



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



ARRINGTON

Arrington, our newest community in sought-after Adairsville, offers 106 beautiful new homes, many with incredible views. Our homeowners delight in the affordable new homes with open floor plans and wonderful features as well as the convenience of nearby small-town shops, restaurants, parks, and great schools. This community also provides unmatched easy access to I-75 & Hwy 41.

470.462.9027 | RCJepsen@smithdouglas.com



SCHOOLS

- Adairsville Elementary School
- Adairsville Middle School
- Adairsville High School



RECREATION

- Calhoun Bowling Center
- Manning Mill Park
- Fields Ferry Golf Club
- Barnsley Gardens



DINING

- El Nopal Mexican Restaurant
- Okinawa Hibachi and Sushi
- Characters Famous BBQ
- Cracker Barrel



Smith Douglas Homes Presents

ARRINGTON

AVAILABLE PLANS

The Landen **3 Beds / 2 Baths** **Approx 1,535 Sq. Ft.** **Priced From: \$260,900**

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 Bradley **3-4 Beds / 2-3 Baths** **Approx 1,679-2,026 Sq. Ft.** **Priced From: \$265,900**

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 Pearson **3 Beds / 2 Baths** **Approx 1,701 Sq. Ft.** **Priced From: \$265,900**

The Pearson greets you with a welcoming front porch and is a ranch home that is thoughtfully laid out to maximize each space to the fullest. A dining area, opens to surprisingly large kitchen with optional center island. A family room leads to the back yard and reveals a private entry to the Owner's Suite with walk in closet and bath. Owner's will find a convenient mud room and laundry just off the garage entry to maximize organization.

The Langford **3-4 Beds / 2-3 Baths** **Approx 1,740-2,066 Sq. Ft.** **Priced From: \$263,900**

Flexible one-level living is available in the Langford, punctuated by a light-filled dining area with views of the backyard and access to a covered patio. An adjacent open kitchen with central island overlooks the spacious family room. The owner's suite, tucked away at the back of the home, feels like a private sanctuary with its spa-like bath and sizable walk-in closet. A conveniently located and extra large laundry room enhances everyday living and offers optional convenience right into the laundry. If needed, a second floor with bedroom 4 and bath ensuite may be added.

The Coleman **4 Beds / 2.5 Baths** **Approx 2,053 Sq. Ft.** **Priced From: \$277,900**

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 McGinnis **4-5 Beds / 2.5-3 Baths** **Approx 2,372 Sq. Ft.** **Priced From: \$281,900**

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. Upstairs features an owner's suite and three secondary bedrooms, each with walk-in closets, a large bathroom, and laundry room are located off an open loft which is perfect for a workspace, playroom, or hobby space. 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: \$289,900**

One of our top-selling plans, 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 an open concept family room, breakfast nook and large center island, 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
- Durable, low-maintenance vinyl siding
- 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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- Slab Homesite
- Basement Homesite

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