

LONG ISLAND PARC



Private enclave of 15 homesites in Sandy Springs

Long Island Parc by Rockhaven Homes is an exciting new community located off Mitchell Road in the heart of Sandy Springs! Tucked away from the main roads, it still offers quick and easy access to Hammond Drive, Roswell Road, I-285 and GA 400, and puts you within walking distance of shops, restaurants and parks. Our spacious, open home plans feature gourmet kitchens with custom cabinets, granite counters and stainless steel appliances. Luxury appointments include hardwood flooring throughout the main floor, opulent owner's suites, media rooms and basements.

SCHOOLS: Heards Ferry Elementary | Ridgeview Middle | Riverwood High

CONTACT US TO SCHEDULE YOUR PRIVATE TOUR:

Lisa Collins | 678-522-2304 | lisa.collins@evusa.com

Virginia Klodt | 770-312-2661 | virginia.klodt@evusa.com



Information is believed to be accurate, but not warranted and is subject to changes, omissions, errors, and withdrawal without notice. 07-06-18



RockhavenGA.com

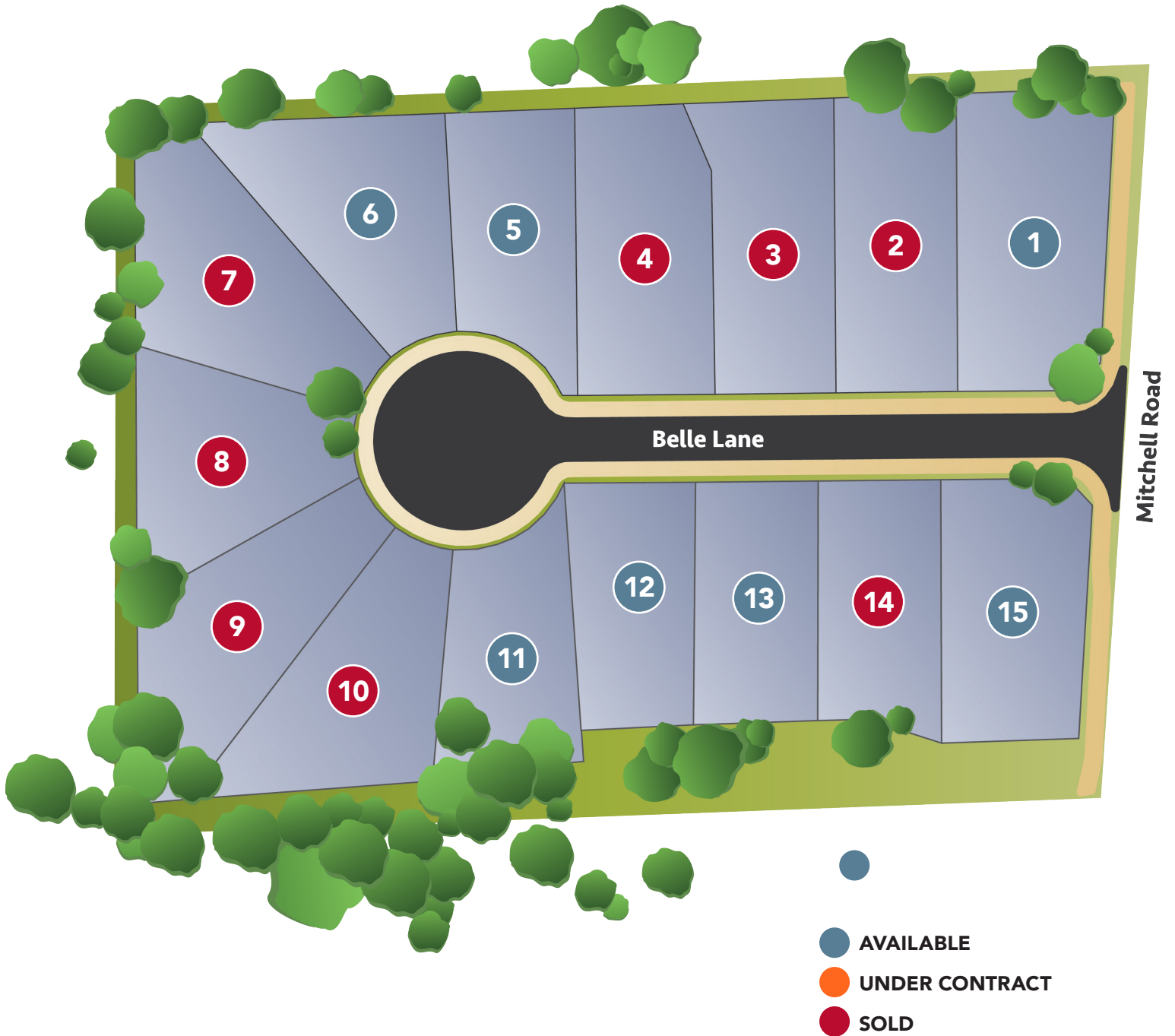


ENGEL & VÖLKERS
Buckhead Atlanta



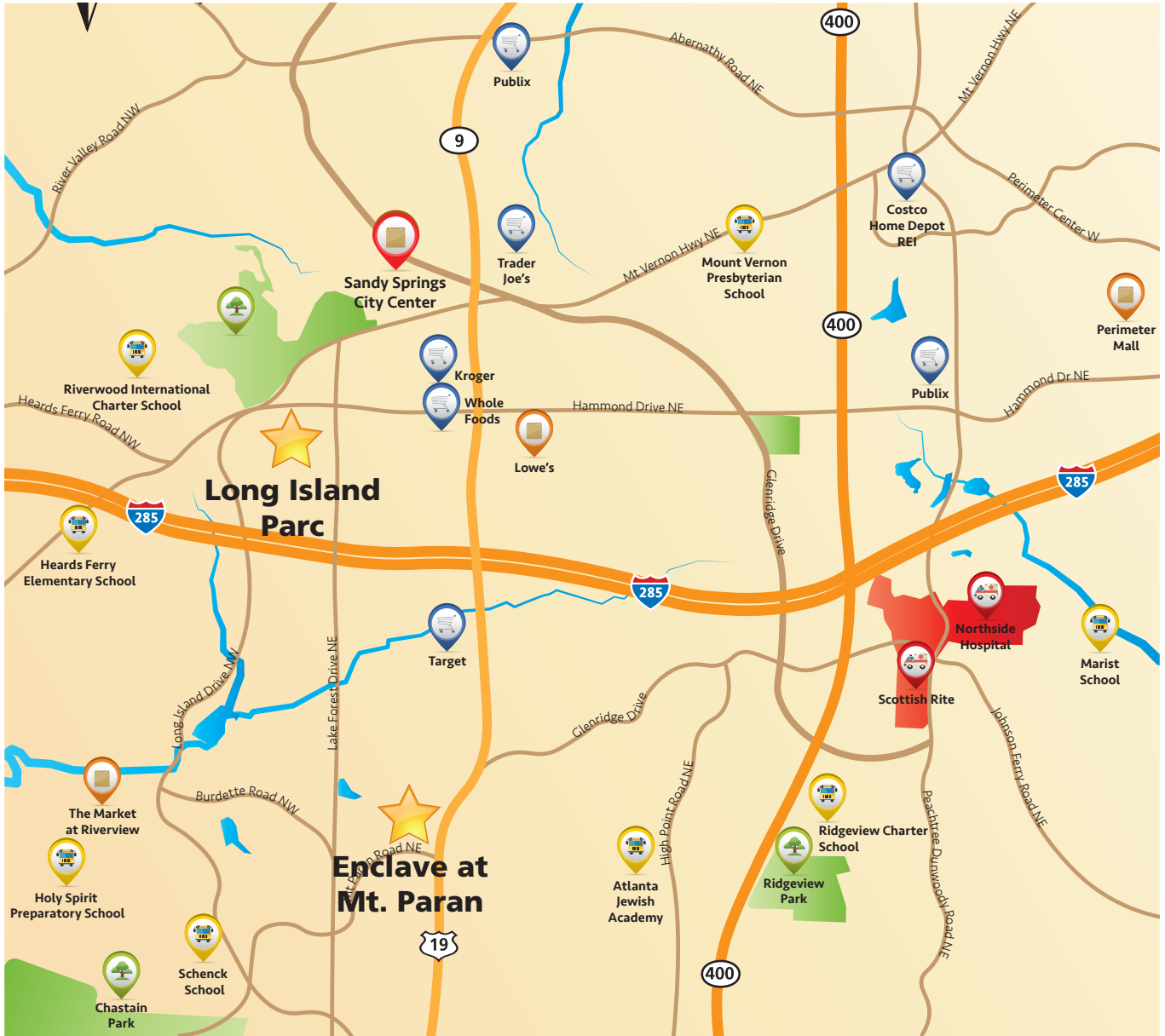
ROCKHAVEN HOMES

Long Island Parc – Site Plan



ROCKHAVEN HOMES

Long Island Parc – Area Map



ROCKHAVEN HOMES

Long Island Parc

AVAILABLE HOMES

Homesite 1

Jaxon Court E - 4236 SF
3 Car Garage | Basement
Presale Opportunity

FEATURED HOME

Homesite 5

Jaxon Court D - 4089 SF
2 Car Garage | Basement
\$1,003,700

Homesite 6

Jaxon Court E - 4113 SF
2 Car Garage | Basement | Cul-de-sac

Homesite 13

Logan Court B - 3864 SF
2 Car Garage | Basement

AVAILABLE HOMESITES

Homesite 11

Jaxon Court A - 4113 SF
2 Car Garage | Basement
Presale Opportunity

Homesite 12

Logan Court E - 3864 SF
2 Car Garage | Basement
Presale Opportunity

Homesite 15

Logan Court A - 3931 SF
3 Car Garage | Basement
Presale Opportunity



Information is believed to be accurate, but not warranted and is subject to changes, omissions, errors, prior sales and withdrawal without notice. 07-06-18



RockhavenGA.com



ENGEL & VÖLKERS®
Buckhead Atlanta



ROCKHAVEN HOMES

Long Island Parc – Included Features

COMMUNITY

- Conveniently located in Sandy Springs just minutes to highways, shopping, and City Springs, the new center point of Sandy Springs. This new civic and cultural center will contain a performance center, video theatre, city green park and more.

EXTERIOR

- Professionally designed elevations with brick and stone accents
- Beautiful wood and glass entry door
- Professional landscaping with fully sodded lawn and irrigation
- 30 year architectural shingles
- Carriage-style garage doors with decorative hardware

INTERIOR

- Smooth finish ceilings with 10' height on first floor
- 5" crown on first floor, owner's suite and upper hallway
- 9^{1/4} base on main level, Master bedroom, bathroom, and upstairs hallway
- 5^{1/4} base in all remaining finished areas
- Wainscot in dining room and foyer
- Trey ceilings in owner's suite (per plan)
- Decorative metal ballasters
- Site finished hardwood flooring on first floor and upstairs hallway
- 42" Direct Vent or Wood Burning Fireplace with Limestone Mantle
- 8' doors on first floor
- Pedestal sink in powder room with framed mirror
- Granite in secondary baths with oil rubbed bronze or satin nickel finishes

LAUNDRY

- Architect cabinets above washer/dryer
- Custom built-in cabinets in family room
- Bench with hooks in mudroom

KITCHEN

- Architect Cabinets with 42" Uppers
- Professional Series KitchenAid 36" 5 burner cooktop
- KitchenAid 30" double oven
- KitchenAid Dishwasher
- Kitchen backsplash with 3x6 Subway ceramic tile design

OWNER'S BATH

- Oversized ceramic tile shower with frameless shower door
- Garden tub with ceramic tile surround
- Decorative ceramic tile floors
- 35" height granite double vanities
- Moen Brantford style brushed nickel, oil rubbed bronze or chrome lever handle faucets
- Decorative framed mirrors
- Private water closet with comfort height commode

ENERGY/TECHNOLOGY

- Special framing techniques that produce tight construction such as continuous air barrier and air sealing of penetrations to help reduce internal leaks and drafts
- Enhanced insulation techniques that minimize voids and gaps, and higher thermal properties (R-value) for enhanced energy efficiency
- Low "emissivity" windows which have protective coatings to help keep heat in during winter and out during summer
- Energy efficient heating and 14 SEER cooling systems
- First floor windows and doors pre-wired for security system
- Plasma prep for TV over fireplace with cord chase in family room, media room
- Digital ready RG-6 and Cat 5e Phone jacks in family room, owner's suite and all bedrooms
- Programmable thermostat
- 50-Gallon gas water heater

WARRANTIES

- *New Home Warranty: 1-year builder's warranty and customer service administration, www.newhomeatl.com
- *2-year mechanical systems warranty
- *10 year structural warranty provided by 2-10 Home Warranty

ROCKHAVEN HOMES

Long Island Parc – Jaxon Court



Elevation C



Elevation A



Elevation B

ROCKHAVEN HOMES

Long Island Parc – Jaxon Court

Elevation D



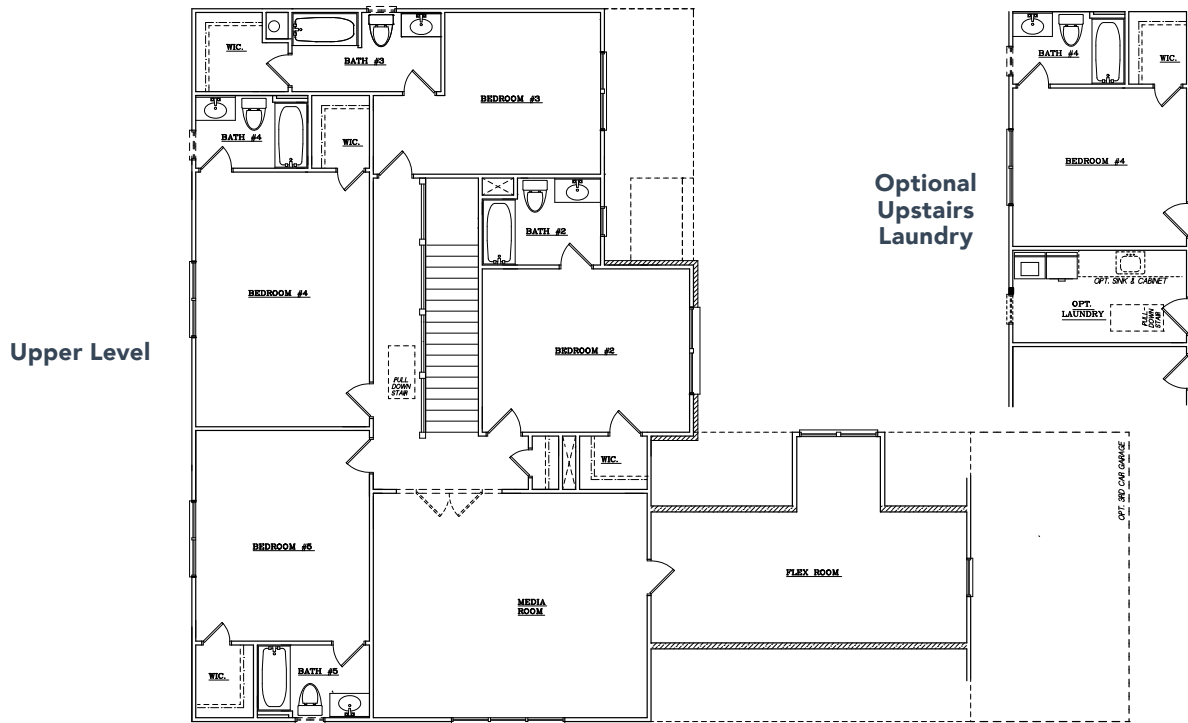
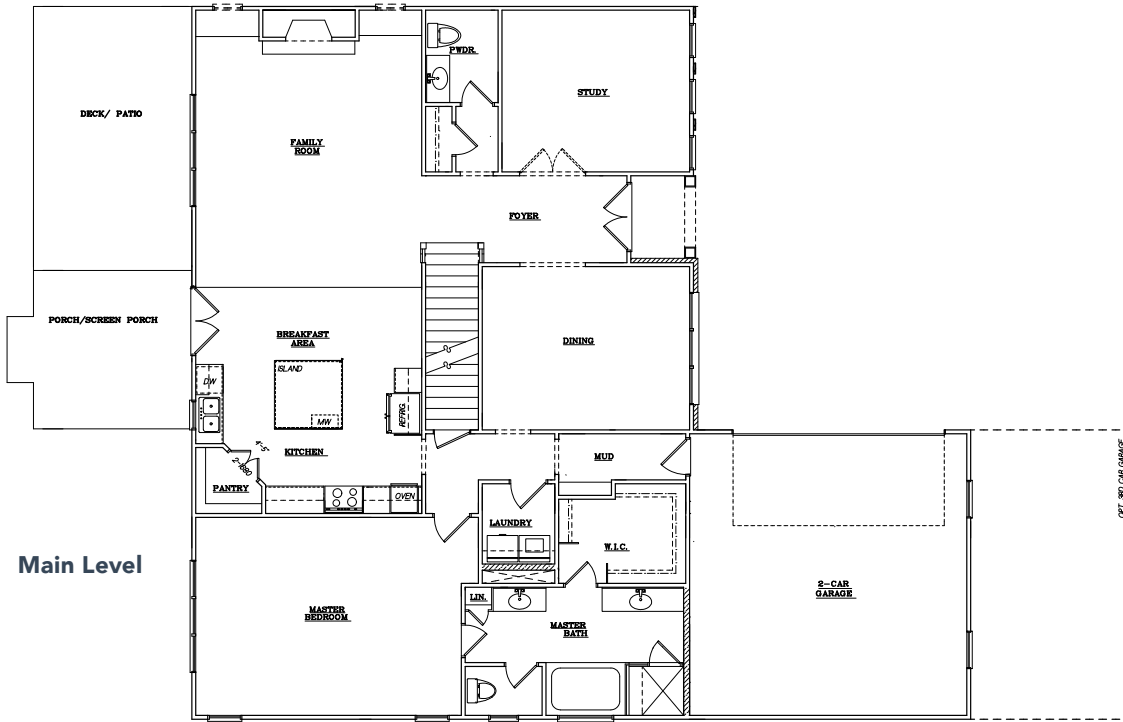
Elevation E



Elevation F



Long Island Parc – Jaxon Court Floor Plans



ROCKHAVEN HOMES

Long Island Parc – Logan Court



Elevation C



Elevation A



Elevation B



Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications and may show optional features that are not part of pricing. See agent for details.



ROCKHAVEN HOMES

Long Island Parc – Logan Court

Elevation D



Elevation E

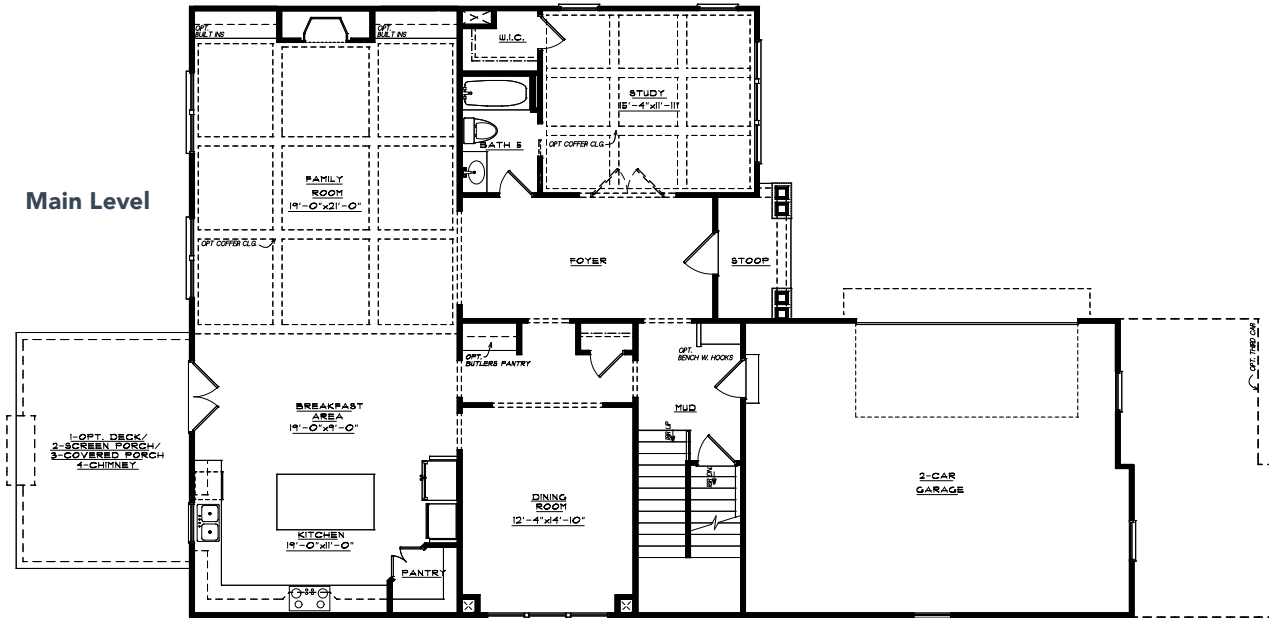


Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications and may show optional features that are not part of pricing. See agent for details.

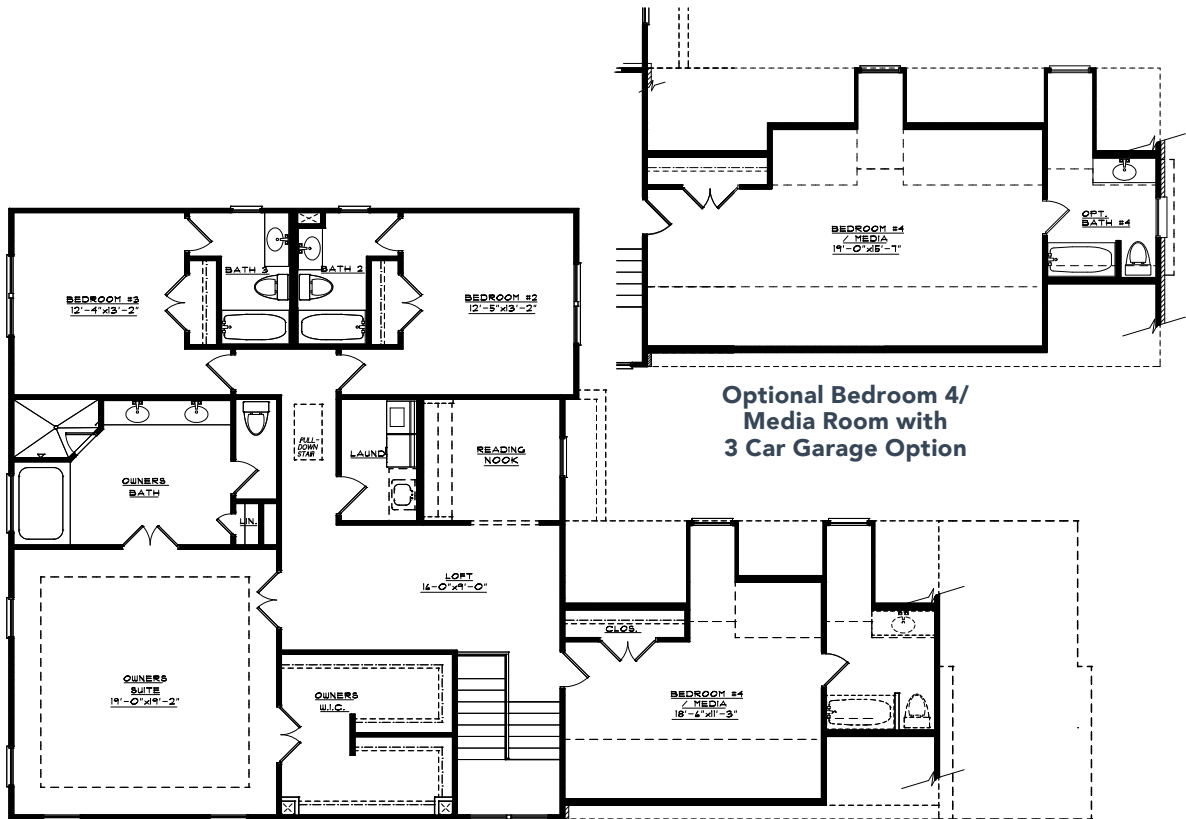


Long Island Parc – Logan Court Floor Plans

Main Level



Upper Level



ROCKHAVEN HOMES

With over 15 years of real estate development and home building experience, Rockhaven Homes has been afforded the opportunity to build where their heart is — the metropolitan city of Atlanta.

“We understand the importance of location for our customers”, explains Christopher Harris, president of Rockhaven Homes. “We have chosen to concentrate on the exclusive areas of intown Atlanta, as well as expand our scope to outside of the perimeter in order to better suit the needs of the buyers in today’s market.” Known for their prestigious homesites in and around the city, Rockhaven is committed to providing their customers with incomparable consistency, dedication and quality in every aspect to insure complete buyer satisfaction.

Vice President of land acquisition and development, Brad Hughes, says that to achieve this, his team continuously works to seek out prime locations in many of Atlanta’s most sought-after neighborhoods — including areas such as Buckhead, Brookhaven, Vinings, and Johns Creek.

Rockhaven Homes values a personal approach, offering one-on-one guidance throughout the entire building process. “Every time we build a new home, we keep in mind that the homes we create will become an extension of the people that live in them,” notes Harris.

Rockhaven is not your typical new home experience. They do not follow the traditional “cookie cutter” approach. Instead, the Rockhaven team takes pride in constructing each new home individually – brick by brick.

“We know that a home isn’t just a house, it’s our customer’s biggest investment,” says Nathan Crowder, vice president of operations. “We treat each buyer and our relationship with them with the highest priority, and feel privileged to be a part of their new home experience. Our goal isn’t just about building homes, but rather, creating lasting value.”



Information is believed to be accurate, but not warranted and is subject to changes, omissions, errors, and withdrawal without notice.


RockhavenGA.com


ENGEL & VÖLKERS[®]
Buckhead Atlanta



ROCKHAVEN HOMES

Preferred Lenders



JAY GLOVER | CenterState Bank
678-643-2352
jglover@centerstatebank.com
CenterBank NMLS # 403455 | Jay Glover NMLS #178701



ADRIENNE C. HOLMES | Northpointe Bank
404-547-1231
adrienne.holmes@northpointe.com
Northpointe Bank NMLS #447490



MATTHEW SCOUT | Southeast Mortgage
Executive Mortgage Loan Originator
480-636-6762
matthew.scout@southeastmortgage.com
NMLS #929657, GA MLO #38747



FAITH HELM | CrossCountry Mortgage
404-495-1468
faith.helm@myccmortgage.com
YouGotFaith.com

Rockhaven Homes will pay up to
\$5000 towards Closing Costs
when using one of our Preferred Lenders



Information is believed to be accurate, but not warranted and is subject to changes, omissions, errors, and withdrawal without notice.



RockhavenGA.com



ENGEL & VÖLKERS
Buckhead Atlanta

