HENRY COUNTY, GA

MONARCH VILLAGE

NEW HOMES FROM THE LOW 300'S
FEATURING 5 OR 6 BEDROOM PLANS
WITH BRICK EXTERIORS

SALES CENTER
101 Tumble Run
Stockbridge, GA 30281

HOURS OF OPERATION
Call for Information
Monday-Saturday: 11am-6pm
Sunday: 1-6pm

DIRECTIONS
INTERSTATE 75 SOUTH TO EXIT 228(STOCKBRIDGE) TURN RIGHT TURN LEFT ON SPEER ROAD LEFT ON WALT STEPHENS RIGHT ON TO MONARCH VILLAGE WAY LEFT ON TUMBLE RUN.

CONVENIENT AND BEAUTIFUL SWIM & TENNIS COMMUNITY

Come home to Monarch Village, a beautiful swim and tennis community. Conveniently located near shopping and expressways. Choose from 5 or 6 bedroom plans with brick exteriors, gourmet kitchens and large owner suites. Limited Opportunities! So call today and choose your lot!

SHARON RYALS
404-557-9061
Sharon@freedombuilderhomes.com

FREEDOMBUILDERHOMES.COM

Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.
THE IDEAL PLAN FOR YOU AND YOUR FAMILY

AARON B
Base Price: $323,900
2,648 sqft
4 Beds
2.5 Baths

BENSON B
Base Price: $317,500
2,314 sqft
4 Beds
3 Baths

DANSBY B
Base Price: $329,500
2,628 sqft
4 Beds
3 Baths

DENVER B-D
Base Price: $361,900
3,749 sqft
5 Beds
4 Baths

DENVER B-D - 3 STORY
Base Price: $384,900
4,570 sqft
6 Beds
5 Baths

FREEMAN B 5 BED
Base Price: $333,900
2,810 sqft
5 Beds
3.5 Baths

GREYWELL II C
Base Price: $392,900
3,662 sqft
5 Beds
4 Baths

MURPHY B-D
Base Price: $356,700
3,667 sqft
5 Beds
3.5 Baths

MILLWOOD C
Base Price: $348,900
3,463 sqft
5 Beds
4 Baths

STANTON B
Base Price: $326,900
2,533 sqft
4 Beds
3.5 Baths

WINFIELD B
Base Price: $349,900
3,071 sqft
5 Beds
3.5 Baths

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Stockbridge, GA 30281

SALES CENTER ASSOCIATE
Sharon Ryals - 404-557-9061

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*Base prices do not reflect options or applicable lot premiums.
These prices and features are accurate as of 2021-03-31 16:45 and subject to change thereafter.

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**AVAILABLE INVENTORY**

<table>
<thead>
<tr>
<th>LOT NUMBER</th>
<th>FLOOR PLAN</th>
<th>SALES PRICE</th>
<th>APPROX. SQUARE FOOTAGE</th>
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</thead>
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STANDARD FEATURES PLATINUM

INTERIOR
- 9’ Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Owner’s Suite
- Ceiling Fan Pre-wire in all Secondary Bedrooms
- Choice of Designer Interior Doors*
- 5” Newells at bottom of 1st Floor Stairs*
- Iron Pickets on Staircase*
- Coffered Ceiling with Crown in Dining Room*
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- 5” Hardwood or LVP in Foyer, Dining, Kitchen and Breakfast*
- Tile Flooring or LVP in Laundry Room & all Bathrooms
- Cultured Marble Countertops in Secondary Bathrooms
- Garage Door Opener with 2 Remotes
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- Indoor Utility/Laundry Room with Electrical Connections & Vent

KITCHEN
- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances—Includes Gas Cooktop, Built-in Oven and Microwave Combo, Under Cabinet Venthood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

MASTER SUITE
- Double Custom Vanity
- Granite Countertop in Master Bath
- 5’ Tile Shower
- Designer Nickel or Bronze Swinging Shower Door
- Garden Tub w/Roman Faucet and Tile Surround
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR
- Fiber Cement Siding
- Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Packages
- 12X12 Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES
- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES
- Underground Utilities
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Sidewalks
* Varies per Plan

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Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.