

ROCKHAVEN HOMES

PARC AT CHASTAIN



Comfort and convenience are offered to a limited few at this exclusive townhome community. We've loaded these eleven homes with features like quartz countertops, tile backsplash, stainless steel appliances, hardwood floors and superior noise reduction insulation. Plus, each two-story townhome has a patio and private backyard-great for pets.

Located just inside the Perimeter in popular Sandy Springs with easy access to all major interstates and only minutes to local dining, shopping and recreation. Welcome home to Parc at Chastain.

Priced from the \$400s

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Information is believed to be accurate, but not warranted and is subject to changes, omissions, errors, and withdrawal without notice. 10-16-18



ROCKHAVEN HOMES

Parc at Chastain – Available Homes

BUILDING 1

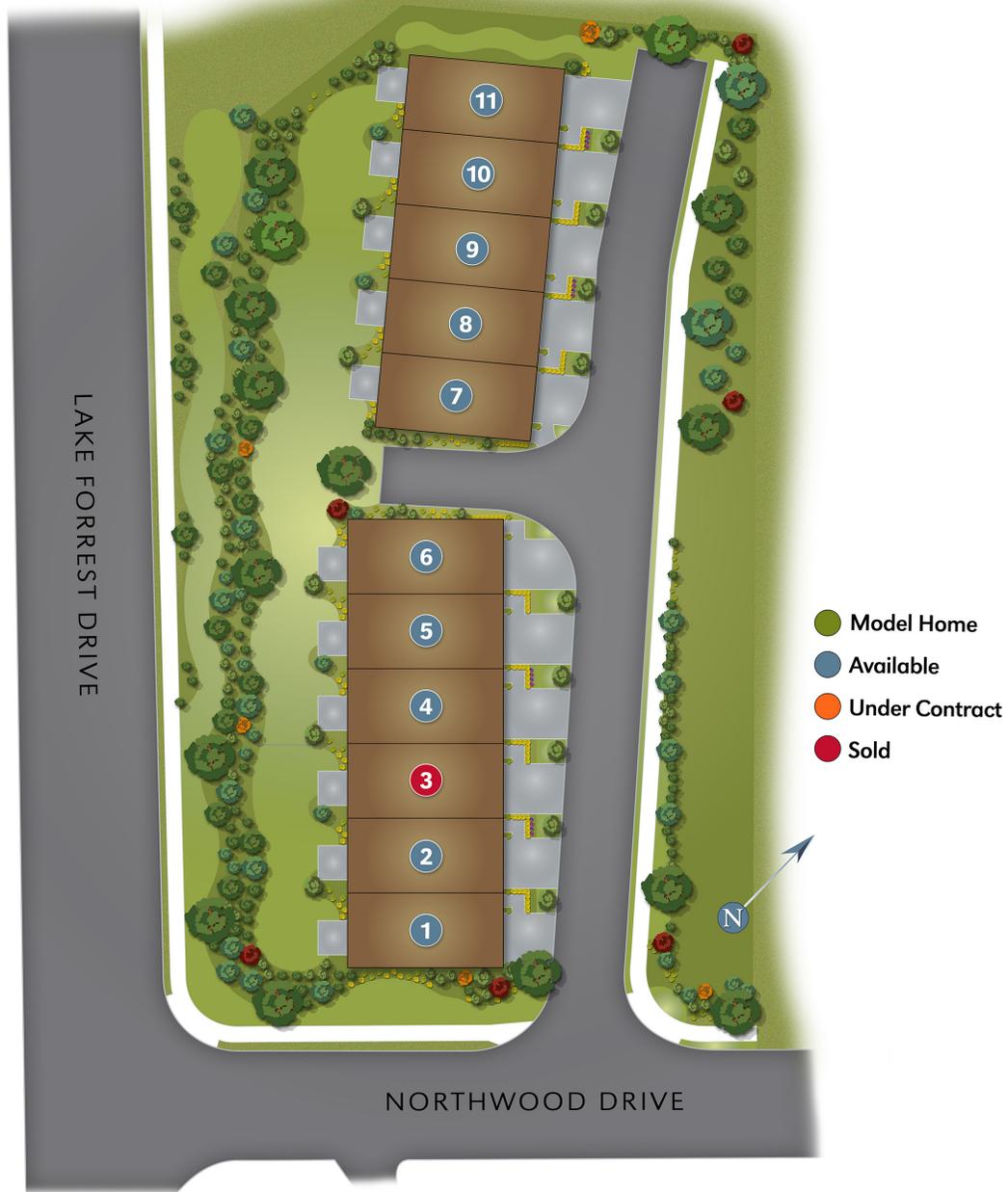
Townhome 1	Sutton AE	
Townhome 2	Sutton B	
Townhome 3	Sutton C	SOLD
Townhome 4	Sutton A	
Townhome 5	Sutton D	
Townhome 6	Sutton EE	

BUILDING 2

Townhome 7	Sutton CE	
Townhome 8	Sutton D	
Townhome 9	Sutton A	
Townhome 10	Sutton D	
Townhome 11	Sutton FE	

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Parc at Chastain – Site Plan

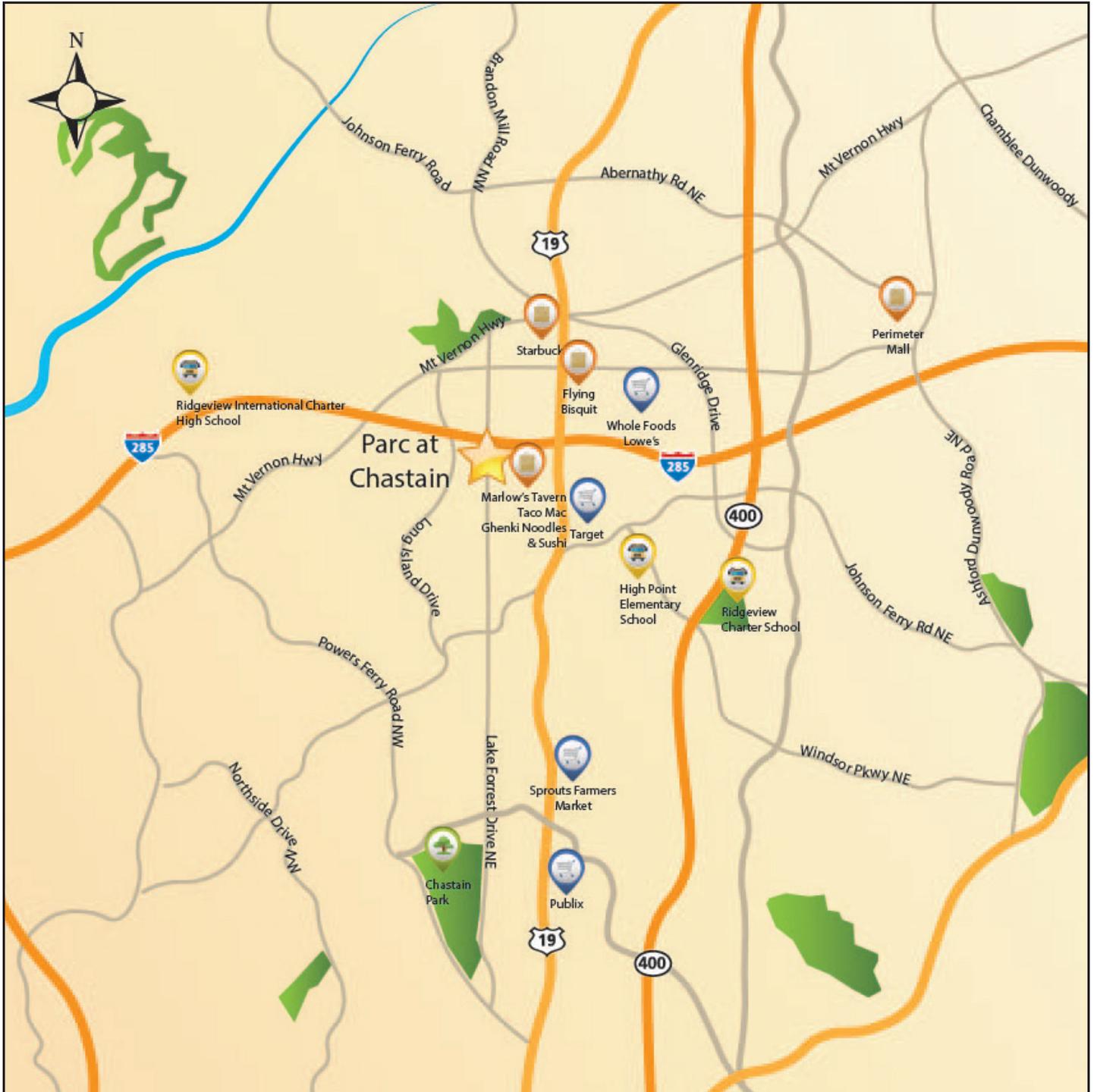


The information contained herein is subject to change without notice, including change in size, location and configuration of lots, structures, streets and recreational amenities.



ROCKHAVEN HOMES

Parc at Chastain – Area Map



Parc at Chastain – Included Features

COMMUNITY

- Conveniently located in Sandy Springs off Lake Forest Drive
- Beautifully landscaped community
- Homeowners Association
- Walk to local restaurants and shopping
- Close to Chastain Park
- 2 Story townhomes with private patios and backyard area
- Professionally designed exterior color palettes for this community

EXTERIOR

- Professionally designed elevations with brick accents
- Beautiful entry door
- Professional landscaping
- 2-Car garage with finished interior
- 2 Exterior hose connections (1 in front, 1 in rear)
- Weatherproof electrical GFI outlet at front and rear of home
- Deadbolt locks (front and rear doors)

INTERIOR

- Smooth finish ceilings with 10' height on main floor
- Hardwood flooring on main floor, staircases, terrace level foyer
- Luxurious wall-to-wall carpeting in bedrooms and flex room per plan
- Vent free fireplace with tile surround
- Decorative overhead lighting
- Wired and braced for ceiling fans in family room and bedrooms
- Pedestal sink in powder room
- Wood stair treads

KITCHEN

- 42" cabinets in kitchen
- Quartz countertops with stainless sink in kitchen
- Beautiful tile backsplash in kitchen
- Stainless steel appliances, including slide in range with microwave above and dishwasher
- Large island
- Recessed can lighting

OWNER'S BATH

- Ceramic tile shower walls and flooring
- Quartz countertops with undermount sinks
- Private water closet with elongated 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) which enhances energy efficiency
- Air sealing of supply and return duct connections to help reduce internal leaks
- Low "emissivity" windows which have protective coatings to help keep heat in during winter and out during summer
- Properly sized heating and cooling systems
- Balanced air pressure throughout the home resulting in more even temperatures and reducing the potential for condensation build-up
- First floor windows and doors pre-wired for security system
- Plasma prep for TV over fireplace with cord chase in family room
- CAT 5 telephone outlets in kitchen and all bedrooms
- Digital ready RG-6 cable jacks in family room, owner's suite, and all bedrooms
- Smoke detector in each bedroom
- Programmable thermostat
- 50-Gallon electric 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



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ENGEL & VÖLKERS®
Buckhead Atlanta



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SUTTON — BUILDING 1-6 ELEVATIONS

UNIT 1
SUTTON AE

UNIT 2
SUTTON B

UNIT 3
SUTTON C

UNIT 4
SUTTON A

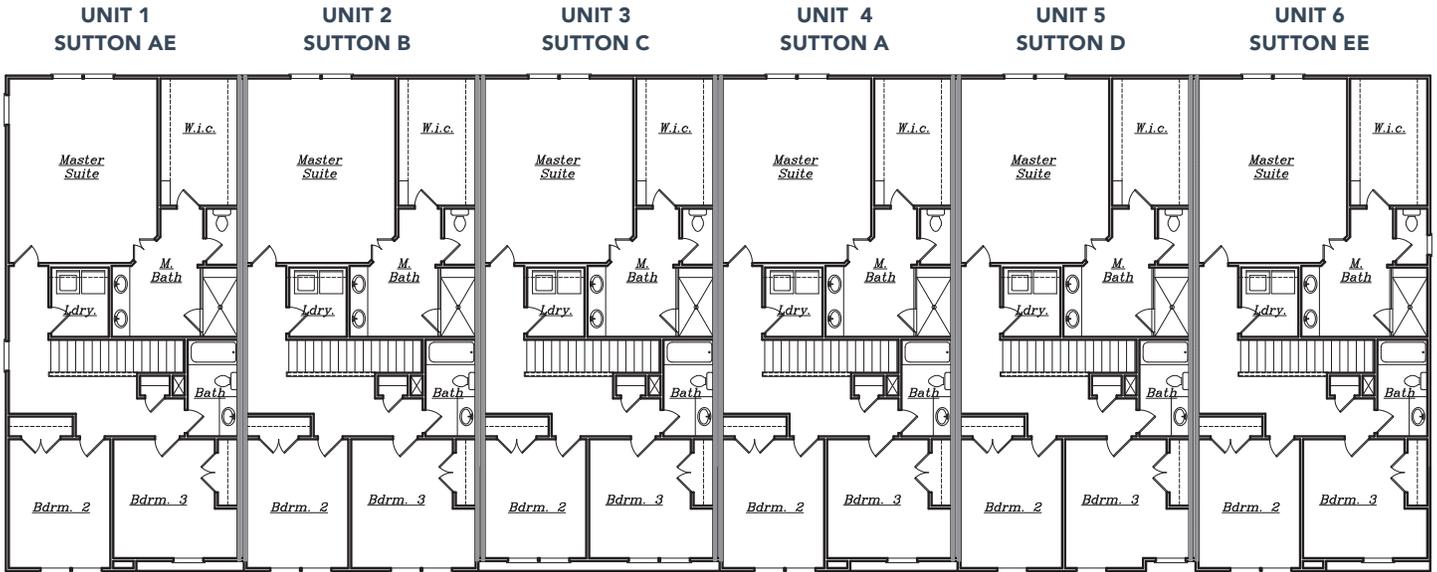
UNIT 5
SUTTON D

UNIT 6
SUTTON EE



SUTTON — BUILDING 1-6 FLOOR PLAN

UPPER LEVEL



MAIN 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.”



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PREFERRED LENDERS



FAITH HELM | CrossCountry Mortgage
404-384-5452
faith.helm@myccmortgage.com
YouGotFaith.com
GA MLO # is 260619



MATT DECESARO | Southeast Mortgage
SVP, Builder Services
404-358-7313
matt.decesaro@southeastmortgage.com
NMLS #1127576, GA MLO #865043



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

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



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Buckhead Atlanta

