

# CONCORD VILLAGE



52 Elegant Ranch Villas

Gorgeous Amenities featuring Clubhouse, Swimming Pool, and  
Convenient to the Silver Comet Walking & Biking Trail

Conveniently Located on Floyd Road near the East-West Connector

Protected by the Builders One Year Warranty

An Active Association with Covenants  
and Restrictions to Protect your Investment

**Sales Center**  
**770-941-3161**  
**770-941-3162 fax**  
**redoakconst.com**

**Keller Williams Team**  
**770-941-3161, 770-941-3162 fax**  
**concordvillage@redoakconst.com**

## EXTERIOR FEATURES

- Quality Construction & Architecturally Controlled Exterior Elevations
- Brick & Vinyl Siding Accent Exterior
- Covered Front Porches—per plan
- Exterior Water Faucet
- Steel Garage Doors with Openers
- Professional Landscaping Detail
- Poured Concrete Patios
- Security System Pre-wire
- Centrally Located Mail Center
- Deadbolts on Exterior Doors
- Irrigation System

## ENERGY FEATURES

- Energy Efficient Zone d HVAC System Per Plan with Programmable Thermostat
- 40 Gallon Gas Hot Water Heater
- Insulated Tilt-Sash Windows with Removable Screens on Operable Windows-Low E Efficient
- Electric Dryer Connection Vented Outside

## INTERIORS FEATURES

- 9 Ft Ceilings on Main Floor
- Smooth Finish Ceilings Throughout
- Hardwood Floors in Foyer
- Fireplace Features Brick or Marble Surround and Gas Starter Per Plan
- Ceiling Fans in Family Room and Master Bedroom
- Cat-5 Wiring Throughout
- Pre-Wired for Phone in Kitchen & All Bedrooms
- Pre-Wired for Cable in Family and All Bedrooms
- Wall to Wall Carpet with 4 lb. Pad
- 5" Base Board on Main Level
- Satin Nickel Hardware Throughout
- Laundry Rooms with Vinyl Flooring

## KITCHEN FEATURES

- Appliances – Gas Range, Dishwasher & Microwave/Hood Combination Per Plan, Choice of Black, White or Bisque
- Upgrade Cabinets with Choice of Finish
- Stainless Steel Double Bowl Sink – Moen Faucet
- Garbage Disposal
- Solid Surface Countertops
- Vinyl Flooring

## ELEGANT BATH FEATURES

- Separate Shower with Tile Surround
- Cultured Marble Vanities Per Plan
- Master Bathroom with Tile Floors
- Vinyl Flooring in Hall Bath
- Moen Fixtures

## CONSTRUCTION FEATURES

- Engineered Roof & Floor Trusses
- Steel Reinforced Slab Foundations
- Termite Treated Foundations
- One-Year Builders Warranty
- Walk-Thru Inspection Prior to Closing



***Convenient to the Silver Comet Trail***



## APPROVED LENDERS

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**Keller Williams Team**  
770-941-3161, 770-941-3162 fax  
concordvillage@redoakconst.com

### *Approved Lenders*

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**SunTrust Mortgage Corp**  
5775-C Glenridge Dr., Suite 200  
Atlanta, GA 30328

**Alan Deveau**  
404-257-2100 x.22562 Office  
Alan.Deveau@suntrust.com

**Steve Fahrenthold**  
404-257-2100 x.22576 Office  
Steve.Fahrenthold@suntrust.com

**Wells Fargo Home Mortgage**  
333 Northpoint Center East  
Suite 300-B  
Alpharetta, GA 30022

**Ken Sawyer**  
770-329-5097 Direct

**SunTrust Mortgage**  
245 Town Park Dr., Ravine One, Suite 190  
Kennesaw, GA 30144

**C. Anne Atkins & Kim King**  
678-290-4219 Anne  
678-290-4228 Kim  
770-367-0586 Anne Cell  
770-617-6694 Kim Cell  
770-420-0058 Fax  
Anne.Atkins@suntrust.com  
Kim.King@suntrust.com

**Countrywide Home Loans**  
2839 Paces Ferry Road  
Suite 1000  
Atlanta, GA 30339

**Leslie Reid**  
678-503-3939 Direct  
404-394-8251 Mobile  
866-310-6984 Fax  
Leslie\_Reid@countrywide.com

### *Closing Attorney*

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