



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



## HOPEWELL MANOR

Hopewell Manor offers 68 new homes in prestigious Varnell. This great location is less than thirty miles from Chattanooga and 20 minutes from the Chattanooga Airport. Residents can head to Downtown Dalton, just eight miles away, and enjoy quick access to nearby parks and the downtown district with its variety of eateries, pubs, distilleries, and local shops. Inside the community, you'll find plenty of curb appeal in our craftsman-style ranch and two-story homes.

404.617.1321 | [NWilliams@Smithdouglas.com](mailto:NWilliams@Smithdouglas.com) | [KKwiatkowski@Smithdouglas.com](mailto:KKwiatkowski@Smithdouglas.com)



### SCHOOLS

- New Hope Elementary School
- New Hope Middle School
- Northwest Whitfield High School



### RECREATION

- Edwards Park
- Prater's Mill Historic Site
- Haig Mill Lake Park
- AMC Classic Walnut Square



### DINING

- Burger Den
- The Butcher's Market
- Cold Creek at North Oaks
- El Sueño Mexican Restaurant



Smith Douglas Homes Presents

# HOPEWELL MANOR

## AVAILABLE HOMES

**The Benson II D**  
Homesite 33  
384 Treadstone Drive

3 BD, 2.5 BA, 1,813 sq. ft. – Its well-designed kitchen maximizes efficiency with countertop workspace, a center island with sink, and granite counter tops, a pantry, and an optional planning desk. Upstairs you'll find the owner's ensuite with a spacious closet, two additional bedrooms, a bath with a conveniently located laundry room, and a loft with storage closet that can be optioned to a 4th bedroom.

**\$288,025**  
**Ready April**  
FMLS 7331015  
GAMLS 10247082

**The Benson II B**  
Homesite 42  
466 Treadstone Drive

4 BD, 2.5 BA, 1,813 sq. ft. – This thoughtfully designed family plan maximizes every square inch! The light-filled entry leads you to a generous open concept family room/dining/kitchen design. The island kitchen features granite countertops, plentiful cabinetry and convenient pantry. Upstairs you'll find an ample laundry room, three secondary bedrooms, and spacious bath. A wonderful retreat is found in the private owners suite with walk-in closet and gracious bath double marble sinks and separate tub and shower. Enjoy the backyard with covered patio

**Under Contract!**

**The Benson II E**  
Homesite 34  
394 Treadstone Drive

4 BD, 2.5 BA, 1,813 sq. ft. – A wide, light-filled entry welcomes you and leads to a living-dining-kitchen layout that spans the width of the home. Its well-designed kitchen features granite counters, a center island with sink, pantry and enhanced vinyl plank throughout the main level. Upstairs you'll find the owners ensuite with a separate tub and shower, double vanity, tray ceiling, and spacious closet. You'll also find three additional bedrooms and bath with a conveniently located laundry room, and loft.

**\$293,040**  
**Ready April**  
FMLS 7330993  
GAMLS 10247062

**The Coleman C**  
Homesite 32  
374 Treadstone Drive

4 BD, 2.5 BA, 2,053 sq. ft. - The open floor plan showcases enhanced vinyl plank in common areas, the family room, breakfast nook. The kitchen features granite counter tops, upgraded cabinetry, and center island. Upstairs you'll find four bedrooms including an owner's suite with a large walk-in closet, tray ceiling, double sinks with marble counter tops and separate tub and shower. This floor is complete with three additional bedrooms, a secondary bathroom with compartmentalized space that allows for multiple people to use it at the same time, and a convenient, central laundry room.

**\$303,940**  
**Ready April**  
FMLS 7331625  
GAMLS 10247566

**The Coleman E**  
Homesite 29  
362 Treadstone Drive

4 BD, 2.5 BA, 2,053 sq. ft. - The open floor plan showcases enhanced vinyl plank in common areas, the family room, breakfast nook, and kitchen with granite counter tops and center island. Upstairs you'll find four bedrooms including an owner's suite with a large walk-in closet, tray ceiling, double sinks with marble counter tops and separate tub and shower. a secondary bathroom with compartmentalized space that allows for multiple people to use it at the same time, and a convenient, central laundry room.

**\$304,370**  
**Ready May**  
FMLS 7343922  
GAMLS 10258454

**The McGinnis E**  
Homesite 28  
342 Treadstone Drive

4 BD, 2.5 BA, 2,372 sq. ft. – The welcoming wide entry leading to a traditional dining room that's perfect for entertaining. Both the kitchen and a fireside family room live to the rear of the home, with convenient access to the yard and back patio. This level is complete with a study. Upstairs you'll find the spacious owner's suite with tray ceiling, double sinks with marble countertops and separate tub and shower. Three secondary bedrooms, each with walk-in closets, a large secondary bathroom, and ample laundry room are located off of the open loft.

**\$316,445**  
**Ready May**

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## AVAILABLE PLANS

**The Benson II      3 Beds / 2.5 Baths      Approx 1,813 Sq. Ft.      Priced From: \$257,900**

A wide, light-filled entry welcomes you into the Benson and leads to a connected living-dining-kitchen layout that spans the entire width of the home. Its well-designed kitchen maximizes efficiency with countertop workspace, a center island with sink, pantry, and optional planning desk. Upstairs you'll find the owner's ensuite with a spacious closet, two additional bedrooms, bath, a conveniently located laundry room, and loft with storage closet that can also be optioned to a 4th bedroom of your choice.

**The Coleman      4 Beds / 2.5 Baths      Approx 2,053 Sq. Ft.      Priced From: \$267,900**

The Coleman greets you with a covered front porch entry that opens to a welcoming dining room, or study if you prefer. Expansive sight lines across the back of the home connect the family room, breakfast nook and kitchen areas. The window is placed above the kitchen sink and the kitchen offers an optional center island. Four upstairs bedrooms include an owner's suite with large walk-in closet, while a convenient laundry room is situated in a central location. The secondary bathroom offers compartmentalized space that allows for multiple people to use the space at the same time with access to the three additional bedrooms

**The Caldwell      3-4 Beds / 2.5-3.5 Baths      Approx 2,225 Sq. Ft.      Coming Soon**

The Coleman greets you with a covered front porch entry that opens to a welcoming dining room, or study if you prefer. Expansive sight lines across the back of the home connect the family room, breakfast nook and kitchen areas. The window is placed above the kitchen sink and the kitchen offers an optional center island. Four upstairs bedrooms include an owner's suite with large walk-in closet, while a convenient laundry room is situated in a central location. The secondary bathroom offers compartmentalized space that allows for multiple people to use the space at the same time with access to the three additional bedrooms

**The McGinnis      4-5 Beds / 2.5-3 Baths      Approx 2,372 Sq. Ft.      Priced From: \$276,900**

The McGinnis offers a two-story floorplan with a welcoming wide entry leading to a traditional dining room that's perfect for entertaining. Both the kitchen and family room live to the rear of the home, with convenient access to the yard from the kitchen area. Upstairs the owner's suite with very large walk in closet sits to the rear of the home. Three secondary bedrooms, each with walk-in closets and a large secondary bathroom are all located off of the open loft perfect for a workspace, playroom or hobby space and there you'll find an ample laundry room. For flexible living, a study or fifth bedroom and full bath is optional on the first floor in lieu of a dining room.

**The Harrington      4-5 Beds / 2.5-3 Baths      Approx 2,565 Sq. Ft.      Priced From: \$284,900**

Our top-selling plan, the Harrington delights with its massive second-floor owner's suite privately tucked away on the same level as its three additional bedrooms and full bath. The first floor impresses with an open concept family room and a kitchen with a large center island that looks over the family room and a breakfast nook, plus a dining room that can be a living room, study or a 5th bedroom/bathroom.

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## INCLUDED FEATURES

### LUXURIOUS INTERIORS

- Smooth-finish 9' ceilings on both the first floor and second floor – unique among most homebuilders
- Ceiling fan pre-wire in family room and owner's suite
- 2 Cable Pre-wires & 1 Phone Pre-wire
- 220V connection in utility areas
- Dryer vent to exterior
- Designer lighting package
- Choice of designer interior paint colors

### ELEGANT BATHROOMS

- Garden tub/shower combo in the owner's bathroom
- Bathroom cabinets match color selection of kitchen cabinets

### SPACIOUS KITCHENS

- Black Frigidaire® appliances: electric range, dishwasher and microwave
- Low-maintenance laminate counter-tops
- Stainless steel double sink with sprayer
- Ventilated shelving in pantry and closets
- Garbage disposal
- Ice-maker plumbing for refrigerator

### ENERGY EFFICIENCY

- Electric water heater (per code)
- HVAC system with thermostats on each floor (per plan)
- Insulation: R-38 Flat Ceilings, R-38 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated low-E windows

### DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in designated wet areas

### QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Structurally engineered stair system
- 14" floor joists for less bounce
- 25 year limited transferable warranty on 3-tab roof shingles

### LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites
- Fiber cement siding with 50 year warranty
- Three exterior weather proof electrical outlets
- Coach light at garage
- Aluminum gutters on all overhangs with splash blocks

### PEACE OF MIND

- Smoke detectors on both first and second floors
- Carbon monoxide detector installed
- Termite monitoring system
- 1-Year in-house builder warranty program
- 10-Year structural warranty
- Community Homeowner's Association Covenants to protect your investment

***Smith Douglas Homes is an award-winning, family-owned business with a legacy of constructing quality homes at affordable prices. As a well-respected homebuilder based in Woodstock, GA, you can trust that our long-standing team has been serving the Atlanta and north Georgia area for decades.***

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