

NORTHMINSTER

— FARMS —

ACTIVE ADULT
COMMUNITY
FROM THE LOW \$400S



Driving Directions:

I-85 North to (Exit 137), Turn Right onto GA-11/US-129 S/Jefferson Bypass in Jackson County Toward Jefferson, Turn Left onto Business 129 into Downtown Jefferson, then turn left on Sycamore Street (Turns into Commerce Rd), then Right onto Wilhite Rd (Across from Jackson County Government Complex). Turn Right onto Mauldin Rd, Subdivision on the Right.

Exclusively listed by:

ALPHA
PROPERTY GROUP

HOME SMART[®]

(404) 876-4901

Onsite Agent:

Carol Neustadt:

C: (404) 202-0277

O: (770) 282-4393

*All information is believed to be accurate but is not guaranteed and subject to change without notice.

Marketing by: ALPHA Property Group | HomeSmart | 10900 Crabapple Rd | Roswell, GA 30075 | 770-282-4393 | www.Facebook.com/NorthminsterFarms



NORTHMINSTER — FARMS —

ACTIVE ADULT
COMMUNITY
FROM THE HIGH \$300S

COMMUNITY SITE PLAN

NORTHMINSTER — FARMS — Active Adult Community



[CLICK HERE FOR DIRECTIONS!](#)



*Site Plan is Artistic in Nature. All information is believed to be accurate but is not guaranteed and subject to change without notice.

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Northminster Farms - Jefferson, GA

NORTHMINSTER — FARMS —

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INCLUDED FEATURES

COMMUNITY CHARACTERISTICS:

COMMUNITY HOA WITH FULL PROTECTIVE COVENANTS
PROFESSIONALLY LANDSCAPED ENTRANCES
FARMHOUSE INSPIRED COMMUNITY CENTER EQUIPPED WITH
BATHROOMS, COMMUNITY GATHERING AREA, KITCHENETTE, &
WELLNESS CENTER SPACE.
LARGE COMMUNITY SWIMMING POOL
2 PICKLEBALL COURTS
WALKING PARK WITH CONCRETE SIDEWALKS
2+ ACRE GREEN SPACE WITH SIDEWALKS
LOW MAINTENANCE HOME EXTERIORS &
LAWN MAINTENANCE INCLUDED IN THE HOA

INTERIOR FEATURES:

9 FT CEILINGS ON MAIN LEVEL
IN-HOME WIRING PACKAGE:
CAT 5 FOR TELEPHONE IN KITCHEN & PRIMARY SUITE
RG 6 FOR CABLE CONNECTIVITY IN LIVING ROOM & ALL BEDROOMS
PRE-WIRED SECURITY SYSTEM
SMOOTH CEILING THROUGHOUT HOME
CURRATED SHERWIN-WILLIAMS PAINT OFFERINGS, INTERIOR
MOHAWK CARPET, INTERIOR
MOHAWK REVWOOD FLOORING IN FOYER, KITCHEN AND BREAKFAST
CEILING FAN AND LIGHT KIT IN GREAT ROOM & PRIMARY SUITE
BRACED FOR CEILING FANS IN ALL SECONDARY BEDROOMS
SMOKE DETECTORS ON EACH LEVEL & ALL BEDROOMS
CO2 DETECTORS
SATIN NICKEL FINISH DOOR HARDWARE
SATIN NICKEL FINISH LIGHT FIXTURES
WIRE SHELVING IN CLOSETS & PANTRY
PEDESTAL SINK IN POWDER ROOM PER PLAN & OPTIONS
SATIN NICKEL PLUMBING FIXTURES IN ALL BATHROOMS
VINYL FLOORING STANDARD IN ALL BATHS & LAUNDRY ROOM
42IN DIRECT VENT FIREPLACE WITH SLATE SURROUND, NO HEARTH

PRIMARY SUITE FEATURES:

DELUXE TUB & SEPARATE SHOWER PER PLAN & OPTIONS
2CM QUARTZ COUNTER TOPS
OPTIONAL SUPER SHOWER PACKAGE(S)
GENTLEMAN'S HEIGHT VANITY
DOUBLE BOWL VANITY
LARGE WALK-IN CLOSET

CUSTOMER CARE & WARRANTY:

COMPREHENSIVE HOMEOWNERS WARRANTY PROGRAM (QBW)
NEW HOME DEMONSTRATION AND ORIENTATION
11 MONTH WARRANTY REVIEW
TRANSFERABLE WARRANTY

KITCHEN HIGHLIGHTS:

STAINED CABINETS WITH KNOBS
GRANITE COUNTERTOPS
STAINLESS STEEL APPLIANCES:
NAT GAS RANGE, DISHWASHER, & MICRO-HOOD
WALK-IN KITCHEN PANTRY PER PLAN
RECESSED ICE MAKER CONNECTION
RECESSED CAN LIGHTS
2 PENDANTS OVER KITCHEN ISLAND
SUBWAY TILE BACKSPLASH

ENERGY EFFICIENT & WATER SAVING CONSTRUCTION :

R-30 CEILING INSULATION IN FLAT CEILING
LOW-E DOUBLE PANE INSULATED VINYL
WINDOWS WITH TILT-IN SASH
4 OVER 1 WINDOW GRIDS ON FRONT ONLY PER PLAN
ENERGY EFFICIENT HEATING
PROGRAMMABLE THERMOSTAT
SEALED OPENINGS FOR PIPES/WIRING TO PREVENT AIR INFILTRATION
WEATHERPROOF ELECTRICAL OUTLETS, FRONT & REAR
INSULATED EXTERIOR DOORS WITH SINGLE CYLINDER
DEAD BOLT LOCKS

CONSTRUCTION FEATURES:

EXTERIORS WITH CONCRETE SIDING & BRICK WATER TABLES OR
OPTIONAL STONE WATER TABLE
SIDING OR BRICK PER PLAN, PER ELEVATION
ENGINEERED FLOOR & ROOF SYSTEMS
200 AMP SERVICE PANEL
STAMPED ALUMINUM GARAGE DOOR(S) WITH WIFI GARAGE DOOR OPENER
CONTINUOUS ALUMINUM GUTTERS & DOWNSPOUTS

LANDSCAPING PACKAGE:

PROFESSIONALLY LANDSCAPED YARDS, ALL 4 SIDES
BERMUDA SOD, PINE NEEDLE BEDS, & ISLANDS
TREES AND SHRUBS PER YARD SURROUNDING HOME
2 FLOOD LIGHTS, FRONT & REAR
2 EXTERIOR WATER FAUCETS (HOSE BIBS)
COVERED PORCHES PER PLAN & OPTIONS
ARCHITECTURAL SHINGLES
OPTIONAL CARRIAGE GARAGES

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Utility & Contractor List

1.) WATER & *SEWERAGE:

JACKSON COUNTY WATER & SEWERAGE AUTHORITY

117 MLK AVENUE

JEFFERSON, GA 30549

(706) 367-1741

CUSTOMERSERVICE@CITYOFJEFFERSONGA.COM

*WATER IS PROVIDED THROUGH JCWSA, SEWER IS
CITY OF JEFFERSON, BUT BILLED THROUGH JCWSA

2.) ELECTRICITY:

JACKSON EMC

850 COMMERCE RD

JEFFERSON, GA 30549

706-367-5281

3.) TV & INTERNET:

TRUVISTA

[HTTPS://WWW.TRUVISTA.NET](https://www.truvista.net)

+1 (762) 778-4000

OUTSIDE SALES CONTACT WITH DIRECTV STREAM:

BRANDON SHEDD

C: 404-327-1600

E: FIRSTCONNECTLLCGA@GMAIL.COM

4.) GARBAGE PICK UP & RECYCLING:

CITY OF JEFFERSON PUBLIC WORKS

PUBLIC UTILITIES

1048 WASHINGTON ST

JEFFERSON, GA 30549

(706) 367-5121, EXT. 3, THEN 2

CUSTOMERSERVICE@CITYOFJEFFERSONGA.COM

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NORTHMINSTER — FARMS —

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GARDEN SERIES BASE PRICING

FLOOR PLAN	ELEVATION	BEDS	BATHS	PRICE*
THE EMORY RANCH 1,802 SQFT 3 BED/2 BATH *OPT COVERED BACK PATIO *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER	A	3	2	\$405,900
	B	3	2	\$409,900
	C	3	2	\$411,900
THE SAXTON 3 RANCH 1,821 SQFT 2 OR 3 BED/2 BATH * OPT HOME OFFICE *OPT COVERED BACK PATIO *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER	A	2-3	2	\$408,500
	B	2-3	2	\$412,500
	C	2-3	2	\$414,500
THE SINCLAIR RANCH 1,979 SQFT 2 OR 3 BED/2 BATH *OPT 3RD BEDROOM *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER(S)	A	2-3	2	\$428,900
	B	2-3	2	\$432,900
	C	2-3	2	\$434,900

*Base pricing subject to a pre-sale, slab, basement, & lot premium(s). Square footage is estimated.

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FARMHOUSE SERIES BASE PRICING

FLOOR PLAN	ELEVATION	BEDS	BATHS	PRICE*
THE RABUN RANCH 2,051 SQFT 2 BED/2.5-3 BATH	A	2	2-3	\$437,900
*OPT BATH #3 *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER(S)	B	2	2-3	\$441,900
	C	2	2-3	\$443,900
THE ADDISON RANCH-1.5 STORY 2,029+ SQFT 3-4 BED/2-3 BATH	A	3-4	2-3	\$438,500
*OPT BONUS BED/BATH *OPT HOME OFFICE *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER	B	3-4	2-3	\$442,500
	C	3-4	2-3	\$444,500
THE BLACKBURN RANCH-1.5 STORY 2,064+ SQFT 3-4 BED/2.5-3 BATH	A	3-4	2.5-3	\$439,500
*OPT BONUS BED/BATH *OPT HOME OFFICE *OPT CARRIAGE GARAGE *OPT LUXURY KITCHEN & SUPER SHOWER(S)	B	3-4	2.5-3	\$443,500
	C	3-4	2.5-3	\$445,500

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MANOR SERIES BASE PRICING

FLOOR PLAN	ELEVATION	BEDS	BATHS	PRICE*
THE ROSEWOOD RANCH	A	3-4	3	\$452,500
2,203+ SQFT				
3-4 BED/3 BATH	B	3-4	3	\$456,500
*OPT BED #4				
*OPT CARRIAGE GARAGE	C	3-4	3	\$458,500
*OPT EXTENDED BACK PATIO				
*OPT HOME OFFICE				
*OPT LUXURY KITCHEN & SUPER SHOWER(S)				

*Base pricing subject to a pre-sale, slab, basement, & lot premium(s). Square footage is estimated.

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Northminster Farms - Jefferson, GA

The Emory @ Northminster Farms

-Garden Series-



Front Elevation A



Front Elevation B



Front Elevation C

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The Emory @ Northminster Farms

-Garden Series-



Front Elevation A w/Carriage Garage Opt.



Front Elevation B w/Carriage Garage Opt.

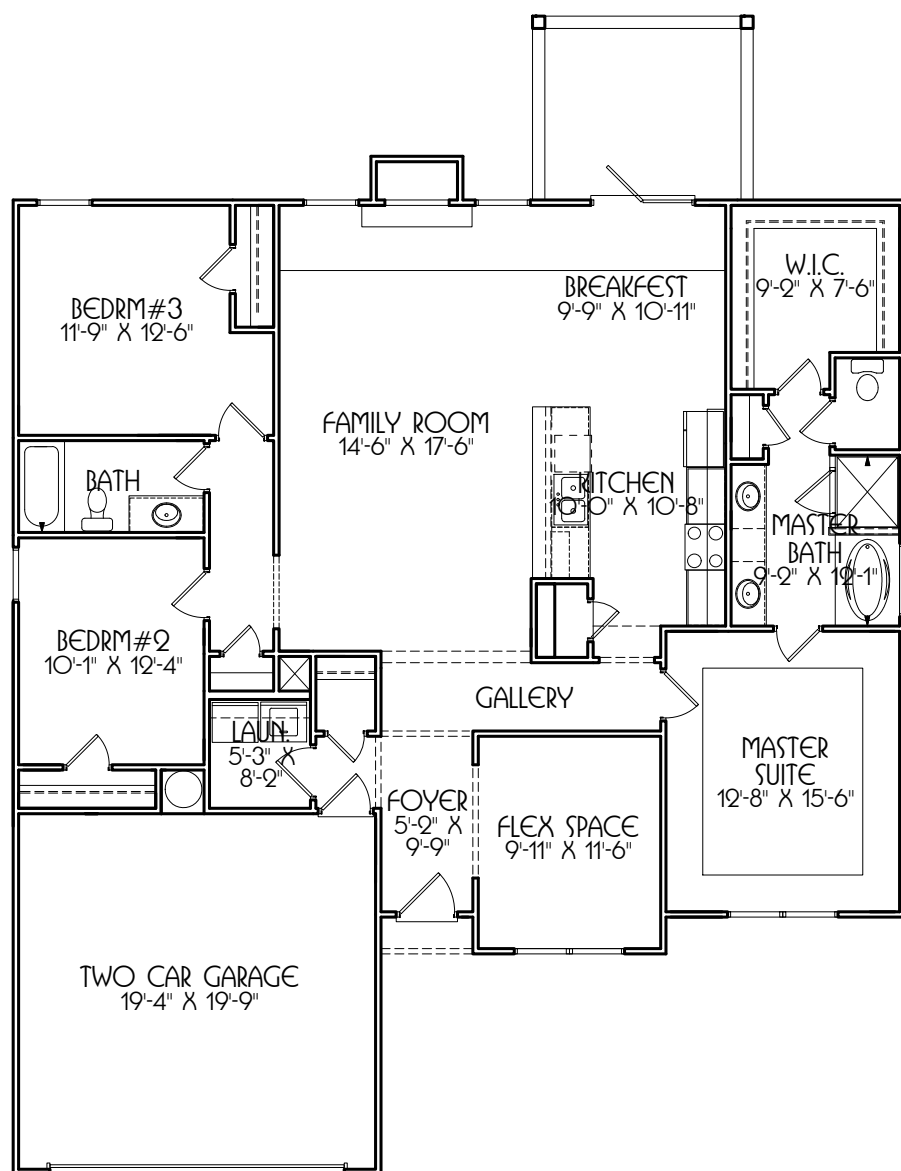


Front Elevation C w/Carriage Garage Opt.

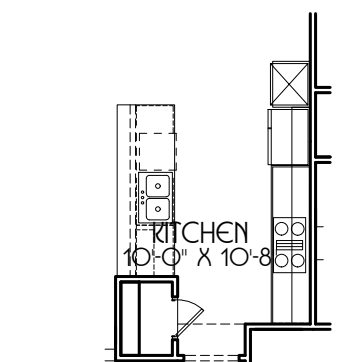
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The Emory @ Northminster Farms

-Garden Series-



Main Level



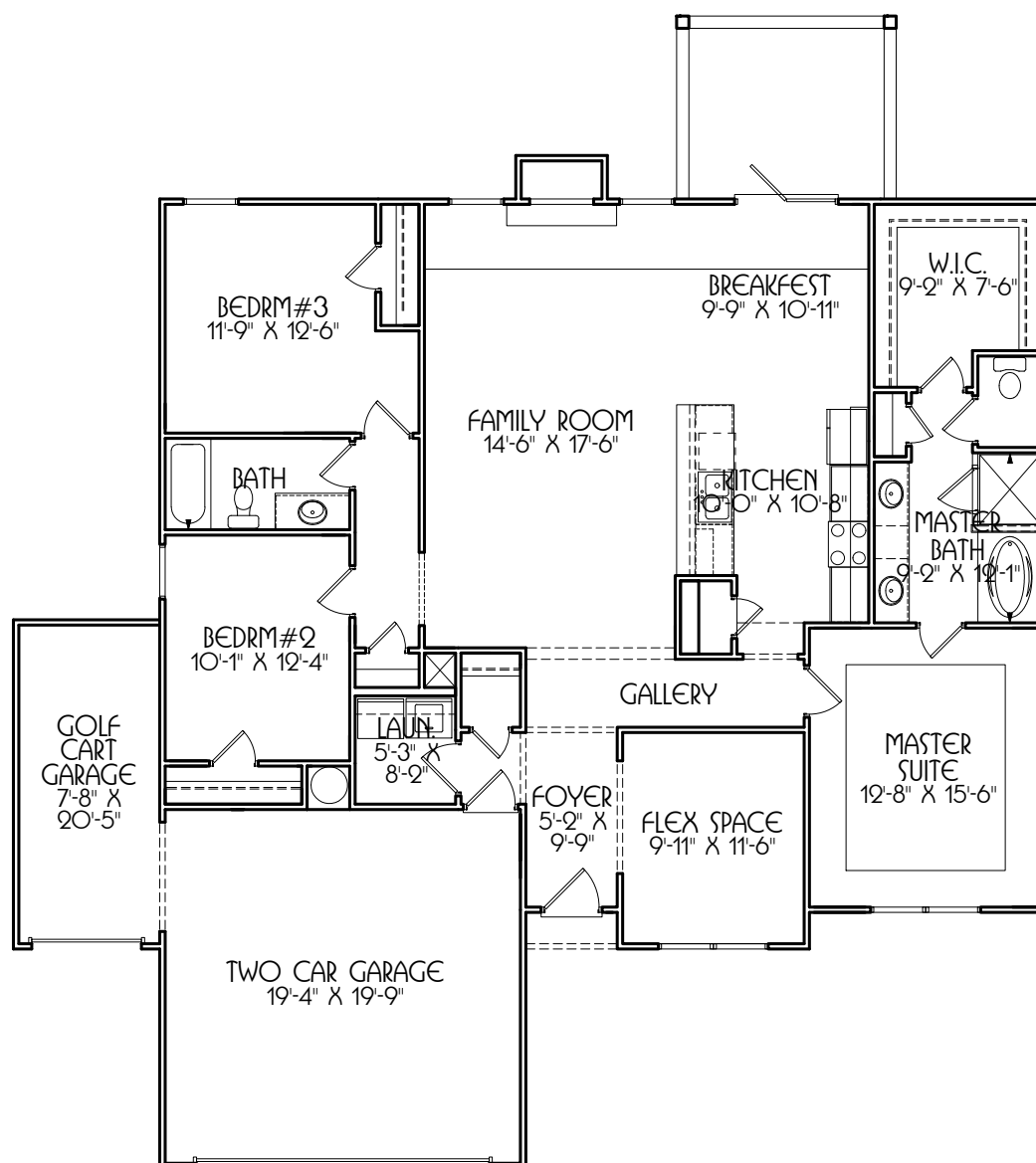
Opt. Luxury Kitchen



Super Shower Option

The Emory @ Northminster Farms

-Garden Series-



Main Level w/Carriage Garage Opt.

THE SAXTON 3

NORTHMINSTER FARMS

- GARDEN SERIES -



Front Elevation A



Front Elevation B



Front Elevation C

THE SAXTON 3

NORTHMINSTER FARMS

- GARDEN SERIES -



Front Elevation A w/ Carriage Garage Opt.



Front Elevation B w/ Carriage Garage Opt.

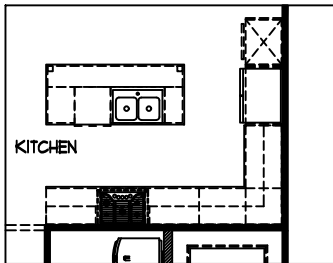


Front Elevation C w/ Carriage Garage Opt.

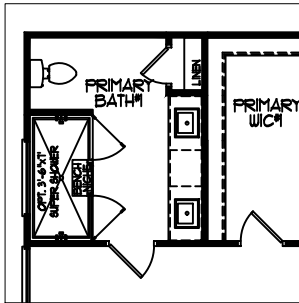
THE SAXTON 3

NORTHMINSTER FARMS

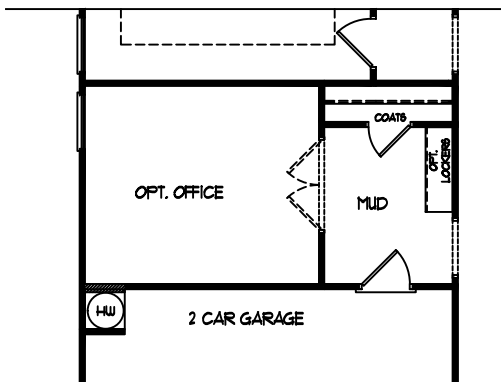
- GARDEN SERIES -



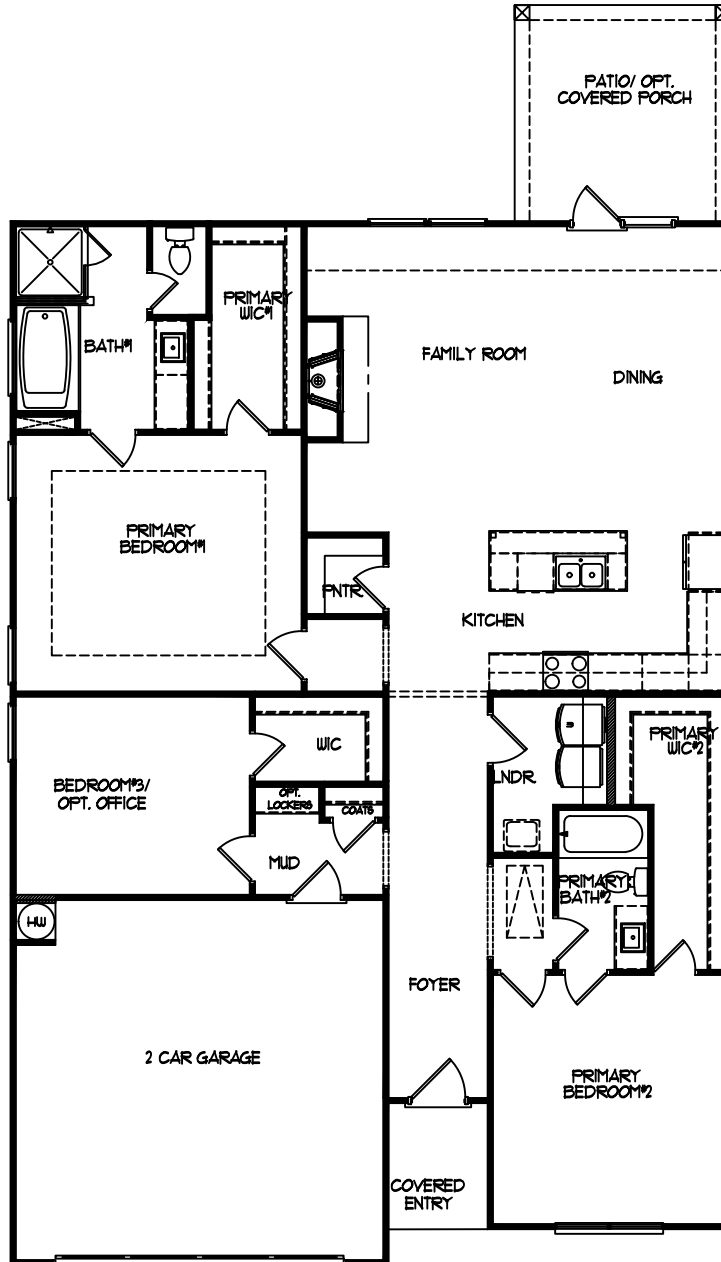
Luxury Kitchen Opt.



Primary Bath#1 Opt.



Office Opt.

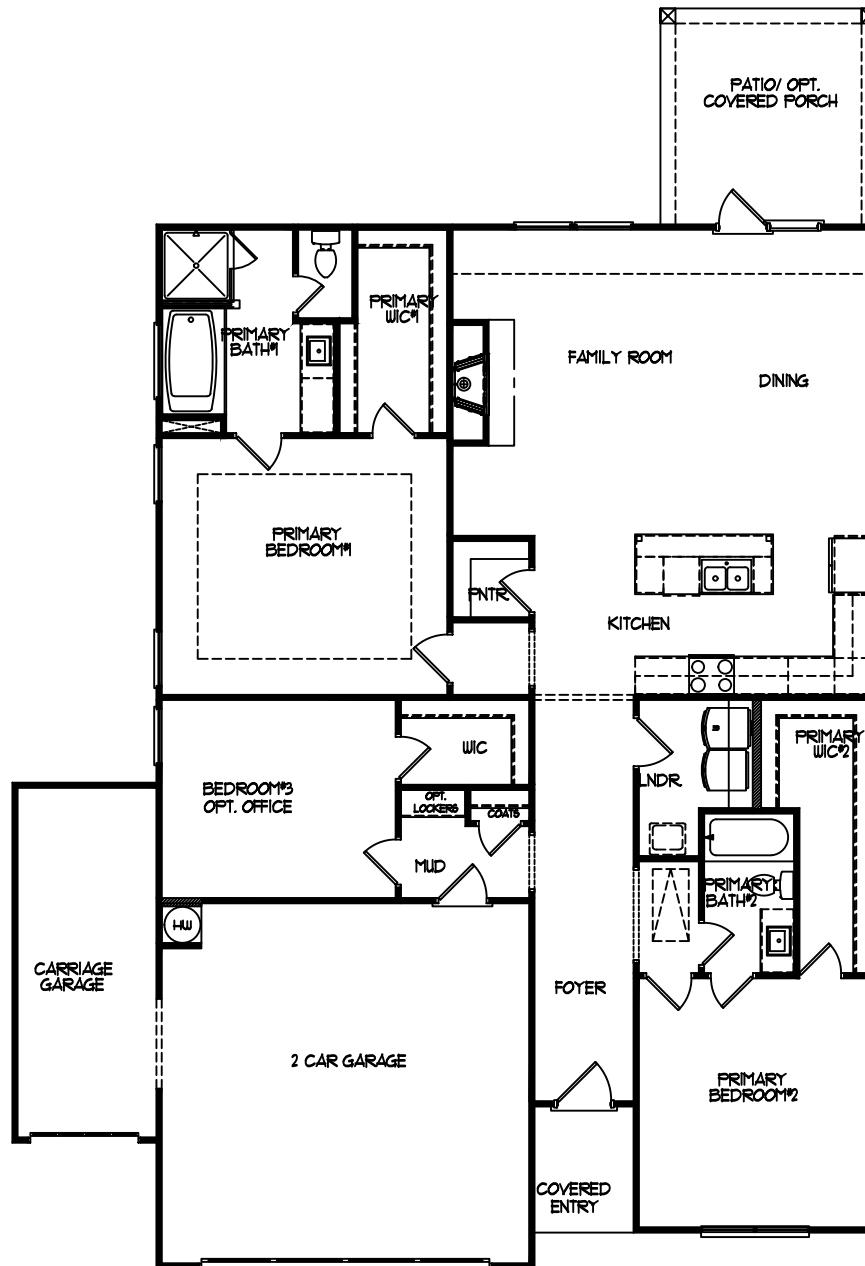


Main Level

THE SAXTON 3

NORTHMINSTER FARMS

- GARDEN SERIES -



Main Level w/ Carriage Garage Opt.

THE SINCLAIR

NORTHMINSTER FARMS

- GARDEN SERIES -



Front Elevation A



Front Elevation B



Front Elevation C

THE SINCLAIR

NORTHMINSTER FARMS

- GARDEN SERIES -



Front Elevation A w/ Carriage Garage Opt.



Front Elevation B w/ Carriage Garage Opt.

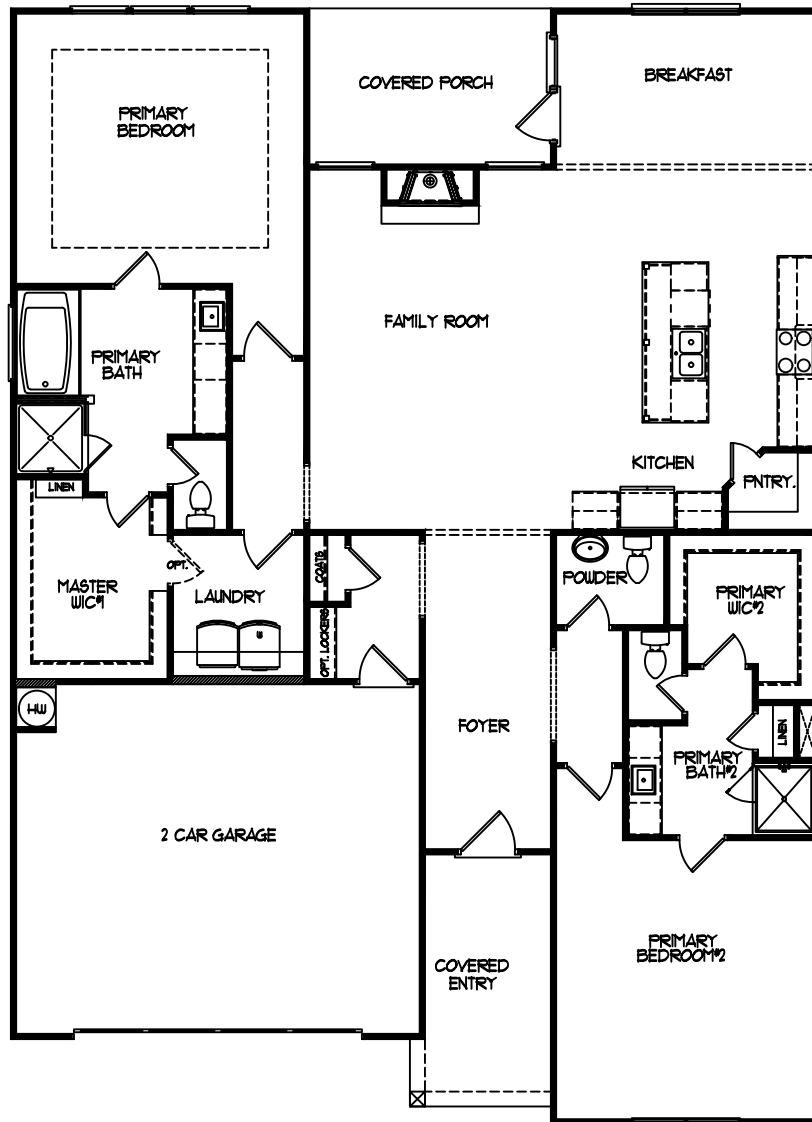


Front Elevation C w/ Carriage Garage Opt.

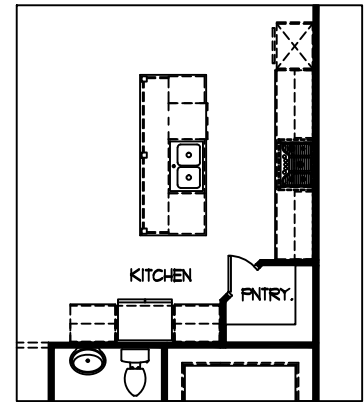
THE SINCLAIR

NORTHMINSTER FARMS

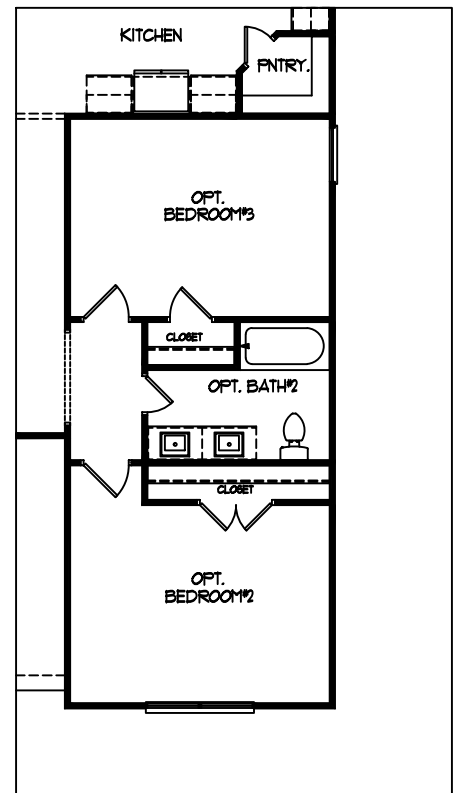
- GARDEN SERIES -



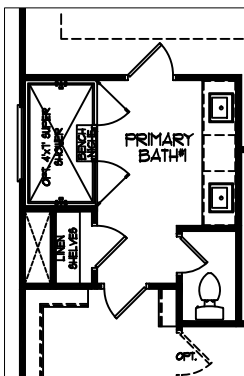
Main Level



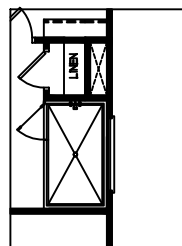
Luxury Kitchen Opt.



3rd Bedroom Opt.



Primary
Bath#1 Opt.



Primary
Bath#2 Opt.

- GARDEN SERIES -



THE RABUN

NORTHMINSTER FARMS
- FARM HOUSE SERIES -



Front Elevation A



Front Elevation B



Front Elevation C

THE RABUN

NORTHMINSTER FARMS
- FARM HOUSE SERIES -



Front Elevation A w/ Carriage Garage Opt.



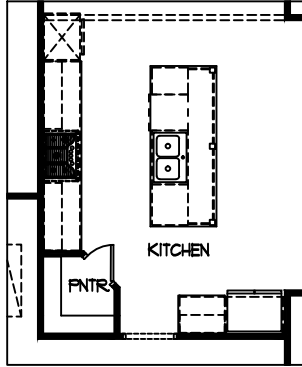
Front Elevation B w/ Carriage Garage Opt.



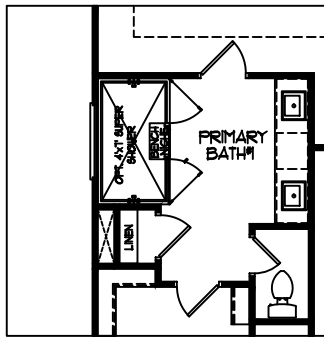
Front Elevation C w/ Carriage Garage Opt.

THE RABUN

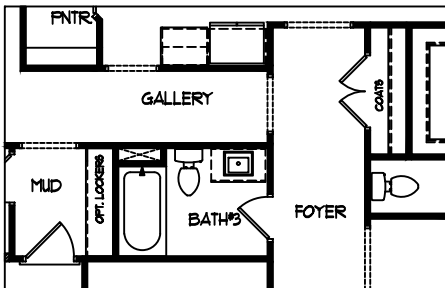
NORTHMINSTER FARMS
- FARM HOUSE SERIES -



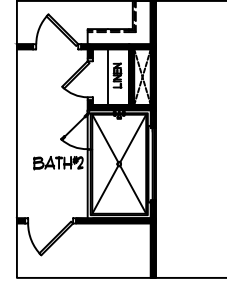
Luxury
Kitchen Opt.



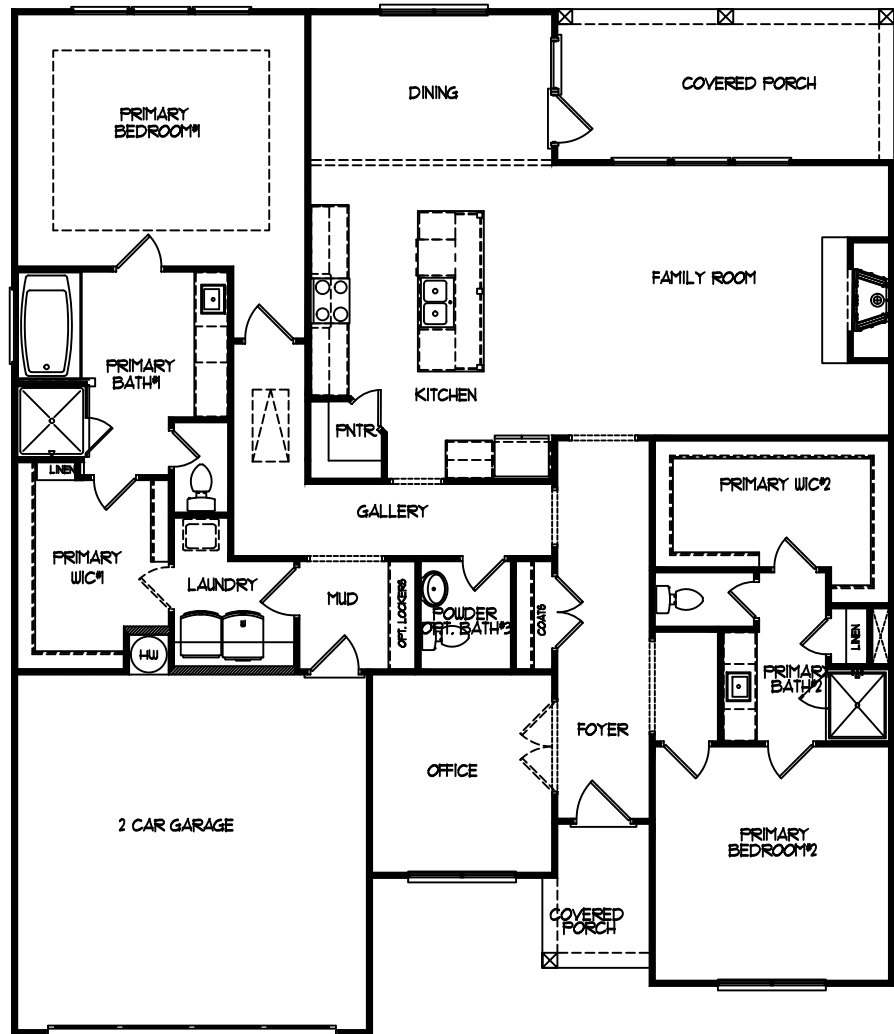
Primary
Bath#1 Opt.



Bath#3 Opt.



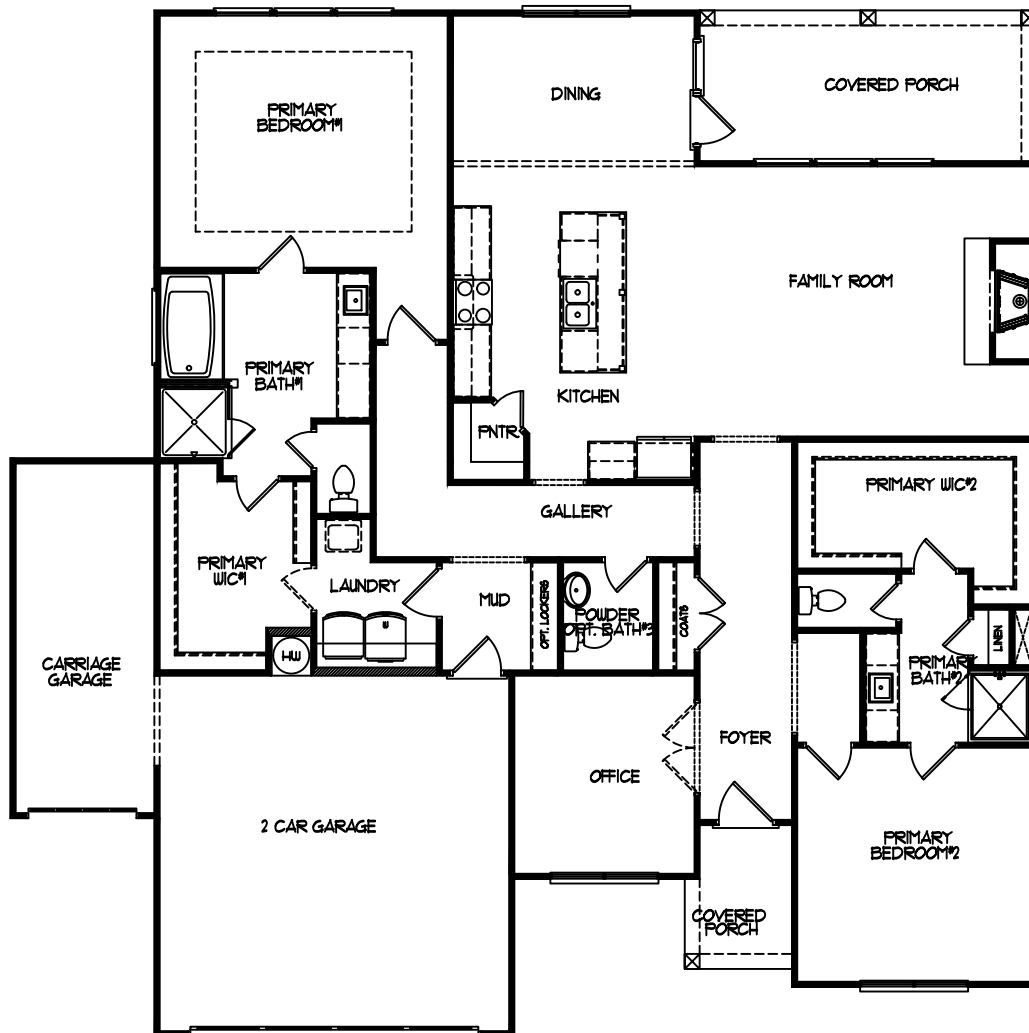
Primary Bath#2 Opt.



Main Level

THE RABUN

NORTHMINSTER FARMS
- FARM HOUSE SERIES -



Main Level w/ Carriage Garage Opt.

THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Front Elevation A



Front Elevation B



Front Elevation C

THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Front Elevation A w/ Carriage Garage Opt.



Front Elevation B w/ Carriage Garage Opt.

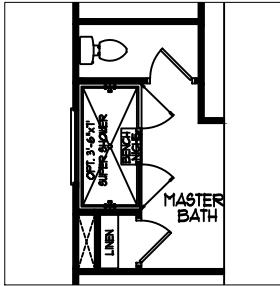


Front Elevation C w/ Carriage Garage Opt.

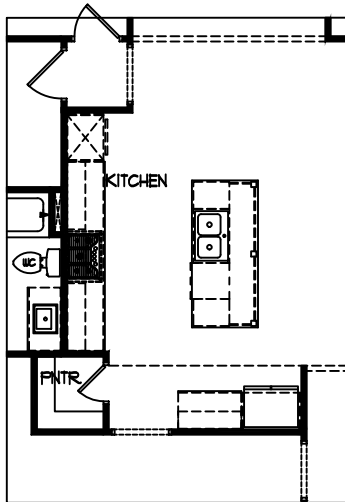
THE ADDISON

NORTHMINSTER FARMS

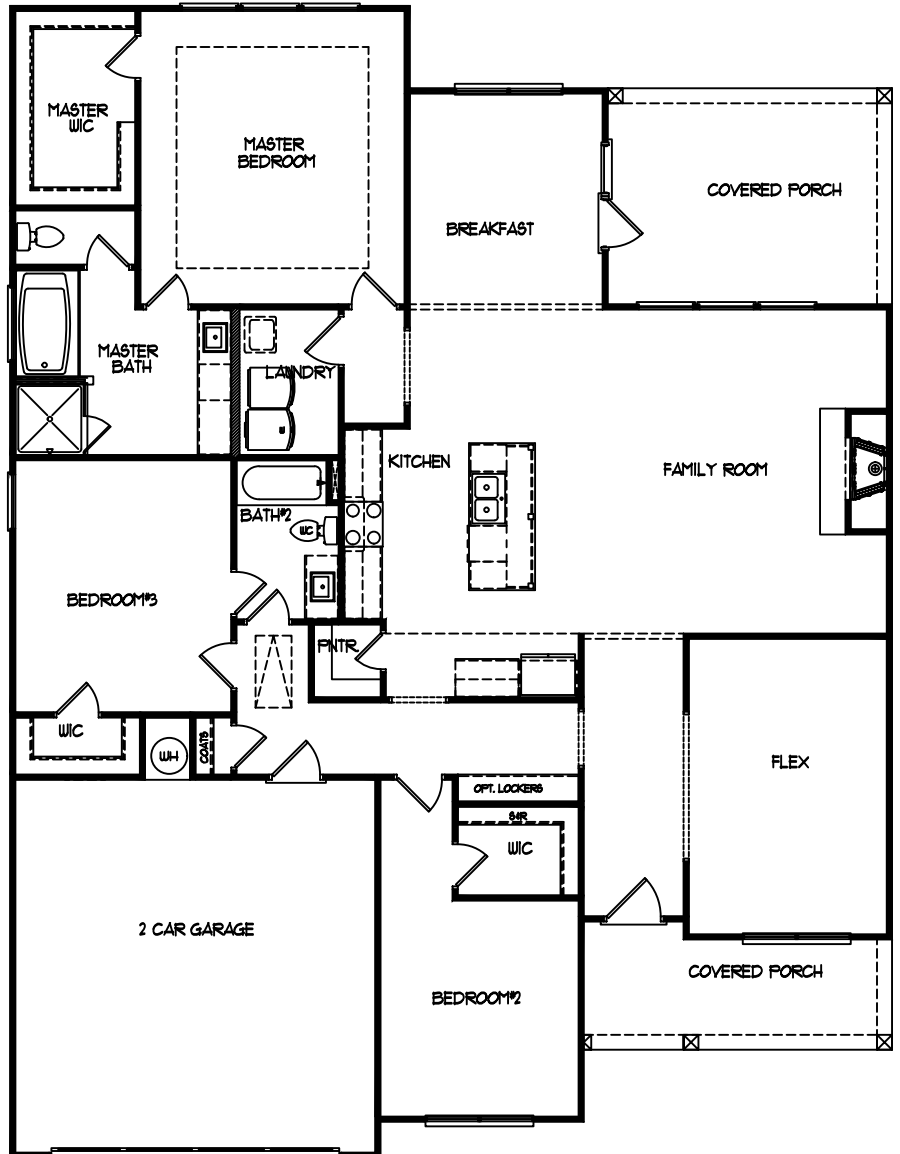
- FARM HOUSE SERIES -



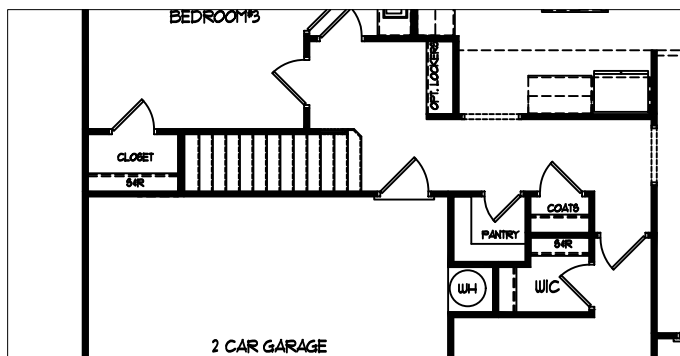
**Super
Shower Opt.**



**Luxury Kitchen
Opt.**



Main Level

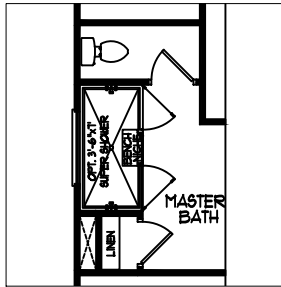


Main Level w/ Bonus Room Opt.

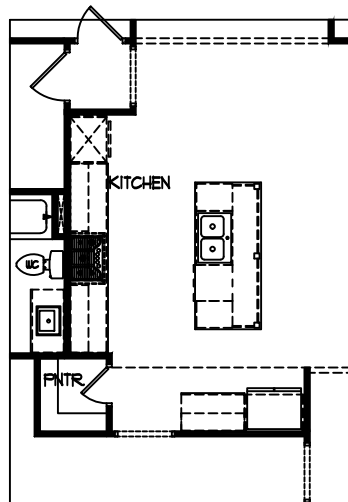
THE ADDISON

NORTHMINSTER FARMS

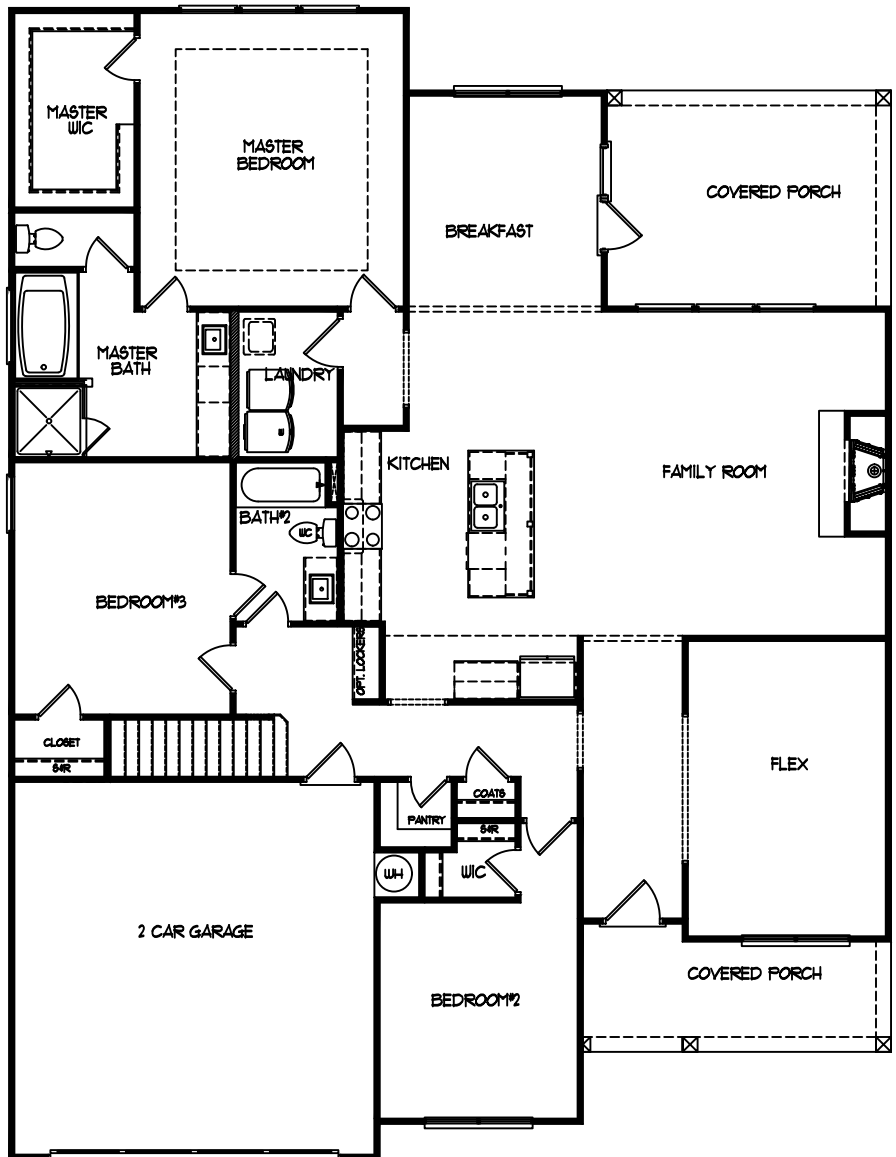
- FARM HOUSE SERIES -



**Super
Shower Opt.**



**Luxury Kitchen
Opt.**

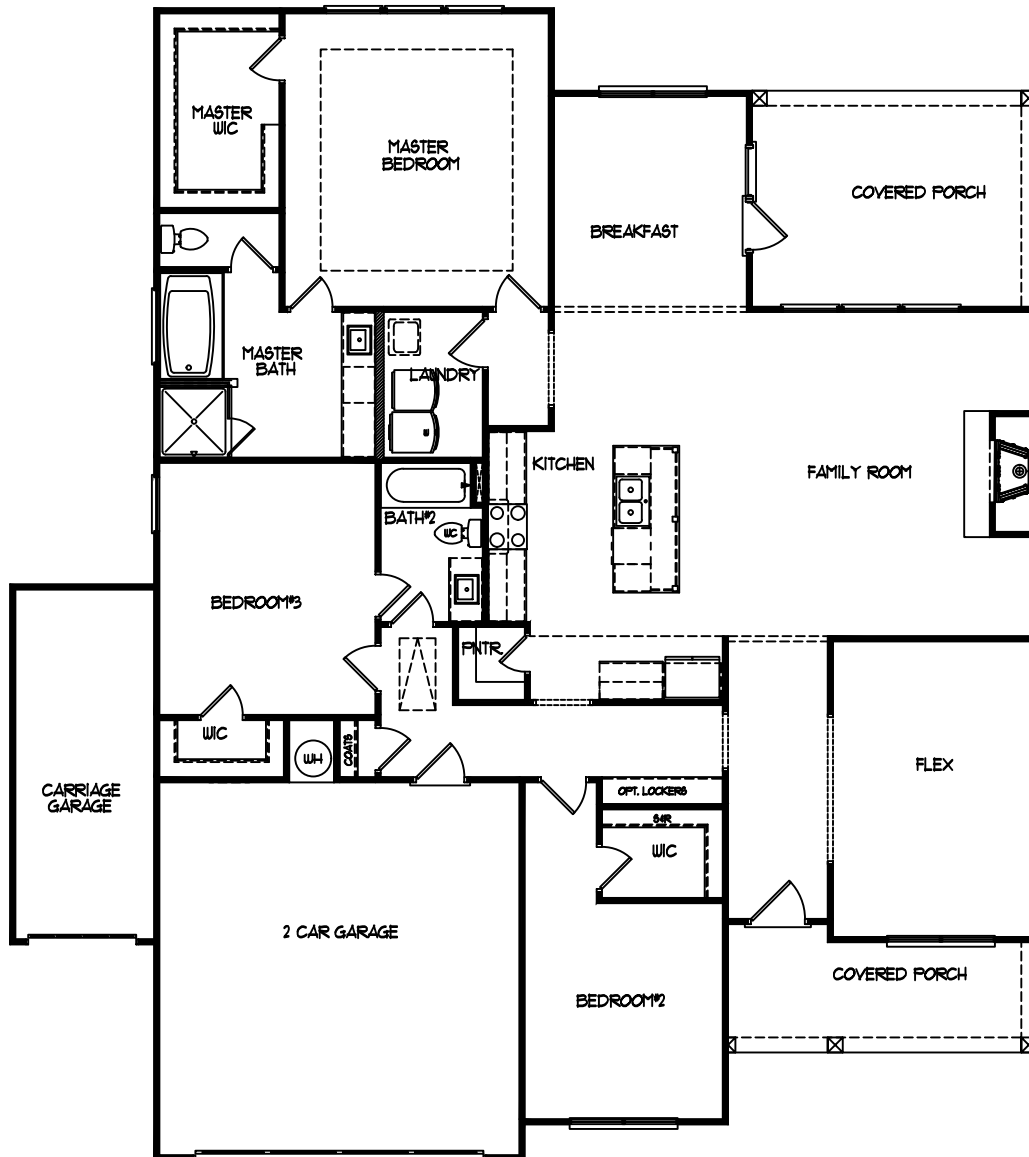


Main Level w/ Bonus Room Opt.

THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -

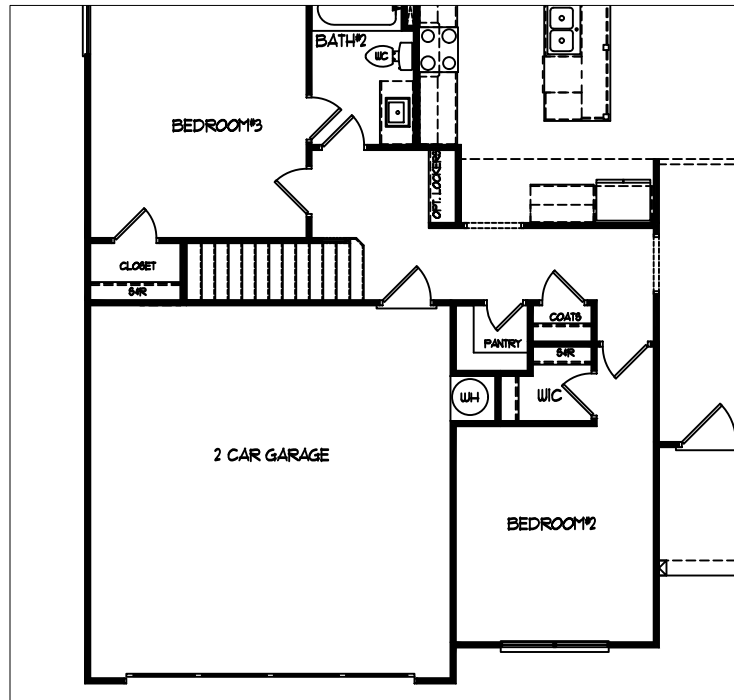


Main Level w/ Carriage Garage Opt.

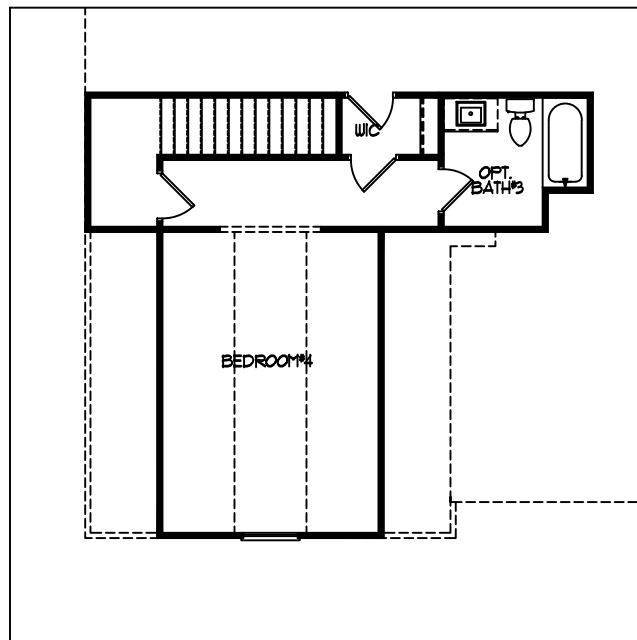
THE ADDISON

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Main Level w/ Bonus Room Opt.



Bonus Room Opt.

THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Front Elevation A



Front Elevation B



Front Elevation C

THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Front Elevation A w/ Carriage Garage Opt.



Front Elevation B w/ Carriage Garage Opt.

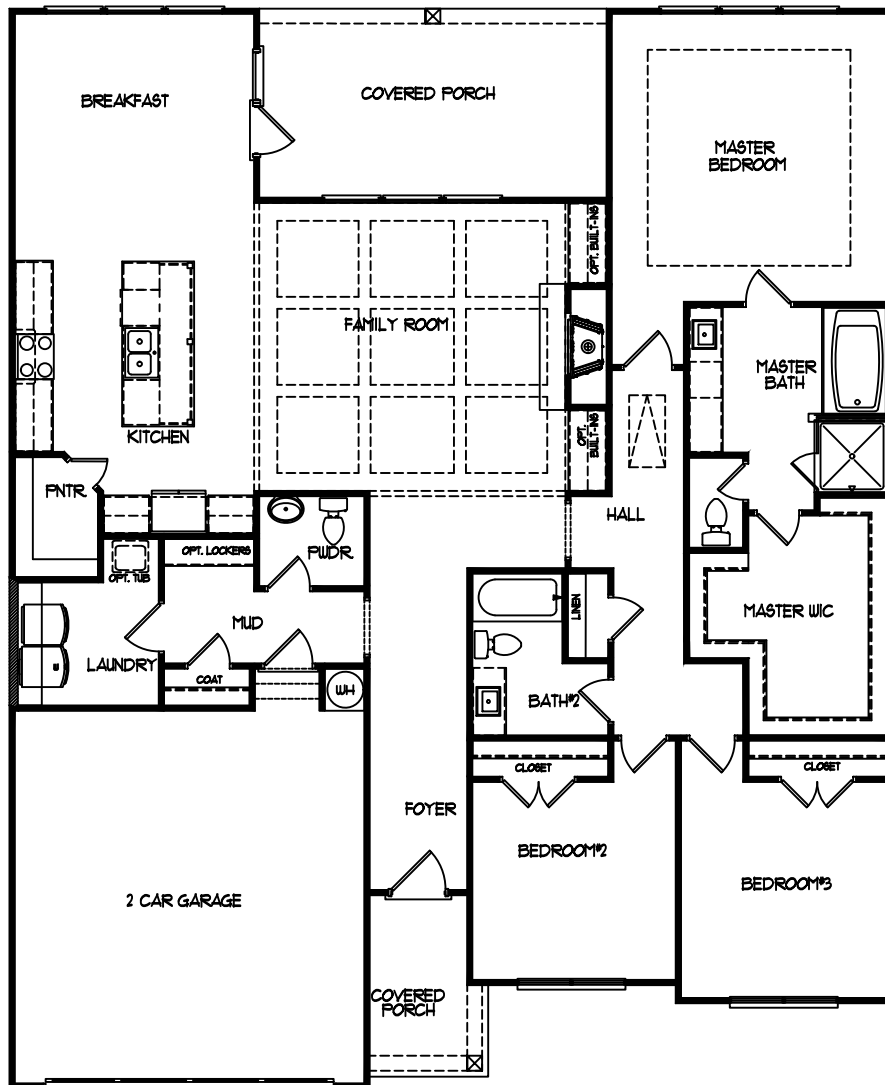


Front Elevation C w/ Carriage Garage Opt.

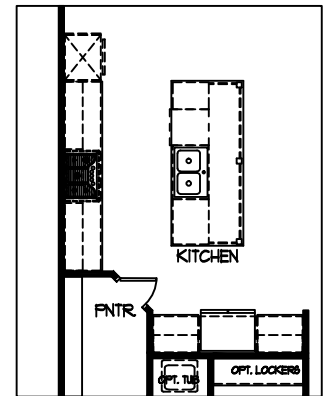
THE BLACKBURN

NORTHMINSTER FARMS

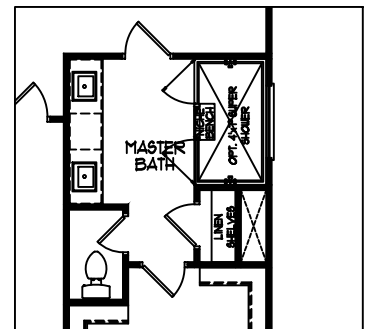
- FARM HOUSE SERIES -



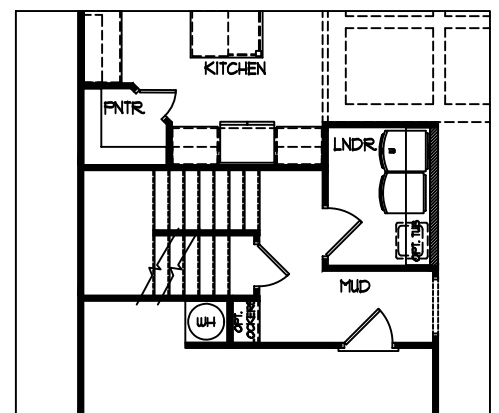
Main Level



Luxury
Kitchen Opt.



Super
Shower Opt.

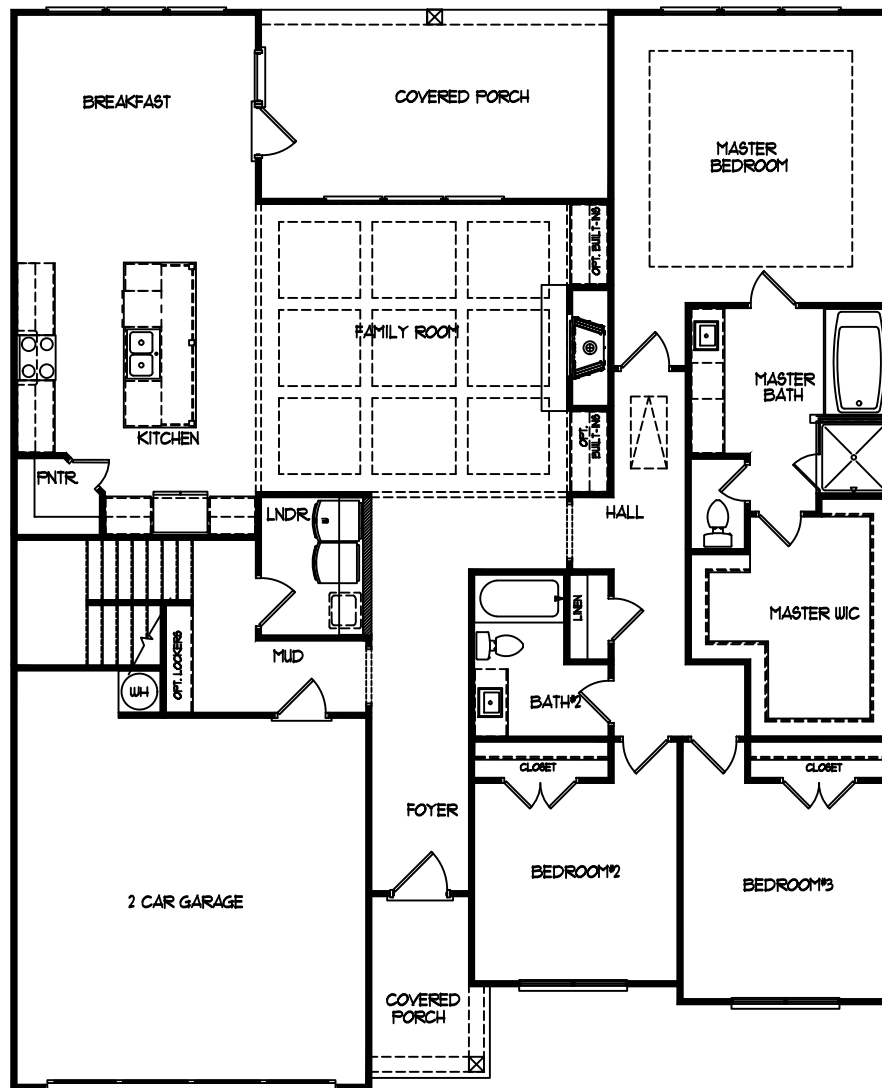


Opt. Stairs to
Bonus Room

THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -

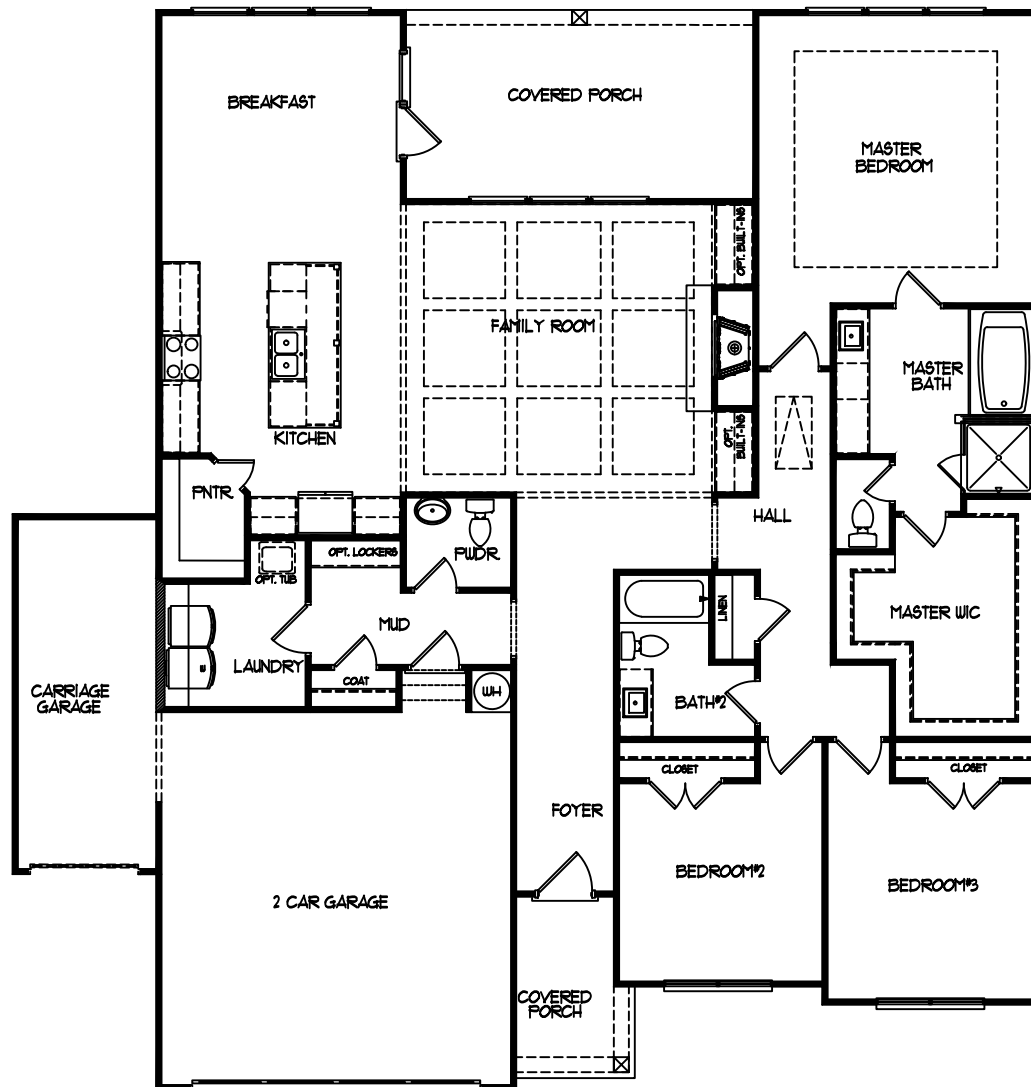


Main Level w/ Stairs to Opt. Bonus Room

THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -

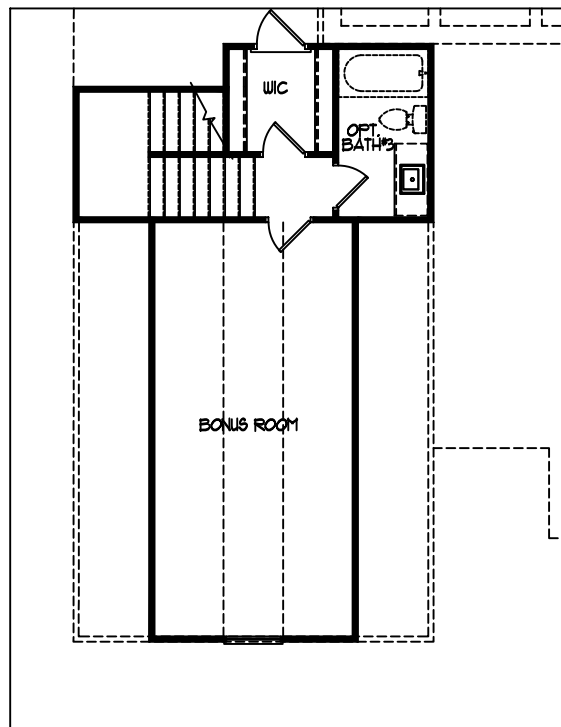


Main Level w/ Carriage Garage Opt.

THE BLACKBURN

NORTHMINSTER FARMS

- FARM HOUSE SERIES -



Bonus Room Opt.

THE ROSEWOOD

NORTHMINSTER FARMS

- MANOR SERIES -



Front Elevation A



Front Elevation B

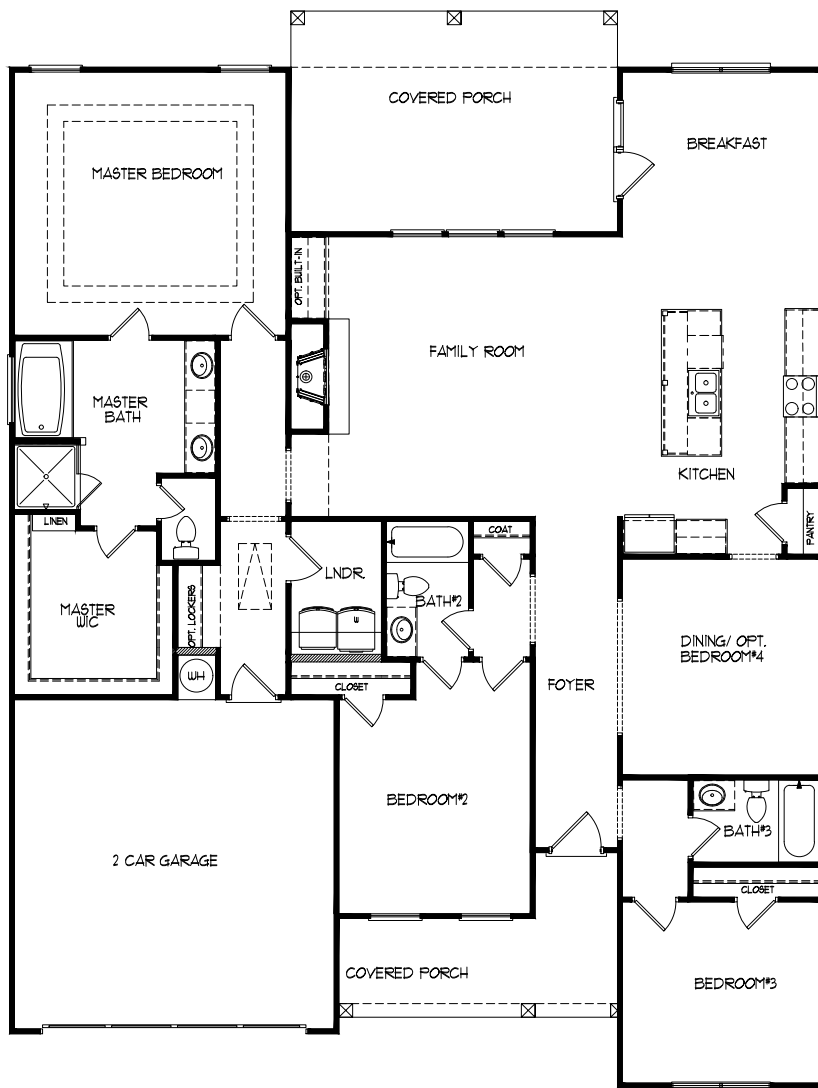


Front Elevation C

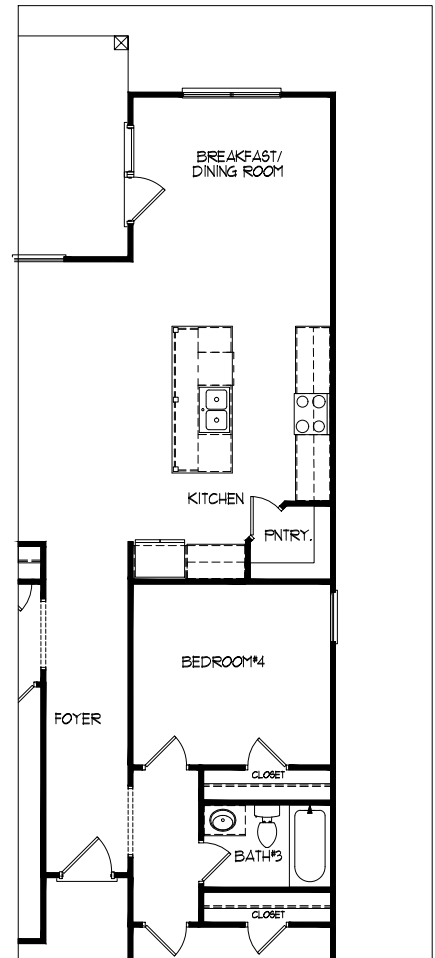
THE ROSEWOOD

NORTHMINSTER FARMS

- MANOR SERIES -



Main Level



Opt. Bedroom #4