

FROM THE
\$800S

BRICKHAVEN ROW



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Exclusive Buford Living-Welcome to Brickhaven Row, A limited collection of just 25 luxury homes, thoughtfully designed with modern features and timeless old-world charm. Crafted with care by Three Rivers Homes, this community is steps from downtown Buford and Tannery Row, offering walkable access to shopping, dining, and entertainment. Families also enjoy the prestige of the top-ranked Buford City Schools making this enclave the ultimate combination of elegance, convenience, and heritage.



770-822-2499 • www.HillWoodRealty.com



THREE RIVERS

HOMES



EQUAL HOUSING OPPORTUNITY
This community is an Equal Housing Opportunity community. All races, religions, nationalities, and ethnicities are welcome. For more information, please contact your realtor.

Brickhaven Row Site Plan



**THREE RIVERS
HOMES**



Buford Tannery Row

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Brickhaven Row Base Pricing



**THREE RIVERS
HOMES**

THE AVONDALE

@ BRICKHAVEN ROW



A. \$842,900
B. \$850,350
Basement \$110,000

THE JACKSON

@ BRICKHAVEN ROW



A. \$791,490.00
B. \$800,250
Basement \$100,000

THE LONGLEAF 2

@ BRICKHAVEN ROW



A. \$772,750
B. \$779,750
Basement \$110,000

THE CAMDEN

LOT 13 @ BRICKHAVEN ROW



A. \$727,750

THE WILLOW

@ BRICKHAVEN ROW



A. \$776,900
B. \$781,250
Basement \$100,000

**Ask
About
Incentives**

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Brickhaven Row Standard Features



**THREE RIVERS
HOMES**

NEIGHBORHOOD FEATURES

- Top Rated-Buford City Schools
- Neighborhood HOA with Full Protective Covenants
- Professionally Landscaped Entrance
- Covered front & back porches (per plan)

INTERIOR FEATURES

- 9 ft. Ceilings on Main & Upper
- 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
- Mohawk Carpet
- Rev-wood flooring in foyer, kitchen, breakfast 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
- Satin Nickel Finish Hardware
- Satin Nickel Finish Light Fixtures
- Satin Nickel Plumbing Fixtures in All Bathrooms
- Wire Shelving in Closets
- Pedestal Sink in Powder Room per Plan
- 42 inch gas fireplace-family room
- Slate Surround with Traditional Mantel
- Custom Interior Trim Package with True Shaker Style Doors
- Wood Stair Treads

MASTER SUITE FEATURES

- Oversized Master Shower/ Garden Tub
- Gentleman's Height Vanity
- Walk-In Closet
- Double Bowl Vanity
- Tile Bathroom Flooring

CUSTOMER CARE & WARRANTY

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

KITCHEN HIGHLIGHTS

- 36 inch cabinets
- Stainless Steel Appliances; 36 inch Gas Range, Microwave, Dishwasher, Built-In Oven
- Granite countertops
- Tile backsplash
- Walk-In Kitchen Pantry
- Delta kitchen faucet w/garbage disposal
- Recessed lighting per plan
- 2 Over Island Pendants

ENERGY EFFICIENT/WATER SAVING CONSTRUCTION

- R-38 Ceiling Insulation in Flat Ceiling
- Trane HVAC systems with energy efficient heating
- LOW-E Double Pane Insulated 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

- Four sided brick
- Exteriors with rock, hardi siding, board and batten, shake
- Porch Columns (per plan)
- Low maintenance vinyl windows, wood windows on the front
- Engineered floor and roof systems
- 200 AMP Service Panel
- Stamped Aluminum Garage Door(s) with Wi-Fi Garage Door Opener(s)
- Continuous aluminum gutters & downspouts

LANDSCAPING PACKAGE

- Professionally Landscaped Yard: All 4 Sides
- Bermuda Sod and Pine Straw Island Trees and Shrubs per yard
- 2 Flood Lights: Front and Rear
- 2 Exterior Water Faucets (Hose BIBS)



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE AVONDALE @ BRICKHAVEN ROW



Front Elevation A



Front Elevation B



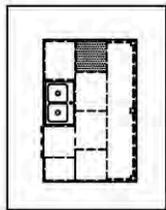
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Brickhaven Row Floorplans

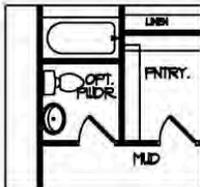


**THREE RIVERS
HOMES**

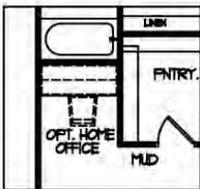
THE AVONDALE @ BRICKHAVEN ROW



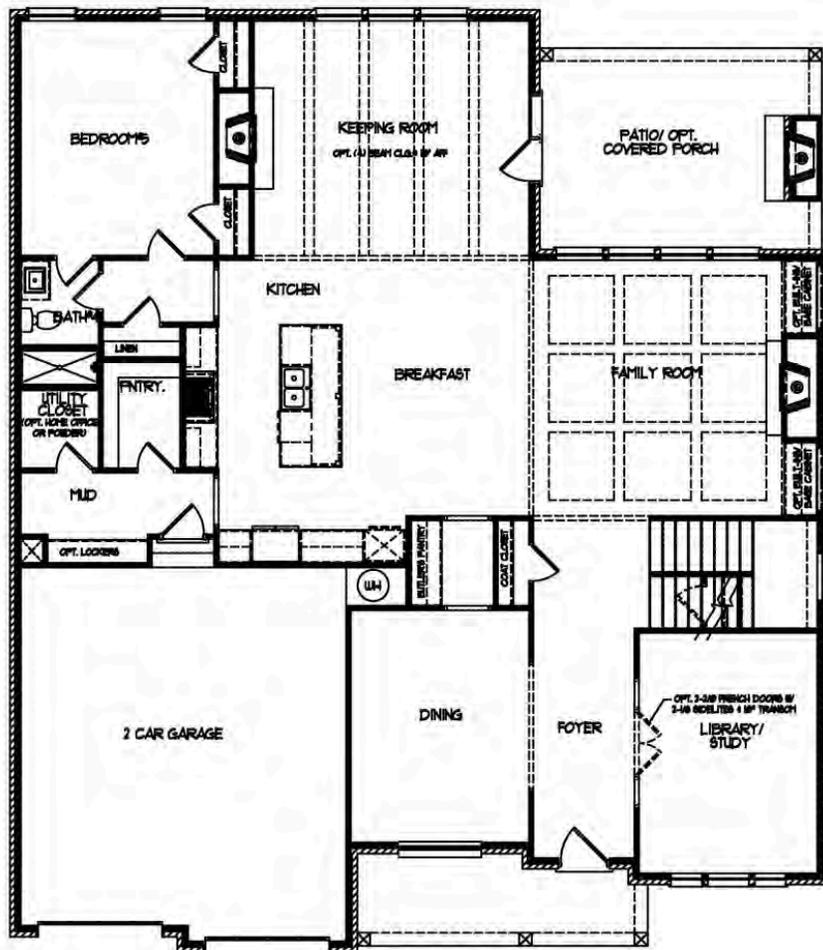
**Luxury
Kitchen
Island Opt.**



**Powder
Room Opt.**



**Home
Office Opt.**



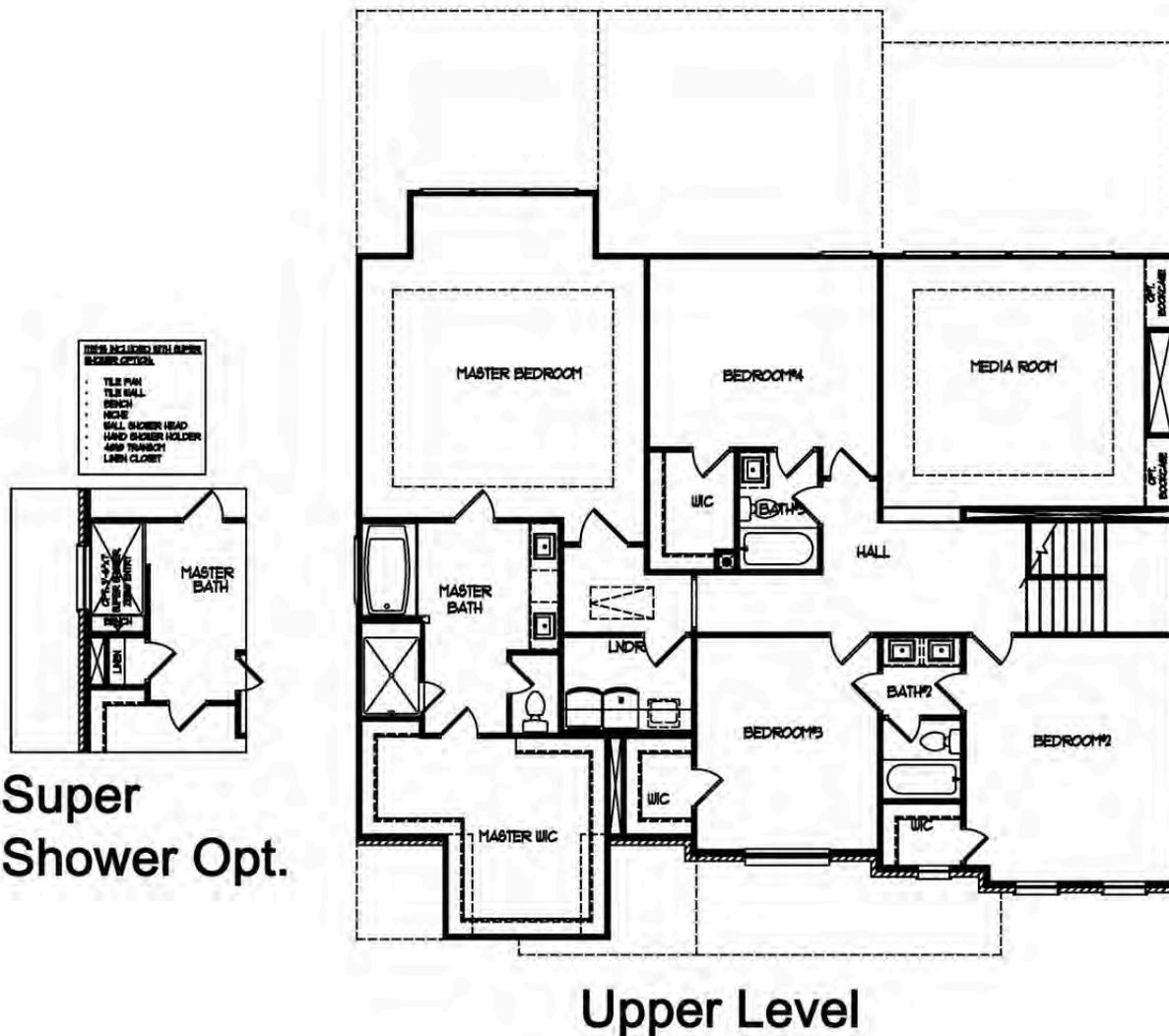
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**THREE RIVERS
HOMES**

THE AVONDALE @ BRICKHAVEN ROW



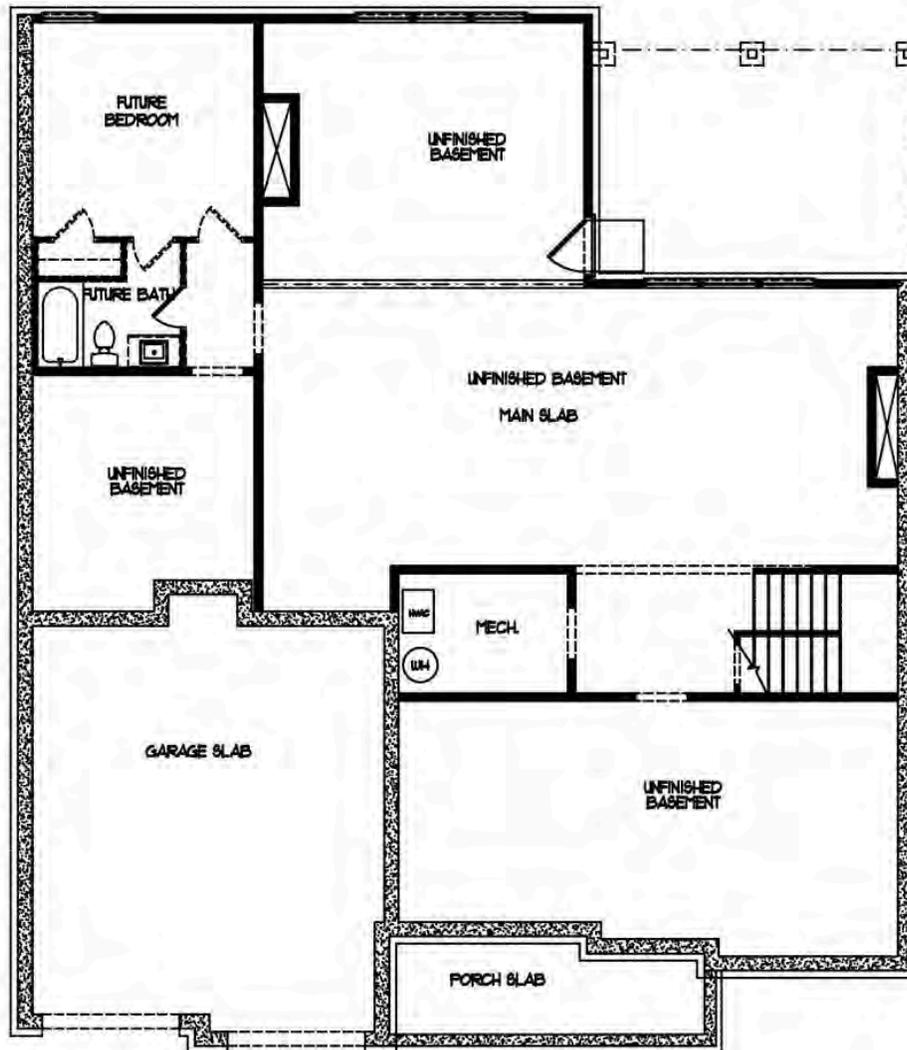
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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE AVONDALE @ BRICKHAVEN ROW



Basement Level



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE JACKSON @ BRICKHAVEN ROW



Front Elevation A



Front Elevation B



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE JACKSON @ BRICKHAVEN ROW



Main Level



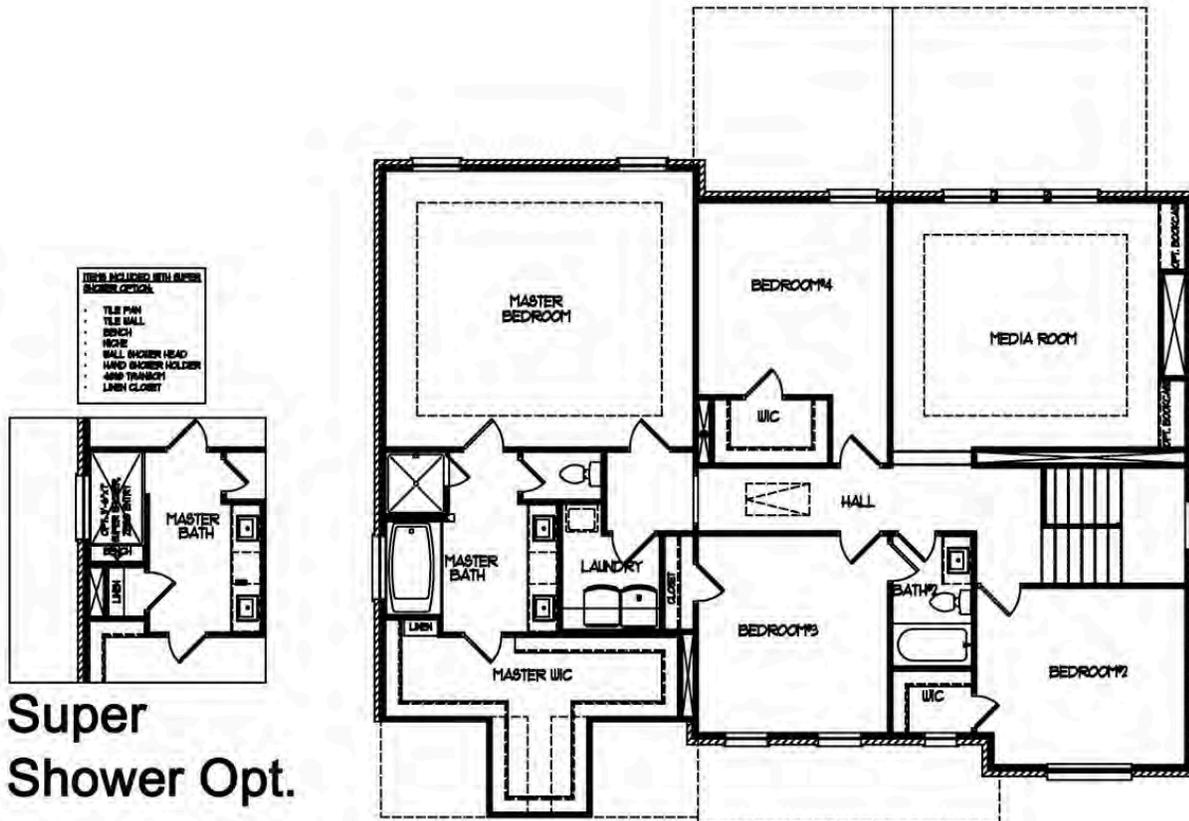
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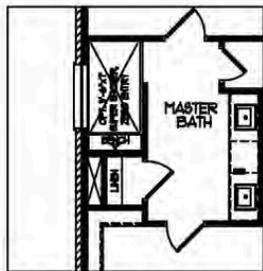


**THREE RIVERS
HOMES**

THE JACKSON @ BRICKHAVEN ROW

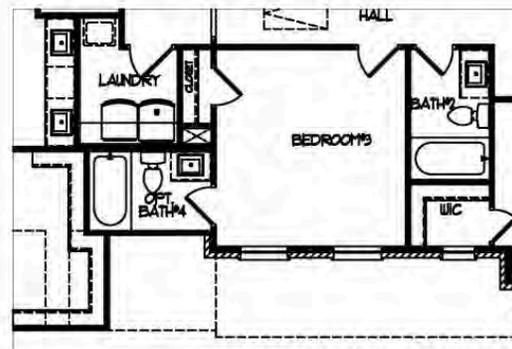


- ITEMS INCLUDED WITH BENCH
ENCLOSURE OPTION:
- TILE PAN
 - TILE WALL
 - BENCH
 - TOILET
 - WALL ENCLOSURE HEAD
 - HAND ENCLOSURE HOLDER
 - TOILET BRUSH
 - LINEN CLOSET



**Super
Shower Opt.**

Upper Level



Bath#4 Opt.



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE JACKSON @ BRICKHAVEN ROW



Basement Level



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE LONGLEAF 2 @ BRICKHAVEN ROW



Front Elevation A



Front Elevation B



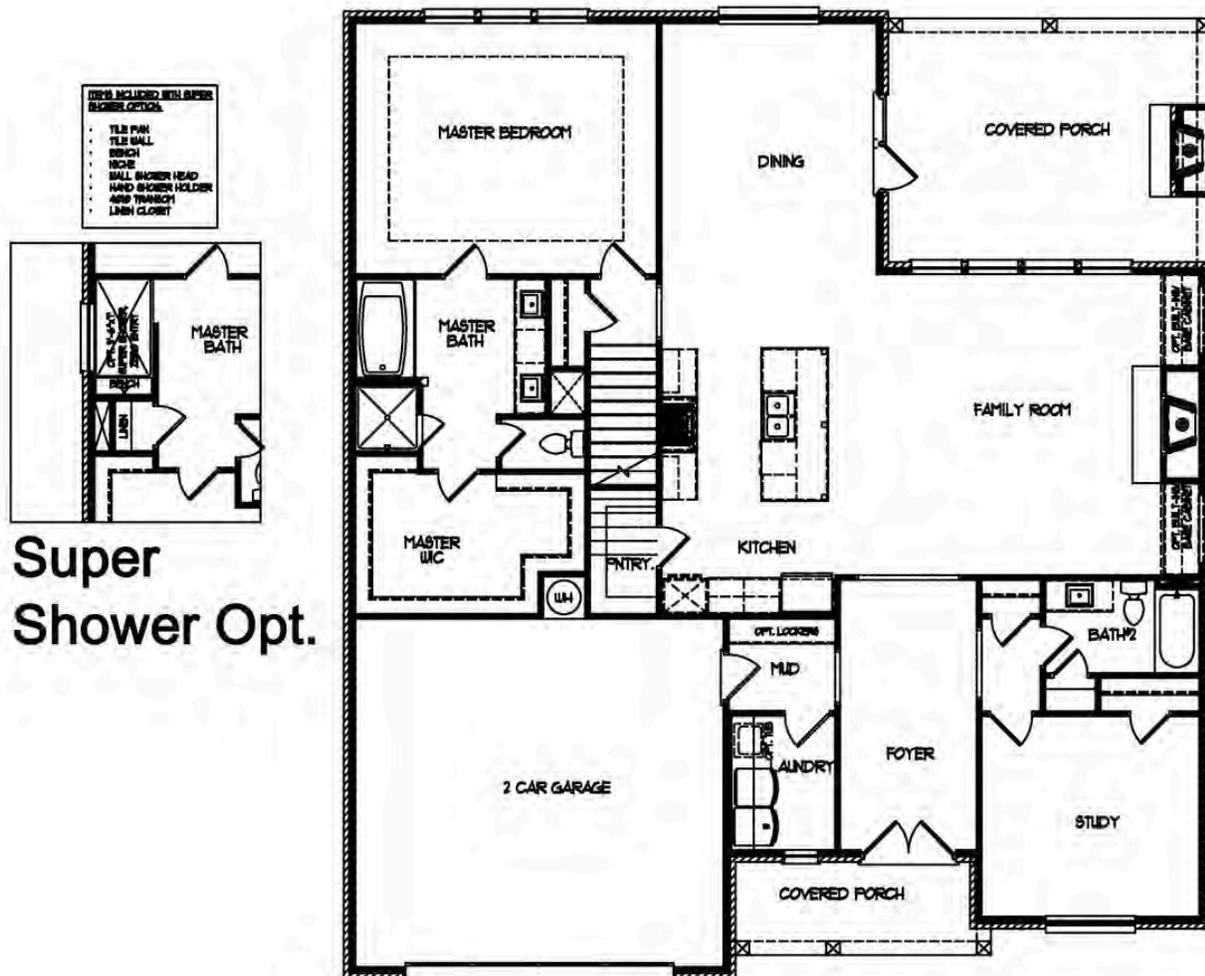
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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE LONGLEAF 2 @ BRICKHAVEN ROW



Main Level



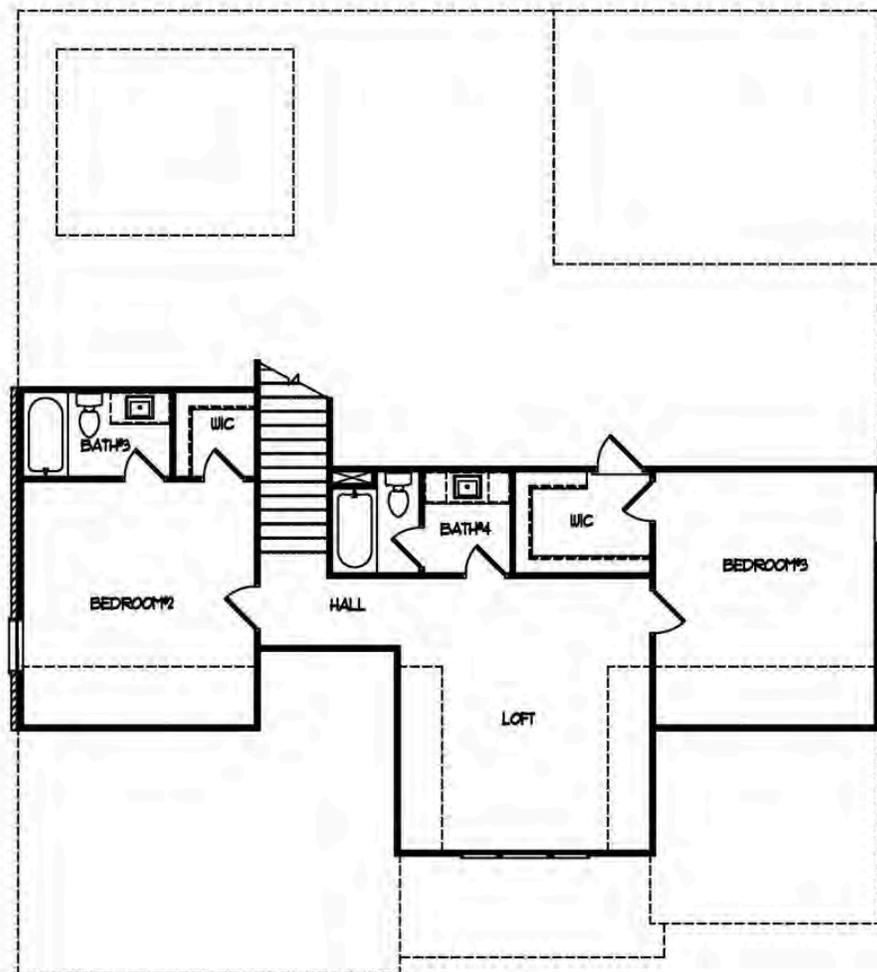
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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE LONGLEAF 2 @ BRICKHAVEN ROW



Upper Level



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE CAMDEN LOT 13 @ BRICKHAVEN ROW



Front Elevation A



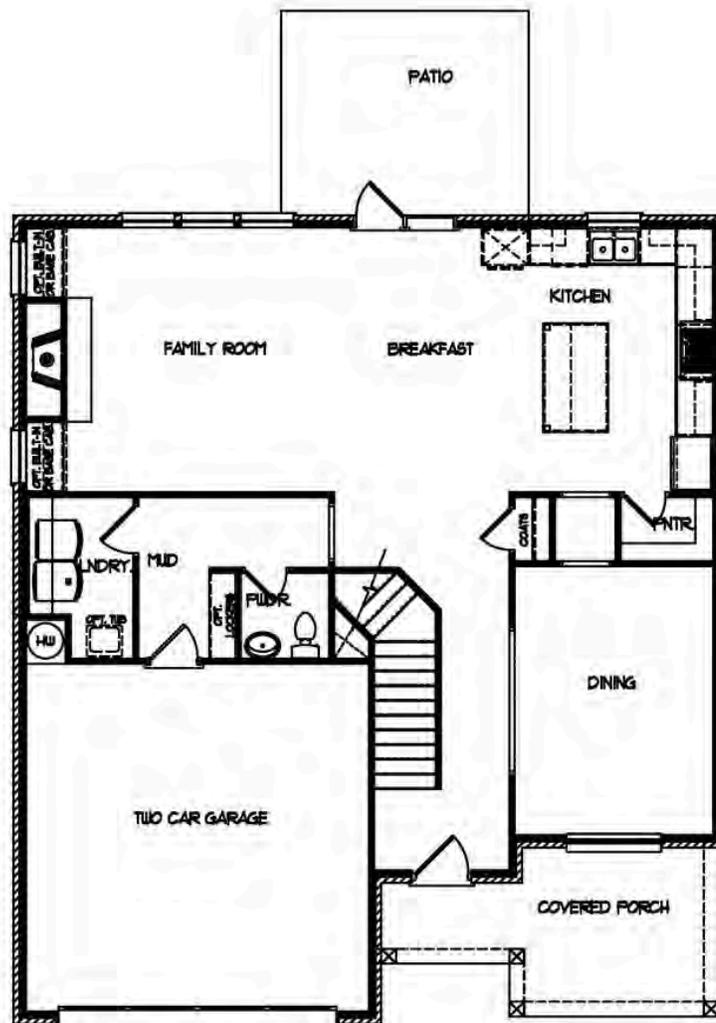
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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE CAMDEN LOT 13 @ BRICKHAVEN ROW



Main Level



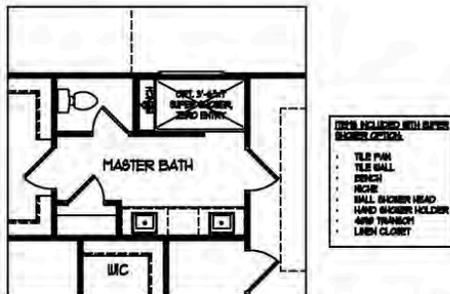
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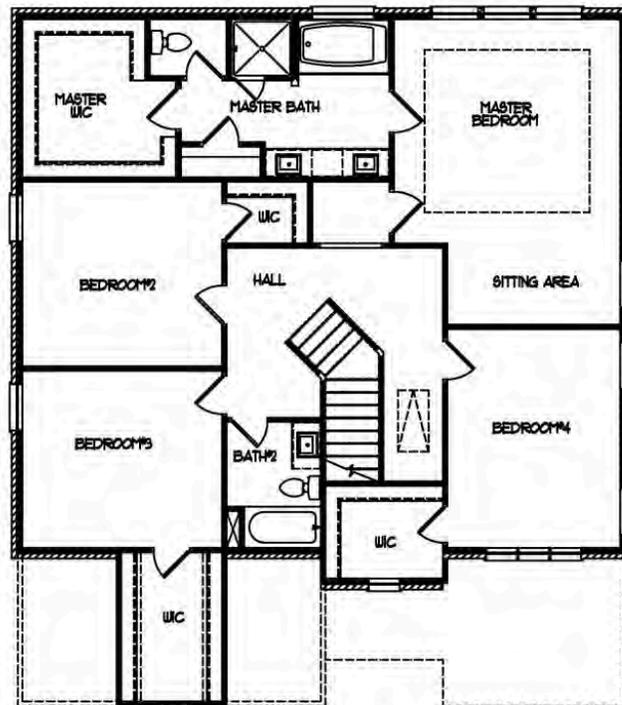


**THREE RIVERS
HOMES**

THE CAMDEN LOT 13 @ BRICKHAVEN ROW



Super Shower Opt.



Upper Level



Bath#3 Opt.



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Brickhaven Row Floorplans



**THREE RIVERS
HOMES**

THE WILLOW @ BRICKHAVEN ROW



Front Elevation A



Front Elevation B



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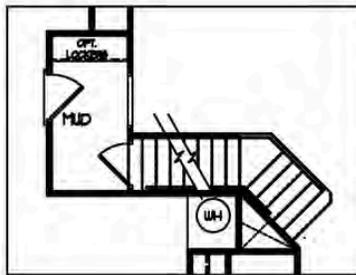


**THREE RIVERS
HOMES**

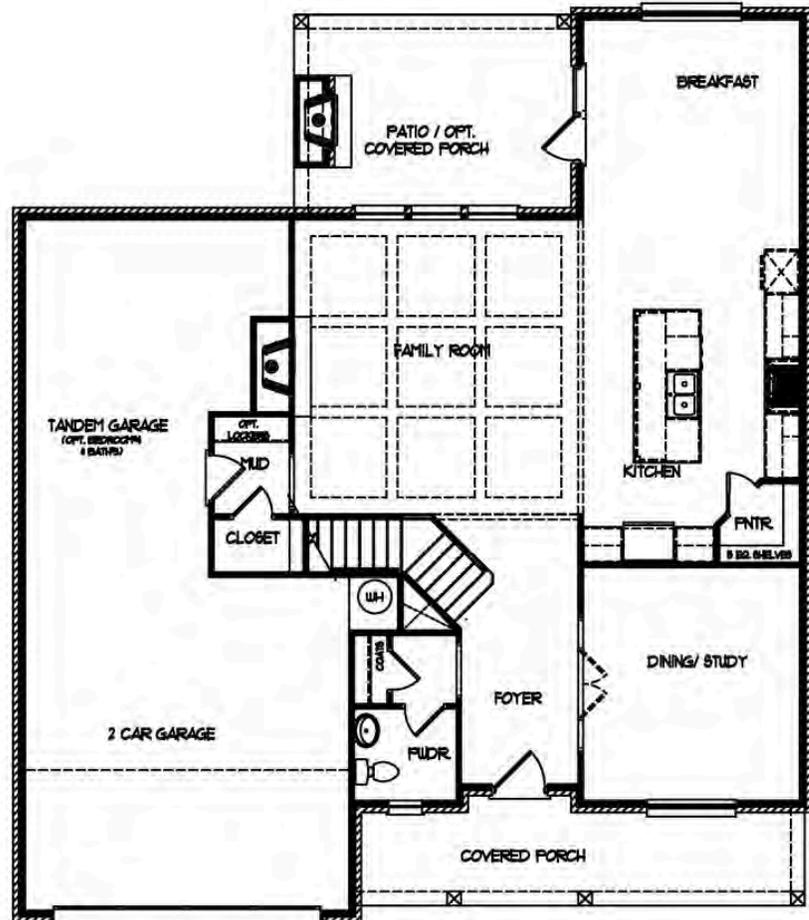
THE WILLOW @ BRICKHAVEN ROW



**Bedroom#4 &
Bath#3 Opt.**



**Stairs On
Basement Opt.**



Main Level



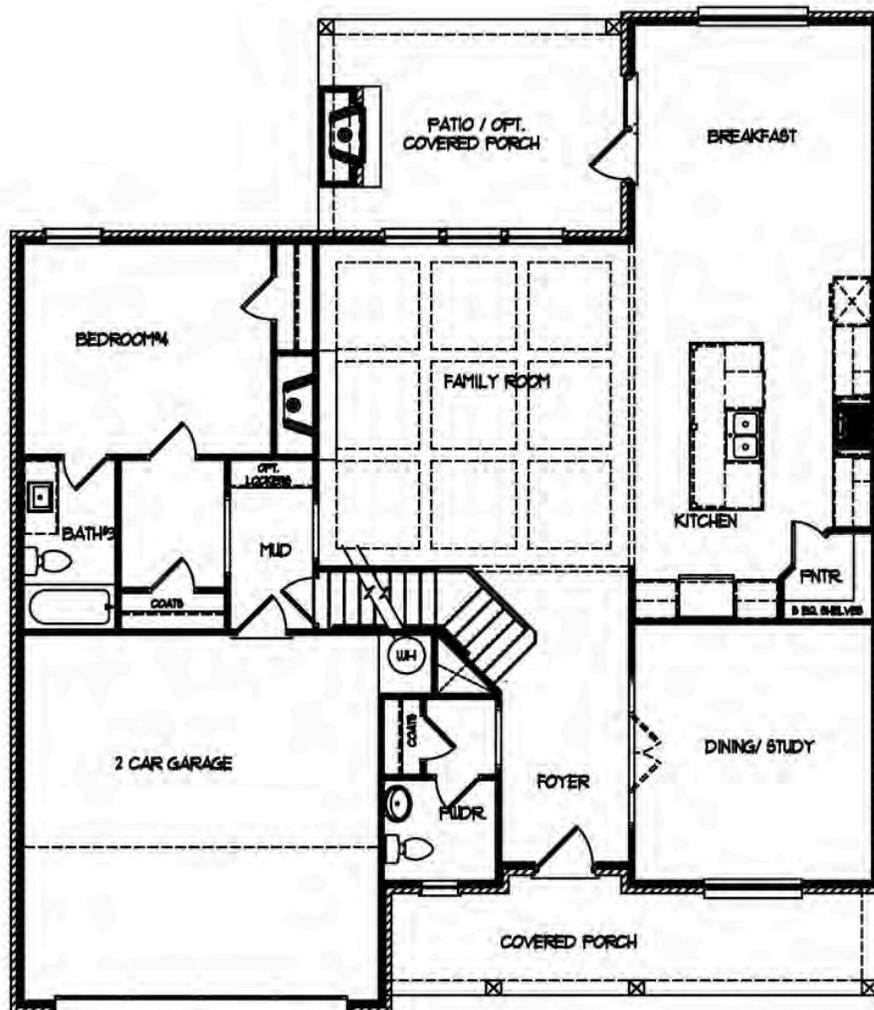
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Brickhaven Row Floorplans



THREE RIVERS
HOMES

THE WILLOW @ BRICKHAVEN ROW



Main Level w/ Bedroom#4 & Bath#3 Opt.



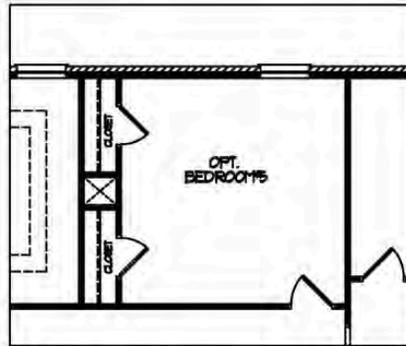
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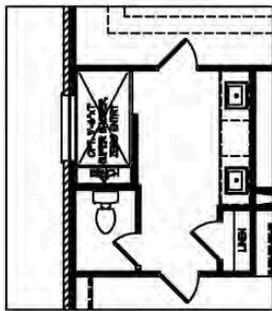
**THREE RIVERS
HOMES**

THE WILLOW @ BRICKHAVEN ROW

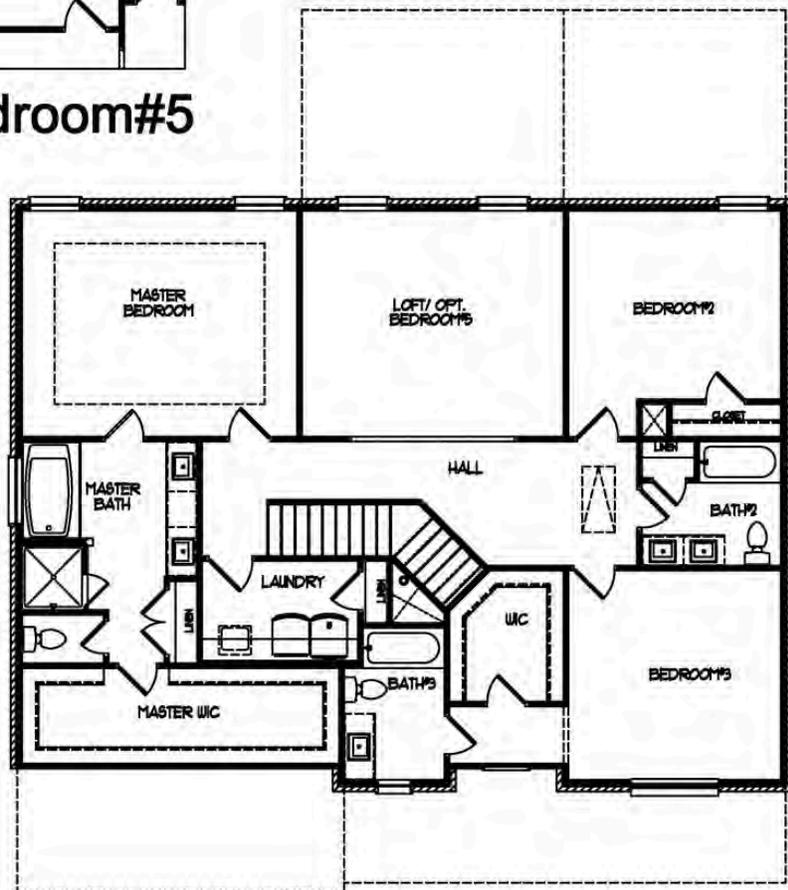


Opt. Bedroom#5

- ITEMS INCLUDED WITH SUPER SHOWER OPTION:
- TILE PAN
 - TILE HALL
 - BENCH
 - NICHE
 - HALL SHOWER HEAD
 - HAND SHOWER HOLDER
 - AND TRUSCH
 - LINEN CLOSET



**Super
Shower Opt.**



Upper Level



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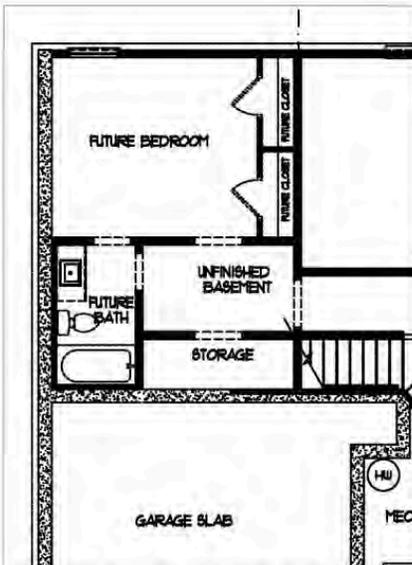
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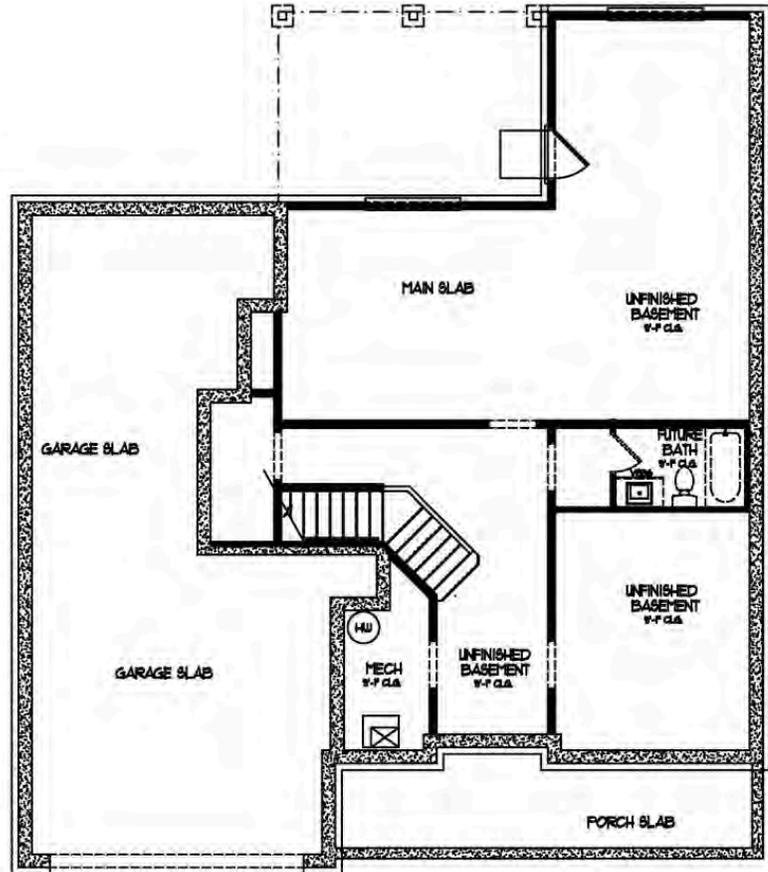
**THREE RIVERS
HOMES**

THE WILLOW

@ BRICKHAVEN ROW



**Basement w/
Bedroom#4 &
Bath#3 Opt. on
Main Level**



Basement Level



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FREQUENTLY ASKED



THREE RIVERS
HOMES

Questions



What are the HOA Fees?

\$1000 initiation/\$2000 year covers lawn maintenance



Who are the utility providers?

City of Buford Utilities



What are the schools?

Buford City Schools



Who is our preferred lender?

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



What is the time frame for completion?

5 to 6 months



Will I be able to select my finishes?

Certain selections will be made available for buyers choosing.



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Brickhaven Row Preferred Lender



**THREE RIVERS
HOMES**

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:

We collect the necessary documents for your pre-approval

We meet with you and determine the best loan structure based on your financial goals and needs.

We issue your formal pre-approval. You begin making offers on homes with your REALTOR®.

Once an offer is accepted, you are officially in contract. A closing date and terms of the contract are set.

THE LENDING PROCESS:

We will contact you to discuss locking your interest rate and will send over initial disclosure forms for you to sign.

Our team orders the appraisal, title, and other necessary documents for your loan.

We submit your complete file to underwriting for review and approval.

We issue your final approval and any remaining loan conditions are collected and cleared for closing.

THE CLOSING PROCESS:

Loan documents are ordered and sent to the title and escrow company where they are prepared and await your signature.

After you sign, closing documents are sent back to use for final review and funding.

We fund the loan and the title company records the new lien. Congratulations!

Our Client for Life Philosophy begins and we maintain contact with you.

**CROSSCOUNTRY
MORTGAGE**

Bobby Vaughn



Loan Officer

Personal NMLS# 124573
Branch NMLS# 24-0533
Company NMLS3029

D: 678-281-3905

bobby.vaughn@ccm.com

ccm.com/bobby-vaughn

390 Brogdon Road, Suite A
Suwamee, GA 30024



Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC. NMLS3029 (www.nmls.com/crosscountry)



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Brickhaven Row Process



**THREE RIVERS
HOMES**

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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