



MILTON TOWNS

CRABAPPLE TOWNHOMES
2023





ABOUT THE BUILDER

WATERFORD HOMES



DAVID CLOUGH
JOHN MOLINARI
DREW CLOUGH



Waterford Homes is one of Atlanta's most successful and respected private homebuilding companies. Since 1991, we have been dedicated to building homes that are a superior blend of architectural design, quality craftsmanship, and attention to detail. We constantly challenge ourselves to build the best possible home, with the right features and materials, at a price our homeowners can afford. We back them with the industry's premier insured warranty program, as well as our own committed customer service to make sure that each family continues to be satisfied with and excited about their new home.

As a homeowner, you want to be confident that your new home fulfills your dreams as well as your needs. In order to accomplish this, we offer a wide selection of home designs and are able to customize them to reflect your lifestyle and taste while still remaining affordable. It is a balancing act that requires knowledge, experience, and attention to detail. We believe that this extra effort results in superior new homes with elegant elevations, thoughtfully designed floor plans, quality materials, and excellent craftsmanship.





ABOUT CRABAPPLE

COME. LIVE. ENJOY.

Known as the heart of Milton, Crabapple is a fast-growing community home to several landmarks, including City Hall, the Milton Library and many of the city's schools. Known for hosting great events from the Farmer's Market to the Independence Day Parade, Crabapple is a lively community with offerings for every lifestyle. Crabapple Market is now a hot spot in Milton, offering local businesses, shopping, dining and plenty of green space to relax.

Visit crabapplemarketga.com for more information

SEE WHAT IS AVAILABLE

FLOOR PLANS AND DESIGN



HIGH-END FEATURES

COMMUNITY AMENITIES

INTERIOR DESIGN FEATURES AND SPECIFICATIONS

- Open floor plan concept with extended sight lines throughout
- Ten-foot basement, ten-foot first floor, ten-foot second floor, nine-foot third floor ceilings
- Three-car tandem garage
- Hydraulic ADA-compliant elevator servicing all four levels
- Third floor loft with large wetbar, floating shelves and space for a TV
- Zoom room accessible from kitchen with cabinetry workstation
- Rooftop terrace with paver patio and outdoor fireplace
- Sixty-inch gas modern linear ventless fireplace with electric one touch ignition
- Matte black interior door handles and hardware

GOURMET KITCHEN AND SCULLERY

- Wolf 48" gas range - six burners and infrared griddle - GR486G
- Sub Zero 42" panelized refrigerator/freezer - BI-42SID/O
- Asko 40 series pro handle dishwasher - DBI664PHXXLS
- Best 48" hood liner - CP37I482SB
- Sharp micro drawer - KB6524PSY
- Zephyr 24" dual zone wine refrigerator - PRW24C02BG
- Asko pocket handle dishwasher (scullery) - DBI663IS
- Zephyr 24" refrigerator (loft) - PRB24C01AS-OD

- Wired for under cabinet lighting
- Delta single bowl undermount sink with workflow ledge
- Scullery with dishwasher, sink, faucet and cabinetry
- Open wood shelving in scullery

FLOORING

- Engineered hardwood floors in all non tile areas
- Designer tile floors in bathrooms and laundry (hardwood in powder bathroom)
- Paver flooring on rooftop terrace
- Tile to ceiling in all master shower

EXTERIOR DESIGN FEATURES AND SPECIFICATIONS

- Painted brick design with board & batten and thin profile smooth siding accents
- Fiberglass front door with transom windows
- Covered grilling deck
- Rooftop terrace with paver patio and outdoor fireplace
- Architectural fiberglass roof shingles with 30 year manufacture warranty
- Carriage style steel insulated garage doors with openers
- Professionally landscaped and irrigated yard
- Radiant barrier roof decking

PLUMBING

- Eighty-gallon electric water heater with re-circulating pump for quick hot water
- Delta / Brizo fixtures throughout
- Oversize master shower with dual shower heads and rain head
- Comfort height, elongated toilets throughout

HIGH-END FEATURES

COMMUNITY AMENITIES

HEATING AND COOLING

- Zoned electric heat pumps
- Smart thermostats for climate control (2)
- R-38 foam insulation in attic, R-19 in vaulted ceilings and basement ceiling and R-13 in exterior walls (first and second floors)
- Energy Star qualified windows with dark exterior and interior
- House wrap for moisture barrier

SMART HOME FEATURES

- Qolsys IQ panel home automation hub
- Alarm.com app - central hub for the connected system
- Smart thermostats
- Smart video doorbell
- Upgraded whole home pre-wire package (8 CAT6 data, 4 cable, basement to attic conduit)
- Exterior camera pre-wire (front porch)
- Pre-wired for eight in-ceiling speakers (4 zones of audio)
- Expandable platform with additional smart home options available

CABINETS

- Custom cabinetry throughout home with cabinets to ceiling in kitchen, soft close doors and drawers throughout

MASTER BATH

- His and Hers vanities with Delta plumbing fixtures
- Oversize walk-in shower with two wall mount shower heads and rain head
- Designer framed mirrors
- Designer wall and floor tile

TRIM DETAILS

- Ten-inch baseboard on first floor, up hall and master
- Simple 1"x2" window and door casing throughout
- Custom closet shelving in master closet
- Trim feature walls in dining room and family room (per plan)
- Mud room bench with cubbies
- White oak "T rail" with metal balusters
- White oak stair treads

ENERGY EFFICIENT AND SAFETY FEATURES

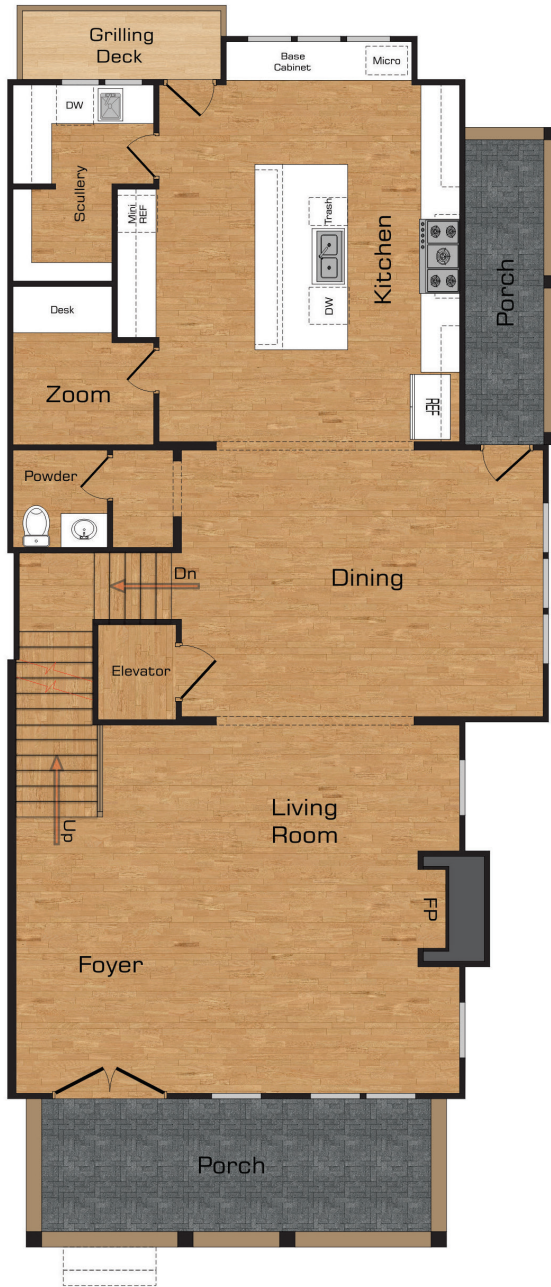
- Visual comfort (Circa) lighting fixture package
- 200-amp electrical panel
- Four-inch recessed can lighting
- Family room and all bedrooms pre-wired for overhead lights and fans
- Decora rocker wall switches
- 220V electric outlets for dryer in laundry room and electric car in garage
- Security system on basement and first floor doors

CUSTOMER SERVICE COMMITMENT

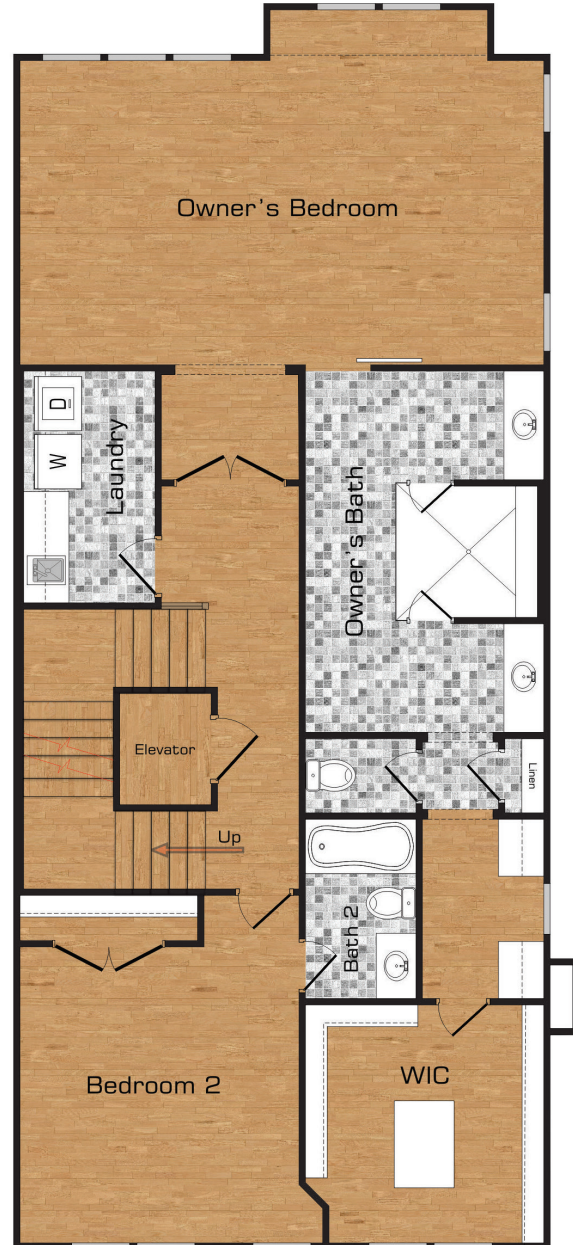
- One-year builder warranty on materials and workmanship
- HBW 2-10 home buyers warranty
- Built-in pest control system with renewable warranty
- Certified professional homebuilder

UNIT 1

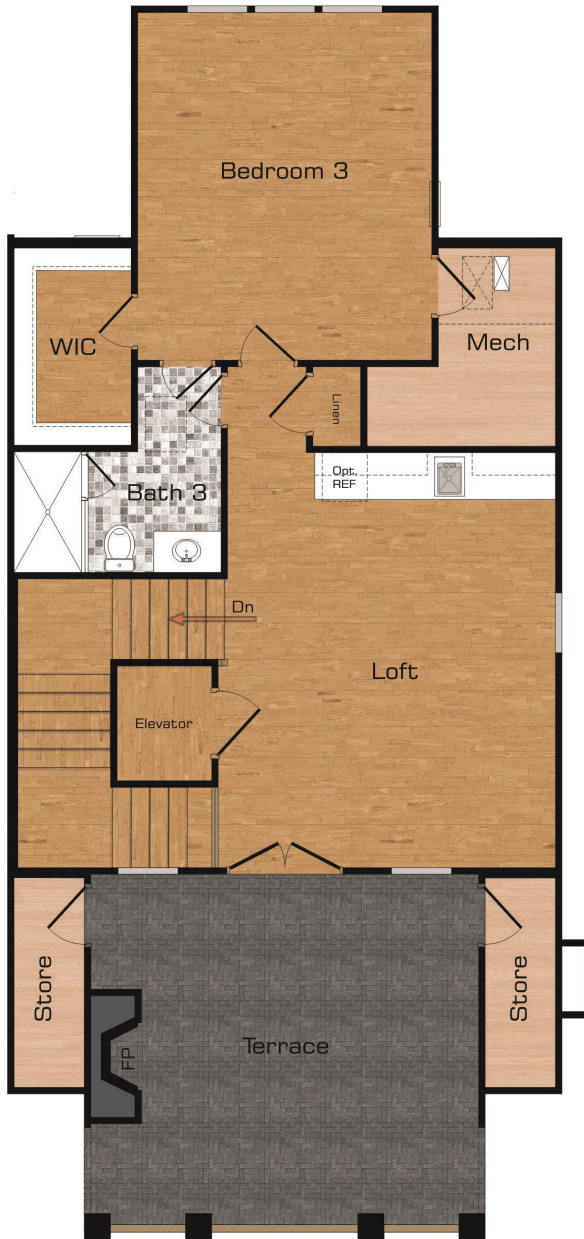
DETAILS



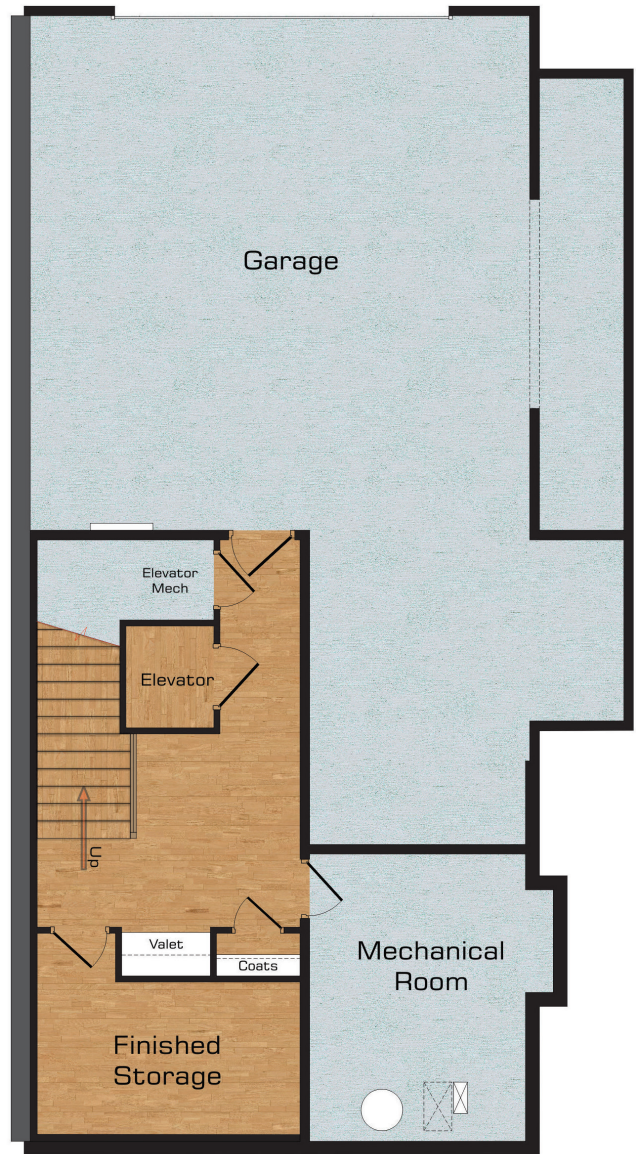
FIRST FLOOR



SECOND FLOOR



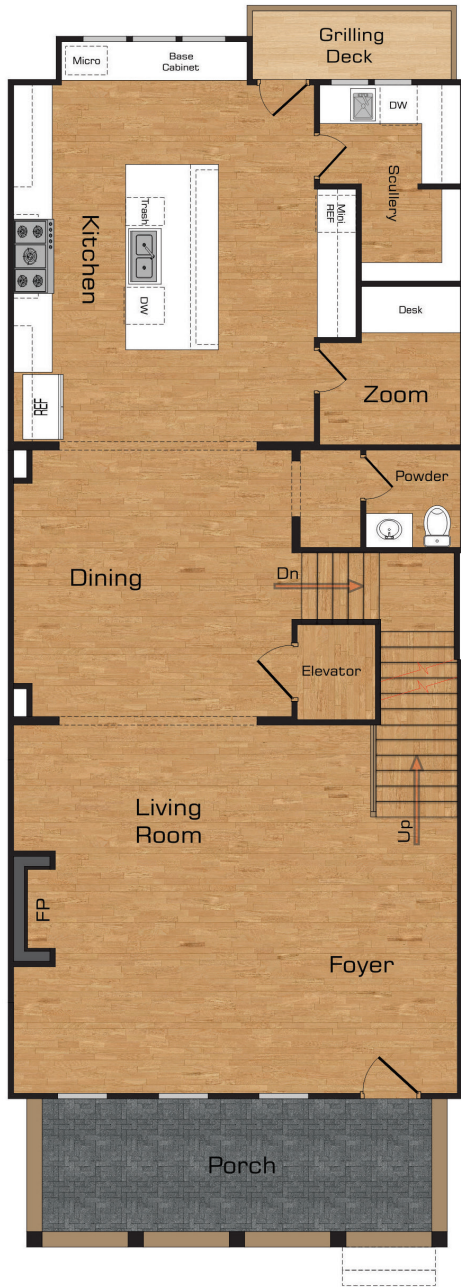
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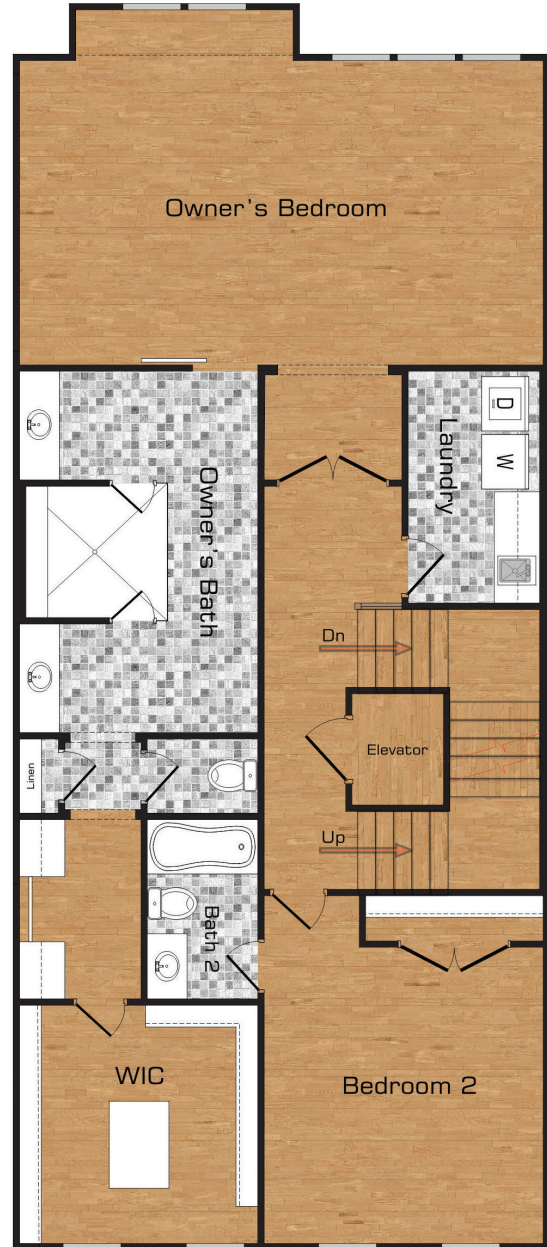
BASEMENT

UNIT 2

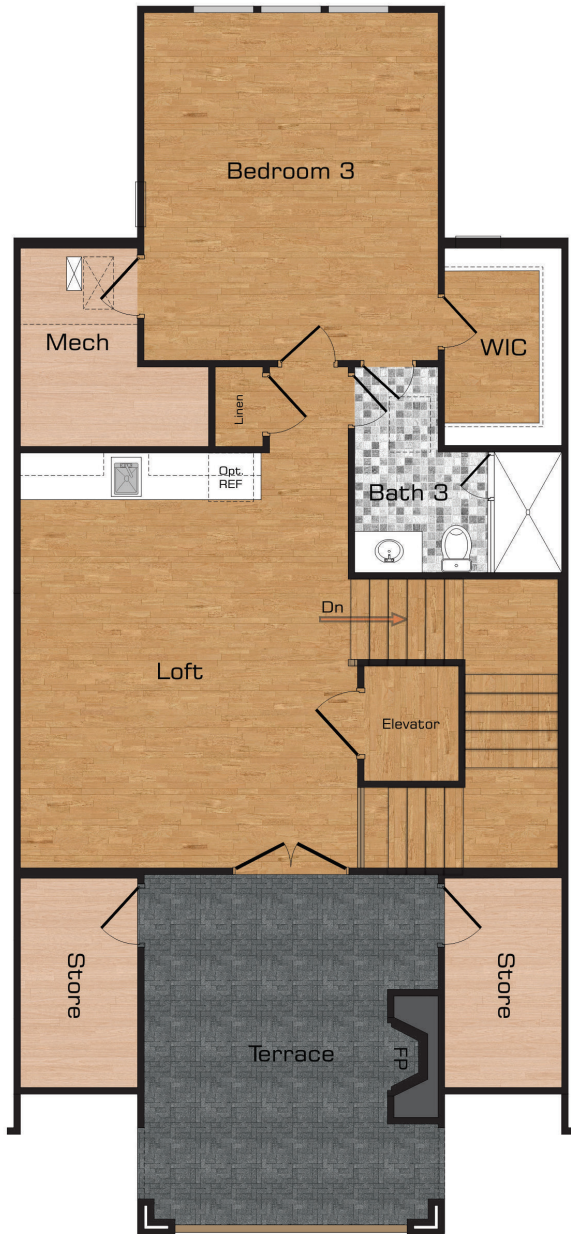
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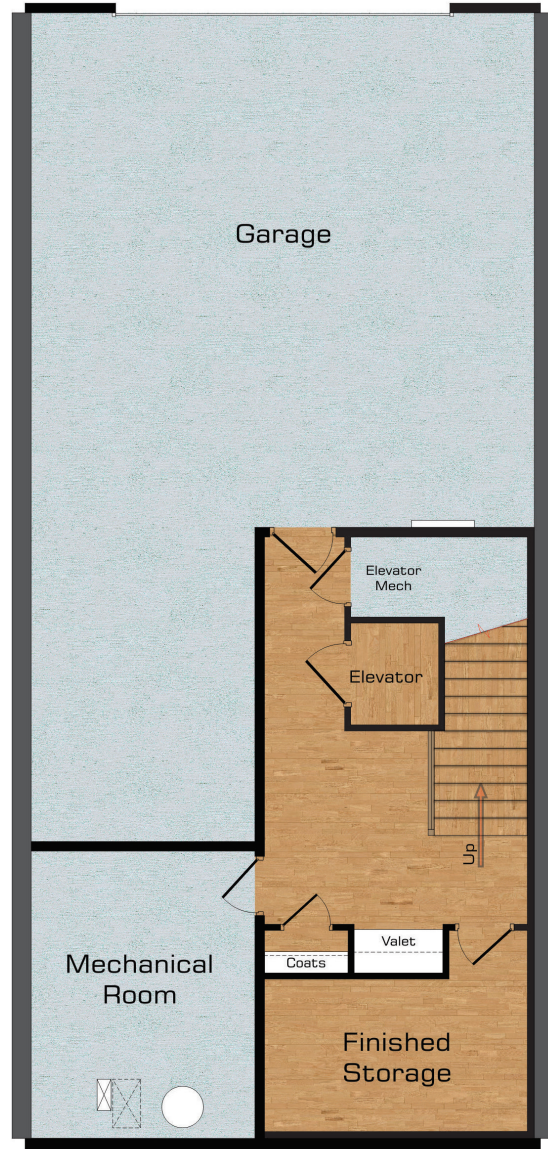
FIRST FLOOR



SECOND FLOOR



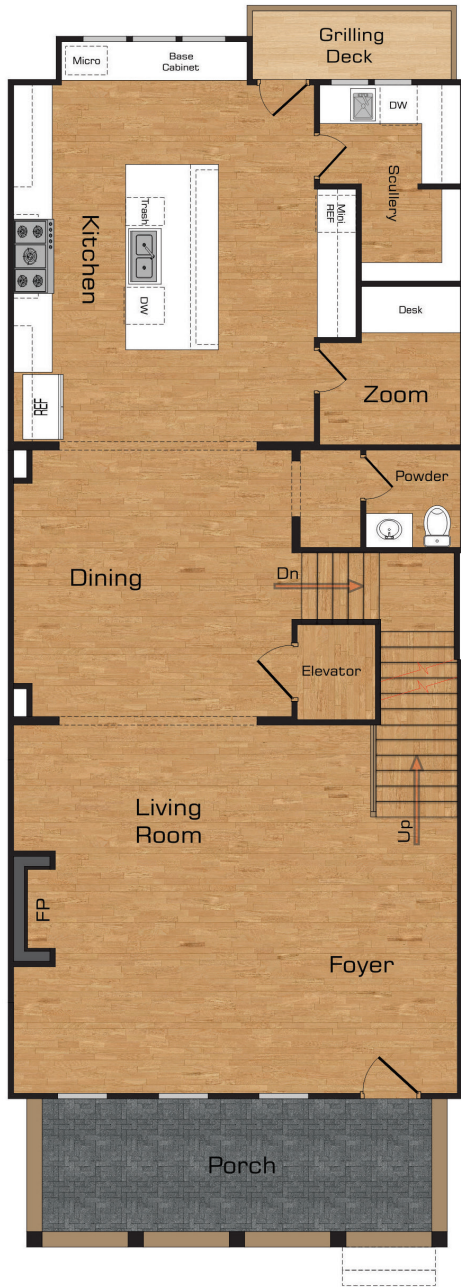
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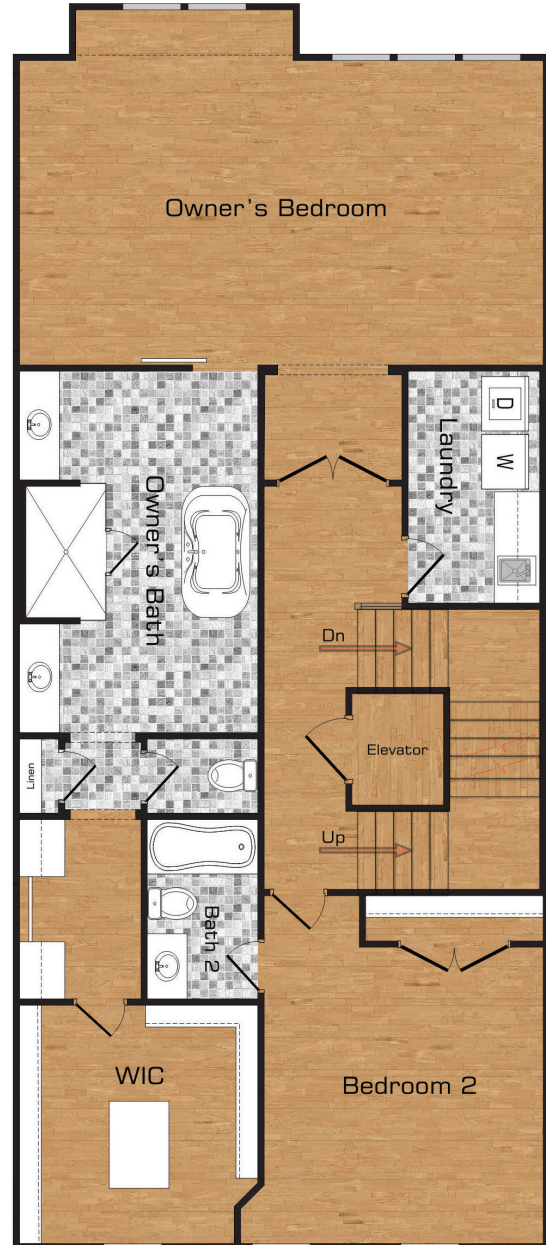
BASEMENT

UNIT 3

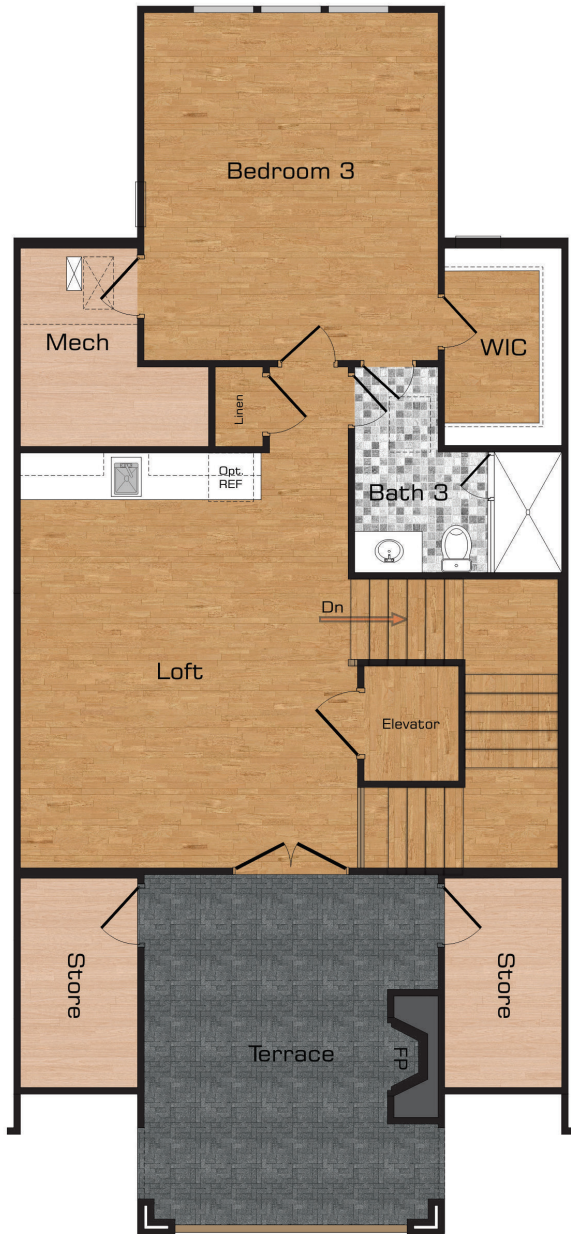
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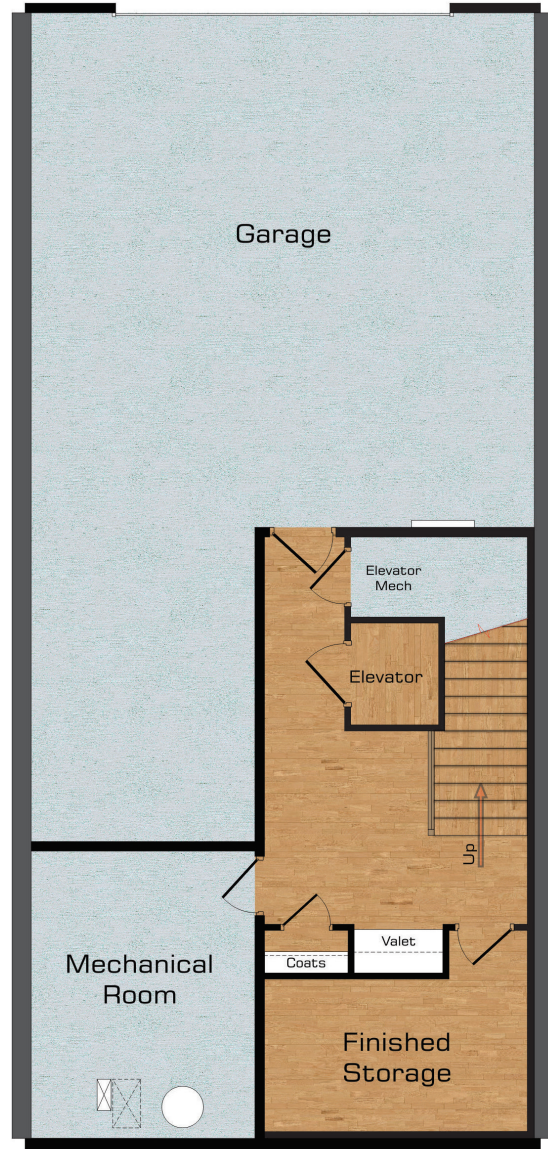
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SECOND FLOOR



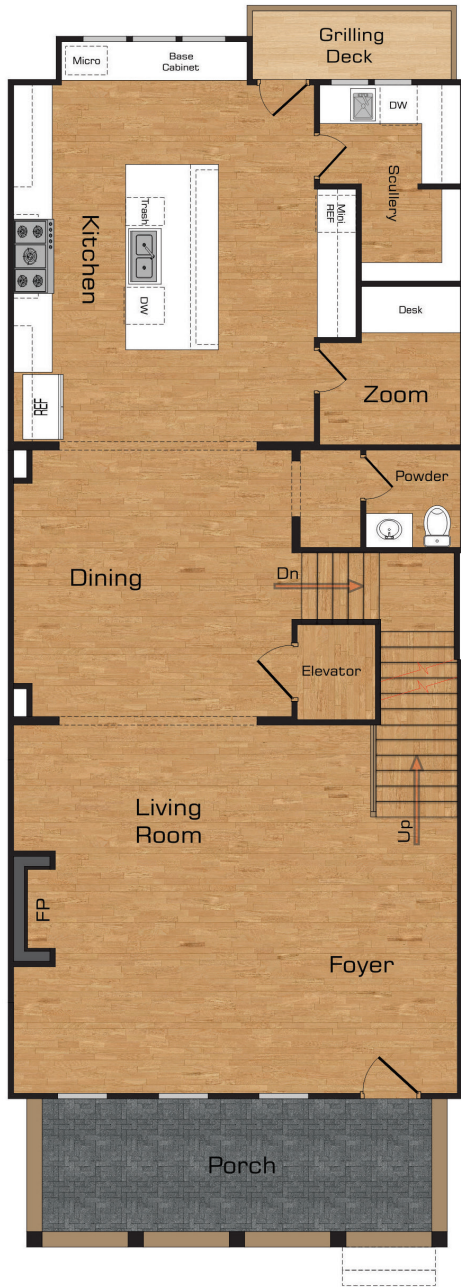
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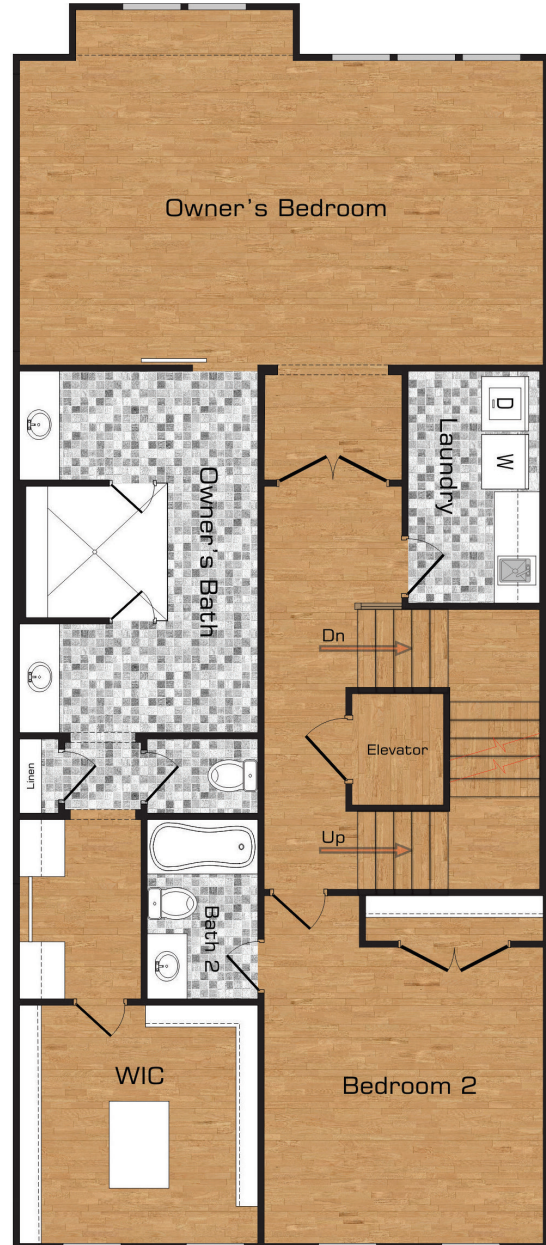
BASEMENT

UNIT 4

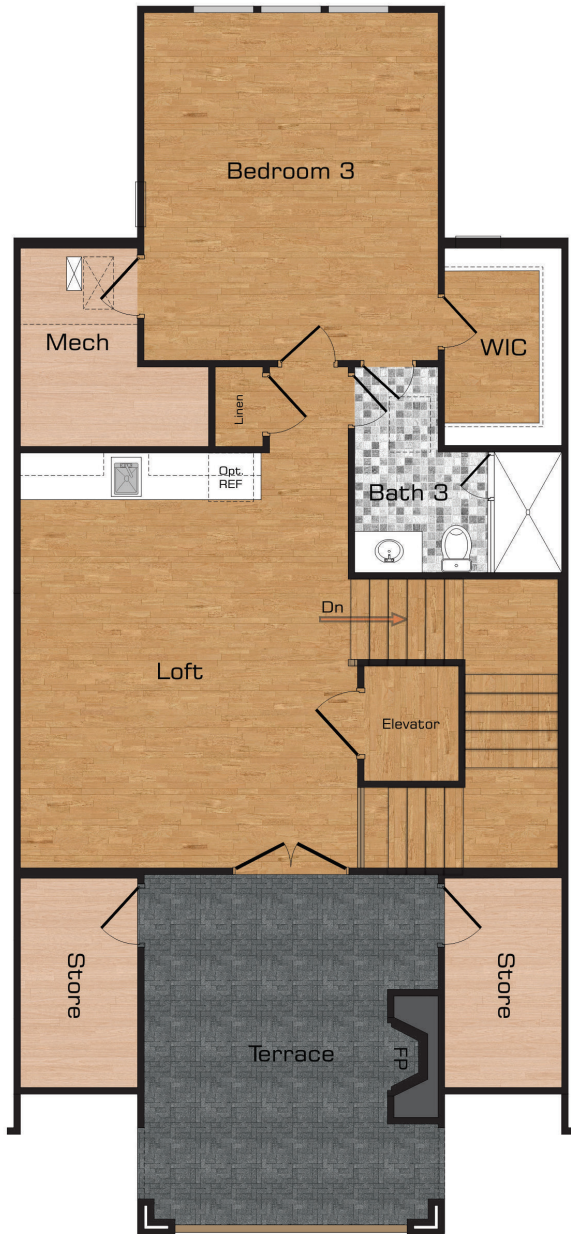
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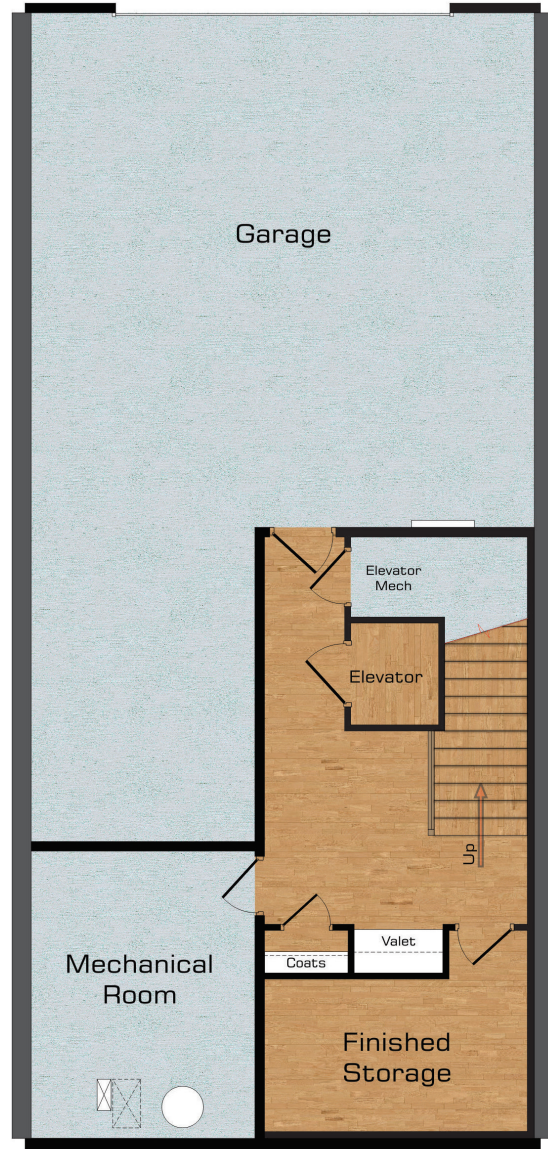
FIRST FLOOR



SECOND FLOOR



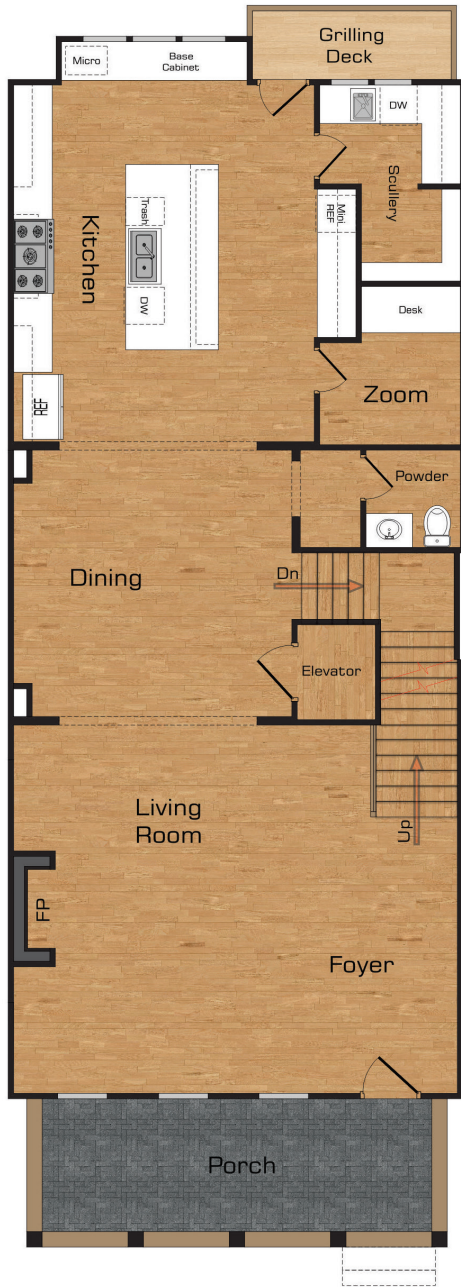
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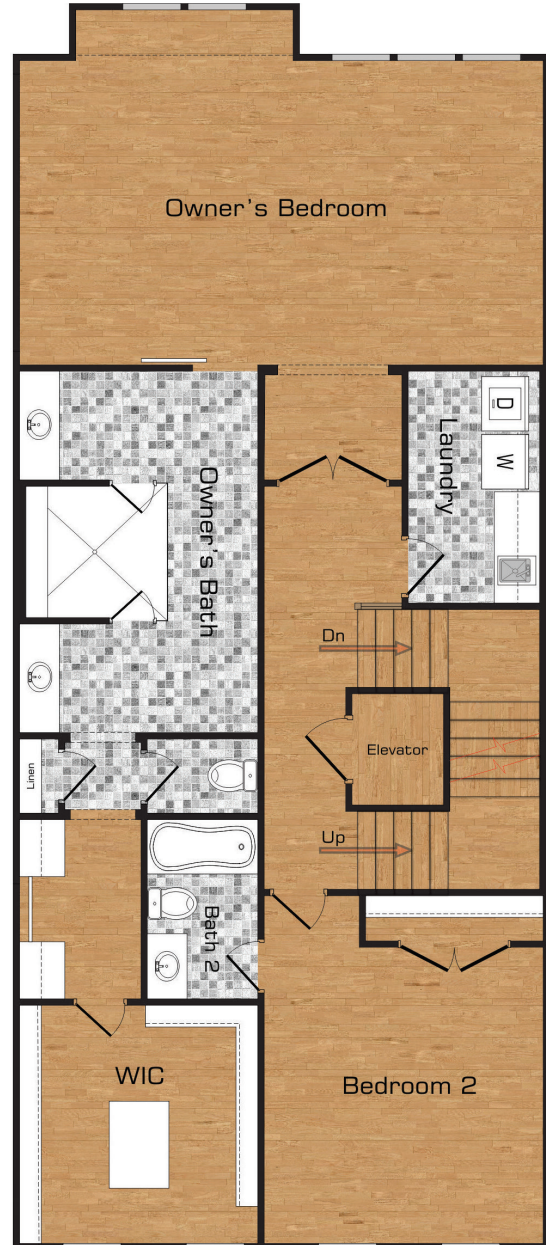
BASEMENT

UNIT 5

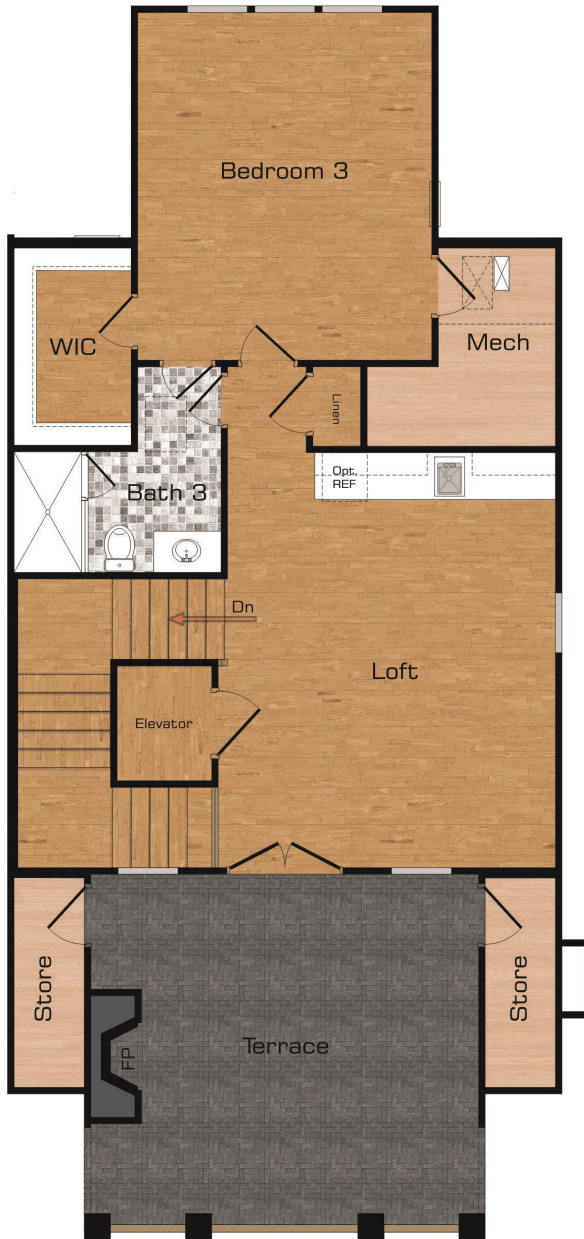
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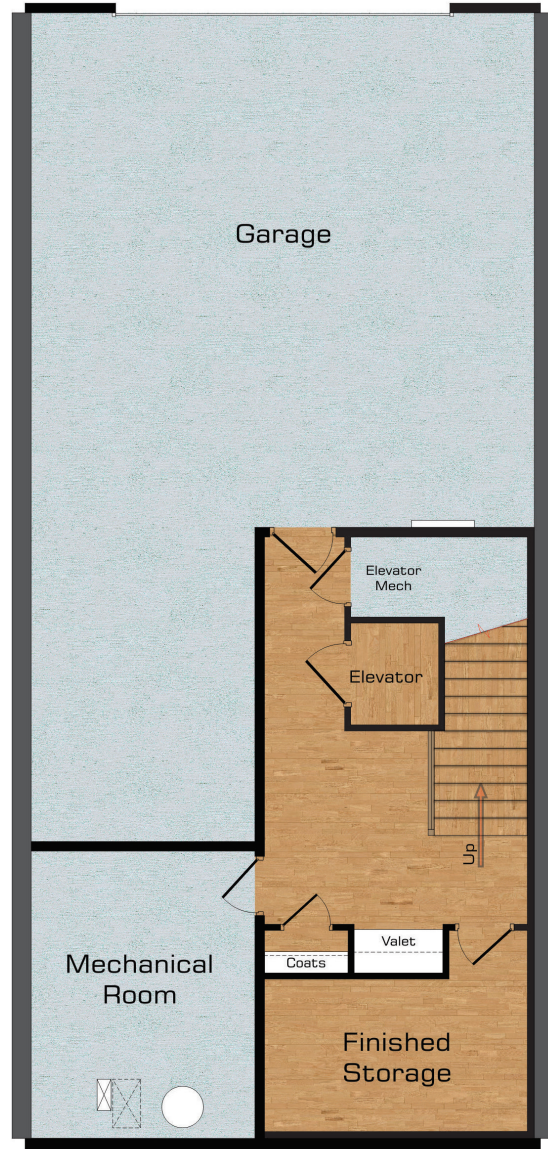
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT

SITE PLAN





EXTERIOR DESIGN



HIGH-END FEATURES

COMMUNITY AMENITIES

EXTERIOR COLORS

- Painted brick, siding and board & batten: Alabaster SW 7008
- Windows and window grids: Black Magic SW 6991
- Doors: Black Magic SW 6991
- Cedar and decks: Blue Shadow SW 3531
- Roof shingles: Black
- Metal roofs: Black Magic SW 6991

EXTERIOR MATERIALS

- Façade: painted brick
- Columns and brackets: cedar
- Handrail: cedar
- Handrail pickets: aluminum
- Windows: wood
- Accents: board & batten and smooth siding as shown
- Roofing: asphalt shingles and standing seam metal as shown
- Exterior doors: fiberglass

EXTERIOR LIGHTING

- Hanging fixture on front porches
- Rear porch light
- Coach lights flanking garage doors



CONTACT

FOR SALES INFORMATION

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY



BONNIE MAJHER

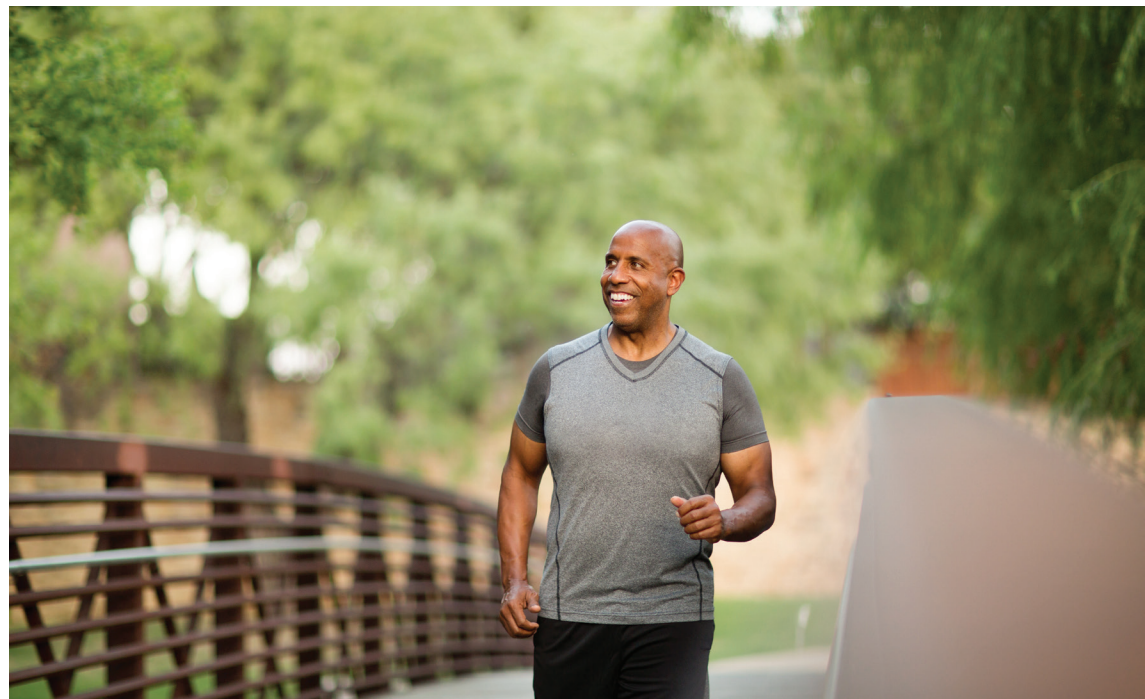
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