



QUALITY | INTEGRITY | VALUE



DUNCAN FARM

Come discover Duncan Farm where you'll find 186 charming new homes just off Hamilton Crossing near Kingston Hwy in Cartersville. A short trip to downtown Cartersville means residents will enjoy bountiful options of shopping and dining, as well festivals, parks and much more. Our prime location gives fast access to major highways and key business areas. Inside the community you'll find sidewalk-lined streets and plenty of curb appeal in our craftsman-style homes, each offering open-concept floorplans and wonderful finishes.

470.895.7147 | SDunlop@smithdouglas.com | JTurner@smithdouglas.com



SCHOOLS

- Hamilton Crossing Elementary School
- Cass Middle School
- Cass High School



RECREATION

- Red Top Mountain State Park
- Tellus Science Museum
- Booth Western Museum
- Etowah River Canoe Launch



DINING

- Los Arcos Mexican Restaurant
- Appalachian Grill
- Jefferson's Restaurant
- Mellow Mushroom



Smith Douglas Homes Presents

DUNCAN FARM

AVAILABLE PLANS

The Landen **3 Beds / 2 Baths** **Approx 1,535 Sq. Ft.** **Priced From: \$295,900**

The Landen ranch home has great curb appeal and entry. This home makes very efficient use of every space, maximizing the livability of the home. Entering from the garage, the owner will find a wide functioning laundry, storage, flexroom that offers a variety of uses and options to choose. The kitchen opens up to the family room and dining with a center island, great for food preparation. The owner's suite is away from secondary bedrooms and includes a walk-in closet and bath.

The Crawford **3 Beds / 2 Baths** **Approx 1,826 Sq. Ft.** **Priced From: \$308,900**

Single-level living at its finest can be found in the Crawford, featuring a large kitchen that would pamper any chef with loads of counter and cabinet space. A mud room area, separate laundry room and large pantry help keep the kitchen clean and clutter-free. An open family room connects to the kitchen and the backyard for effortless entertaining. The owner's suite also enjoys views of the backyard and separation from the two other bedrooms.

The Bradley **3-4 Beds / 2-3 Baths** **Approx 1,679-2,117 Sq. Ft.** **Priced From: \$307,900**

The Bradley packs a lot of living space into a popular ranch layout, including an open living area with access to a covered patio for effortless indoor/outdoor entertaining, and a private owner's suite separated from two secondary bedrooms. Optional extended family room expands living space downstairs and an optional second floor addition expands living space above the garage to offer a fourth bedroom and full bath en suite.

The Coleman **4 Beds / 2.5 Baths** **Approx 2,053 Sq. Ft.** **Priced From: \$310,900**

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 2,231 Sq. Ft.** **Priced From: \$315,900**

The Caldwell is a great choice for those those needing a first floor owner's suite. The hub of this home is the centrally-located family room that's open to the kitchen and a covered rear porch. Single-level living can be easily achieved here because everything is just steps away, but a flexible second floor provides a bath and two additional bedrooms with a large loft and options for a fourth bedroom, third bathroom and media room.

The McGinnis **4-5 Beds / 2.5-3 Baths** **Approx 2,372 Sq. Ft.** **Price From: \$321,900**

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: \$328,900**

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. The first floor impresses with a generous open concept family room, breakfast nook and large center island. The first floor can be completed with a dining room that can be a living room, study or a 5th bedroom with full 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

- HVAC system with thermostats on each floor (per plan)
- Electric water heater (per code)
- 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 with sod in front, side and backyard up to 25' from rear of house
- Fiber cement siding with 50 year warranty
- Three exterior weather proof electrical outlets
- Two coach lights above 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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