

FROM THE
\$400S

PARK RIDGE at Sugar Hill



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Welcome to Park Ridge at Sugar Hill, two-story townhomes thoughtfully designed and crafted with beautiful finishes, colors, and design. This community is within walking distance to recreation parks and a thriving downtown Sugar Hill with locally owned restaurants, shops and businesses. If you're looking for a clean and comfortable place to work out, check out the E Center Gym in the City of Sugar Hill. The fitness center located in Downtown Sugar Hill has a basketball court, an indoor six-layered padded walking and running track, treadmills, bikes, ellipticals, row machines, free weights, and a multi-use strength gym. It's also known for its variety of classes tailored for every age, workout preference and fitness level! And the membership is \$10/per year for Sugar Hill residents. Centrally located off Peachtree Industrial Boulevard with easy access to GA 400, I-985 and I-85.



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THREE RIVERS

HOMES



PARK RIDGE Site Plan



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PARK RIDGE

Standard Features



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NEIGHBORHOOD FEATURES

- Neighborhood HOA with Full Protective Covenants
- Professionally Landscaped Entrance
- Lanier High School District
- Walking Distance to Downtown Sugar Hill

INTERIOR FEATURES

- 9 ft. Ceilings
- In-Home Wiring Package:
- RG 6 for Cable Connectivity in Great Room and All Bedrooms
- Pre-Wired Security System
- Smooth Ceiling Throughout
- Sherwin-Williams Paint
- Interior Mohawk Carpet
- Mohawk Laminate Flooring, Foyer, Kitchen and Powder
- Ceiling Fan and Light Kit in Great Room and Master Bedroom
- Braced for Ceiling Fan in All Secondary Bedrooms
- Smoke Detectors in All Bedrooms CO2 Detectors
- Choice of Black or Satin Nickle Hardware
- Choice of Black or Satin Nickle Light Fixtures
- Wire Shelving In Closet
- Pedestal Sink in Powder Room per Plan
- Satin Nickel Plumbing Fixtures in All Bathrooms

MASTER SUITE FEATURES

- Oversized Master Shower
- Comfort Height Vanity
- Oversized or Large Closet
- Double Bowl Vanity
- Tile Bathroom Flooring

CUSTOMER CARE & WARRANTY

- Comprehensive Homeowners Warranty Program
- New Home Demonstration and Orientation
- 11 Month Warranty Review
- Transferrable Warranty

KITCHEN HIGHLIGHTS

- Stainless Steel Appliances: 30 Inch Gas Range, Microwave, Dishwasher
- Walk-In Kitchen Pantry
- Recessed Ice Maker Connection
- Recessed Can Light
- 2 Over Island Pendants

ENERGY EFFICIENT/WATER SAVING CONSTRUCTION

- R-30 Ceiling Insulation in Flat Ceiling
- LOW-E Double Pane Insulated Vinyl Windows with Tilt-In Sash
- Energy Efficient Heating Programmable Thermostat
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Electrical Outlets, Front and Rear Insulated Exterior Doors with Single Cylinder Dead Bolt Locks

CONSTRUCTION FEATURES

- Exteriors with Hardie Siding
- Brick per Plan
- Low maintenance vinyl windows
- Engineered Floor and Roof
- System 200 AMP Service Panel
- Stamped Aluminum Garage Door(s) with Wi-Fi Garage Door Opener(s)
- Continuous Aluminum Gutter

DOWNSPOUTS LANDSCAPING PACKAGE:

- Professionally Landscaped Yard: All Sides
- Bermuda Sod and Pine straw Island Trees and Shrubs Per Yard
- 2 Flood Lights: (1) Front and (1) Rear
- 2 Exterior Water Faucets (Hose BIBS)
- 36 Inch Vent-less Fireplace
- Slate Surround
- Gas Cooktops
- Gas Furnace



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PARK RIDGE Floorplans



**THREE RIVERS
HOMES**

HAMILTON & SMITHTOWN

24' x 50' - 2 STORY, FRONT ENTRY GARAGE
PARK RIDGE AT SUGAR HILL



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D



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**Main Level
HAMILTON**



**Upper Level Elevation 'A'
HAMILTON**



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HAMILTON

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Upper Level Elevation 'C' - HAMILTON



Upper Level Elevation 'B' & 'D' - HAMILTON



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PARK RIDGE Floorplans



**THREE RIVERS
HOMES**

SMITHTOWN

24' x 50' - 2 STORY, FRONT ENTRY GARAGE
PARK RIDGE AT SUGAR HILL



**Main Level
SMITHTOWN**



**Upper Level Elevation 'A'
SMITHTOWN**



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SMITHTOWN

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Upper Level Elevation 'C' - SMITHTOWN



Upper Level Elevation 'B' & 'D' - SMITHTOWN

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FREQUENTLY ASKED



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Questions



What are the HOA Fees?

\$1800 initiation/\$1800 year covers exterior insurance, termite and lawn maintenance.



Who are the utility providers?

Georgia Power, City of Sugar Hill-Gas, Gwinnett County-Water, AT&T-Internet, Waste Mgmt.-Trash



What are the schools?

Lanier High/Middle, Sugar Hill Elementary



Who is our preferred lender?

**Bobby Vaughn, Cross Country Mortgage
For Contact, See Next Page**



What is the time frame for completion?

3 to 4 Months Per Building



Will I be able to select my finishes?

Certain selections will be made available for buyers choosing.



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PARK RIDGE Preferred Lender



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Meet our preferred lender:

Home financing process

Buying a home and obtaining a mortgage can be a lengthy process, but there's no reason to get overwhelmed! We strive to make our loan process as easy and stress-free as possible. With our informative loan process guide, we're outlining everything step-by-step.



THE PRE-APPROVAL PROCESS:



THE LENDING PROCESS:



THE CLOSING PROCESS:



**CROSSCOUNTRY
MORTGAGE**

Bobby Vaughn



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PARK RIDGE Process



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WHERE PROCESS MAKES *perfect*

Working with Three River Homes is Easy! Our skilled professionals will help you each step of the way. we are always evaluating our process to better serve our customers and make your home building experience the best it can be when building new construction. the process does not have to be complicated, just follow these simple steps and build your new home with us.



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