



QUALITY | INTEGRITY | VALUE



EMERALD OAKS ESTATES

Come discover Emerald Oaks Estates conveniently located just 6 miles north of downtown Rome. Our offering of ranch and two-story homes all provide wonderful open concept floor plans and choice of today's latest features. Residents have access to the highly rated Armuchee school system and enjoy nearby parks such as North Floyd Park, Thornton Recreation Center and Armuchee Park. It's only a short drive to Berry College, Shorter University and the Between-The-Rivers historic downtown district with its wide array of shops, pubs and eateries. Discover a community where you can put down roots at Emerald Oaks Estates.

770.286.9355 | GNorton@smithdouglas.com



SCHOOLS

- Armuchee Elementary School
- Armuchee Middle School
- Armuchee High School



RECREATION

- Richard B. Russell Regional Airport
- AdventHealth ECO Greenway
- Between-The-Rivers Historic District
- AdventHealth Stadium (Rome Emperors)



DINING

- Newby Farm + Vineyard
- Blossom Hill BBQ & Burgers
- Cosmic Dog Outpost
- Aventine Rome



Smith Douglas Homes Presents

EMERALD OAKS ESTATES

AVAILABLE HOMES

The Bradley E
20 Majestic Oaks Way NE
Homesite 93B

3 BD, 2 BA, 1,770 sq. ft. - This home packs a lot of living space into a popular ranch layout, including an open living area with access to the extended covered patio for effortless indoor/outdoor entertaining. The kitchen features an island overlooking the family room and 36" upgraded cabinets. The private owner's suite separated from two secondary bedrooms showcases a walk in tile shower.

\$299,900*
Ready July
FMLS 7347488
GAMLS 10261691

The Langford B
16 Majestic Oaks Way
Homesite 91B

4 BD, 3 BA, 2,066 sq. ft. - This Ranch style floorplan offers flexibility in living space! Accentuated by a light-filled dining area with views of the backyard and access to a covered patio. An adjacent open kitchen with upgraded cabinetry, granite counters and a center 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 with direct access to a conveniently located and extra-large laundry room enhances everyday living.

Under Contract!

The McGinnis B
14 Majestic Oaks Way NE
Homesite 90B

4 BD, 2.5 BA, 2,372 sq. ft. - This beautifully designed plan offers an enormous second-story Owner's suite retreat. Unexpected luxuries on the main level include an open living dining-kitchen concept that opens to a large patio. Kitchen has upgraded cabinets, island, and granite counters. The staircase leads to the second story where the Owner's suite with a walk-in shower privately tucked away from three additional bedrooms and a loft. Convenient laundry room on second story.

\$319,805*
Ready July
FMLS 7352688
GAMLS 10266383

The Benson II C
8 Majestic Oaks Way NE
Homesite 87B

3 BD, 2.5 BA, 1,813 sq. ft. - The living-dining-kitchen layout spans the entire width of the home. The kitchen has upgraded 36" cabinets, granite counters and an easily accessible pantry. Covered rear patio for outdoor relaxation just off the kitchen. Upstairs on the second story are three generous sized bedrooms including the owner's suite with garden tub and separate shower, a laundry room, and roomy closets that add an amazing amount of storage. Additional windows and nine ft ceiling heights perfectly complete this home.

\$298,645*
Ready August
FMLS 7364309
GAMLS 10277050

The Caldwell F
10 Majestic Oaks Way NE
Homesite 88B

3 BD, 2.5BA, 2,231 sq. ft. - Popular owners suite on main plan! The hub of this home is the centrally located family room that is open to the kitchen and a covered rear porch. Entertaining is a breeze in the separate dining room. This home has upgraded cabinets with crown molding and granite countertops. The owner's bathroom has marble counters and the owner's bath has a large walk-in shower. A flexible second story provides a bath and two additional bedrooms with a large loft perfect for a second living space!

\$313,800*
Ready August
FMLS 7359416
GAMLS 10272548

The Harrington B
18 Majestic Oaks Way NE
Homesite 92B

4 BD, 2.5 BA, 2,565 sq. ft. - The 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. Upgrades include a 10x12 covered patio, upgraded kitchen cabinets with granite counter tops, and an owner's bath with a garden tub and walk-in shower.

Under Contract!

The Harrington C
12 Majestic Oaks Way NE
Homesite 89B

4 BD, 2.5 BA, 2,565 sq. ft. - Based on 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 an open concept family room, breakfast nook and large center island, plus a study on the first floor. Upgrades include a 10x20 half covered, half uncovered patio, and upgraded kitchen cabinets with granite countertops.

\$319,645*
Ready August
FMLS 7359415
GAMLS 10272547

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 04/16/2024

Contact A New Home Specialist at 770.286.9355



Smith Douglas Homes Presents

EMERALD OAKS ESTATES

AVAILABLE PLANS

The Bradley **3-4 Beds / 2-3 Baths** **Approx 1,679-2,026 Sq. Ft.** **Priced From: \$272,900**

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 (included in some locations) expands living space above the garage to offer a fourth bedroom and full bath en suite.

The Langford **3-4 Beds / 2-3 Baths** **Approx 1,740-2,066 Sq. Ft.** **Priced From: \$275,900**

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 en suite may be added.

The Benson II **3-4 Beds / 2.5 Baths** **Approx 1,813 Sq. Ft.** **Priced From: \$271,900**

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 Caldwell **3-4 Beds / 2.5-3.5 Baths** **Approx 2,231 Sq. Ft.** **Priced From: \$287,900**

The Caldwell is a great choice for 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.** **Priced From: \$286,900**

The McGinnis is a two-story floor plan 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 the owner's suite boasts a large walk-in closet. Three secondary bedrooms and a large secondary bathroom are all located off the open loft which is perfect for a workspace, playroom or hobby space. A study or fifth bedroom with 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: \$292,900**

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.



Smith Douglas Homes Presents

EMERALD OAKS ESTATES

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
- 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

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.

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 04/16/2024

Contact A New Home Specialist at 770.286.9355



Smith Douglas Homes Presents

EMERALD OAKS ESTATES

