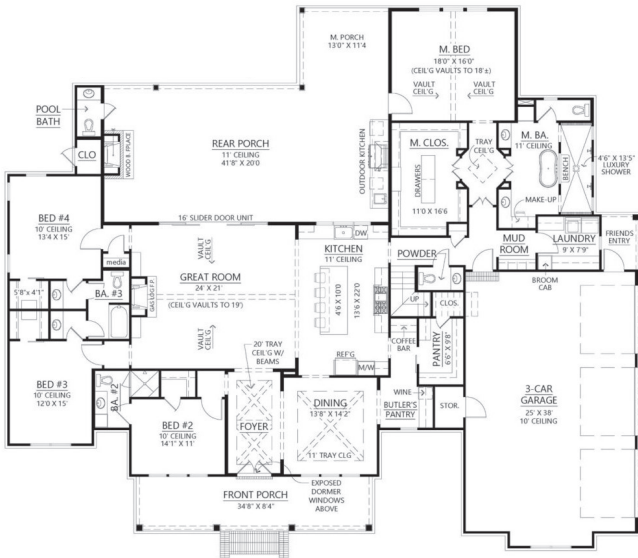
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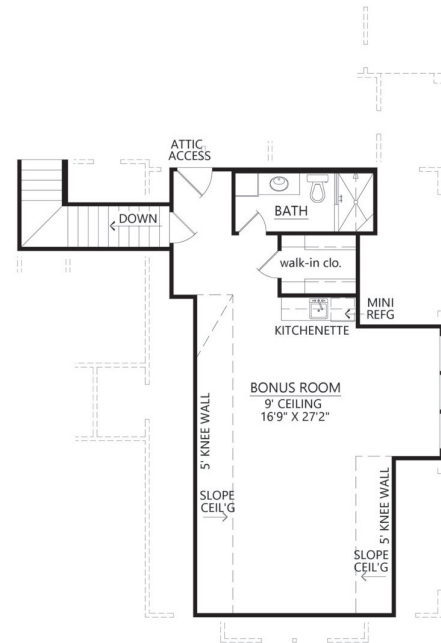
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# Oxford Farmhouse



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