



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE



ELLISON SQUARE

Come discover Ellison Square where you'll find 81 dynamic new townhomes in Sugar Hill just off GA-20/Cumming Hwy. Situated only 1 mile from downtown Sugar Hill, homeowners will enjoy bountiful options of shopping and dining as well festivals, concerts and much more. Our prime location gives fast access to both GA400 and I-985. Inside the community you'll find sidewalk-lined streets and plenty of curb appeal in our craftsman-style townhomes, each offering open-concept floorplans, gas cooking, and wonderful finishes.

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SCHOOLS

- Sycamore Elementary School
- Lanier Middle School
- Lanier High School



RECREATION

- E.E. Robinson Park
- Lanier Park Beach
- Sugar Hill Golf Club
- The Bowl at Sugar Hill



DINING

- Central City Tavern
- Cantina Loca
- Sugar Hill Distillery
- Rushing Trading Co.



Smith Douglas Homes Presents

ELLISON SQUARE

AVAILABLE HOMES

The Ellison II J Interior

1196 Chastain Drive
Homesite 1196

3 BD, 2.5 BA 1,920 sq. ft. - The beautiful kitchen showcases 36" level 2 grey cabinetry with granite island and countertops. Black interior finishes throughout the home and an open view from kitchen to family room with LVP flooring on first floor. Spacious patio, Open rail with iron spindles on first floor. Cultured marble vanities in all baths with undermount sinks, double bowl in owner's bath with oversized tiled shower. Garage door opener included. **Select options still available.

\$423,795*
Ready April!
FMLS 7332414
GAMLS 10248275

The Norwood II K Exterior

1114 Chastain Drive
Homesite 1114

3 BD, 2.5BA 1,814 sq. ft. - This beautiful end unit home features a mudroom with an optional built-in boot bench. The center island kitchen connects to a cozy breakfast nook and family room. Upstairs, you'll find a loft suitable for a desk area and home office workspace, a large laundry room, an owner's suite showcasing a split owner's bathroom and closet with two additional bedrooms and secondary bathroom.

Under Contract!

The Maddux II J Interior

1120 Chastain Drive
Homesite 1120

3 BD, 2.5 BA 1,718 sq. ft. - The garage is located off the extended foyer separating the entries from the open concept living space. The kitchen showcases 36" level 2 shaker style cabinetry, granite counter tops, stainless appliances, has easy access to the back patio and over looks the linear fireplace in the family room. The owner's suite is located upstairs with a spacious walk in closet, oversized shower and private water closet. The second floor is complete with two spacious rooms, a shared bathroom.

Under Contract!

The Maddux II J Interior

1104 Chastain Drive
Homesite 1104

3 BD, 2.5 BA 1,718 sq. ft. - The extended foyer separates both front and garage entries from the main living space. Just beyond that is the open concept family room and kitchen with access to the back patio. The kitchen features 42" level 2 cabinetry, granite counter tops with Gooseneck faucet, upgraded pendant and led lights, and LVP flooring in all common first floor areas. Cultured marble with undermount sinks in all baths, double bowl in owner's suite

Under Contract!

The Ellison II K Exterior

1124 Chastain Drive
Homesite 1124

3 BD, 2.5BA 1,933 sq. ft. - An end unit opportunity. This home features an oversized island with granite counters and a huge island. The kitchen overlooks the family room with a modern linear fireplace. The home features upgraded cabinets and vinyl plank flooring on the main level. The owner's suite upstairs is completed with a large shower in the bathroom and an oversized walk in closet. The two secondary bedrooms share a bathroom and the laundry room is centrally located between all bedrooms.

Under Contract!

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AVAILABLE PLANS

The Maddux II 3 Beds / 2.5 Baths Approx 1,718-1,738 Sq. Ft. Priced From: \$364,900

The Maddux II townhome offers a thoughtfully planned layout, not short on style or function. With its open kitchen-dining-living combination and convenient access to the rear yard, you'll find a comfortable living area that is perfect for spending time indoors or out. The upstairs is highlighted by the owner's suite with a bath complete with walk-in closet and separate water closet. Two bedrooms and a full hall bath, plus the convenience of a second-floor laundry room, make it easy to keep up with household chores.

The Norwood II 3 Beds / 2.5 Baths Approx 1,814 Sq. Ft. Priced From: \$369,900

The Norwood II is designed for comfort, convenience, and modern living. This two-car garage townhome features a mudroom and coat closet, providing convenient storage. The center island kitchen connects to a cozy breakfast nook and family room, creating a warm and inviting living space. Upstairs, the owner's suite is a private in the back of the home. The laundry room is conveniently located upstairs, making it easy to keep up with household chores. In addition to the owner's suite, there are two bedrooms and a bathroom in the front of the home, providing plenty of space for family or guests. The loft is a versatile space that can be used as a playroom, home office or additional living space.

The Ellison II 3 Beds / 2.5 Baths Approx 1,920 Sq. Ft. Priced From: \$384,900

The Ellison II features a modern, loft-style layout, perfect for open living and entertaining. The kitchen features a generous kitchen that includes plenty of counter space for meal preparation. For those who love to entertain, an optional island can be added, providing additional serving space for dining. The second floor owner's suite boasts a huge bath and walk-in closet. Two well appointed, additional bedrooms and a perfectly placed laundry room finish off the second floor.

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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: gas range, dishwasher and microwave
- 6 energy-saving LED lights
- Low-maintenance laminate counter-tops
- Stainless steel double sink with sprayer
- Ventilated shelving in pantry and closets
- Garbage disposal
- Ice-maker plumbing for refrigerator

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

ENERGY EFFICIENCY

- Gas 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

LOW MAINTENANCE EXTERIORS

- Professionally landscaped home sites
- Fiber cement siding with 50 year warranty
- Two 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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