



CHAFIN
COMMUNITIES
More To Come Home to...
A Berkshire Hathaway Company

The Towns at Auburn Station West

Barrow County • Auburn, GA
Townhomes From the \$300K+

Resort-Style Amenities

Welcome to Auburn Station a large planned community with several sections. Each section has its own unique floor plans and options to suit many different lifestyles. All the sections can enjoy the amazing amenities package of a fitness and yoga center, green space, pool and water slide, clubhouse, and more.



Directions: I-85N, Exit Hwy 316E, Go about 5 miles to a left only Hwy 29 Business,. Take Hwy 29 Business go about 4/.5 miles to Auburn Station on right just after Barrow County Line.

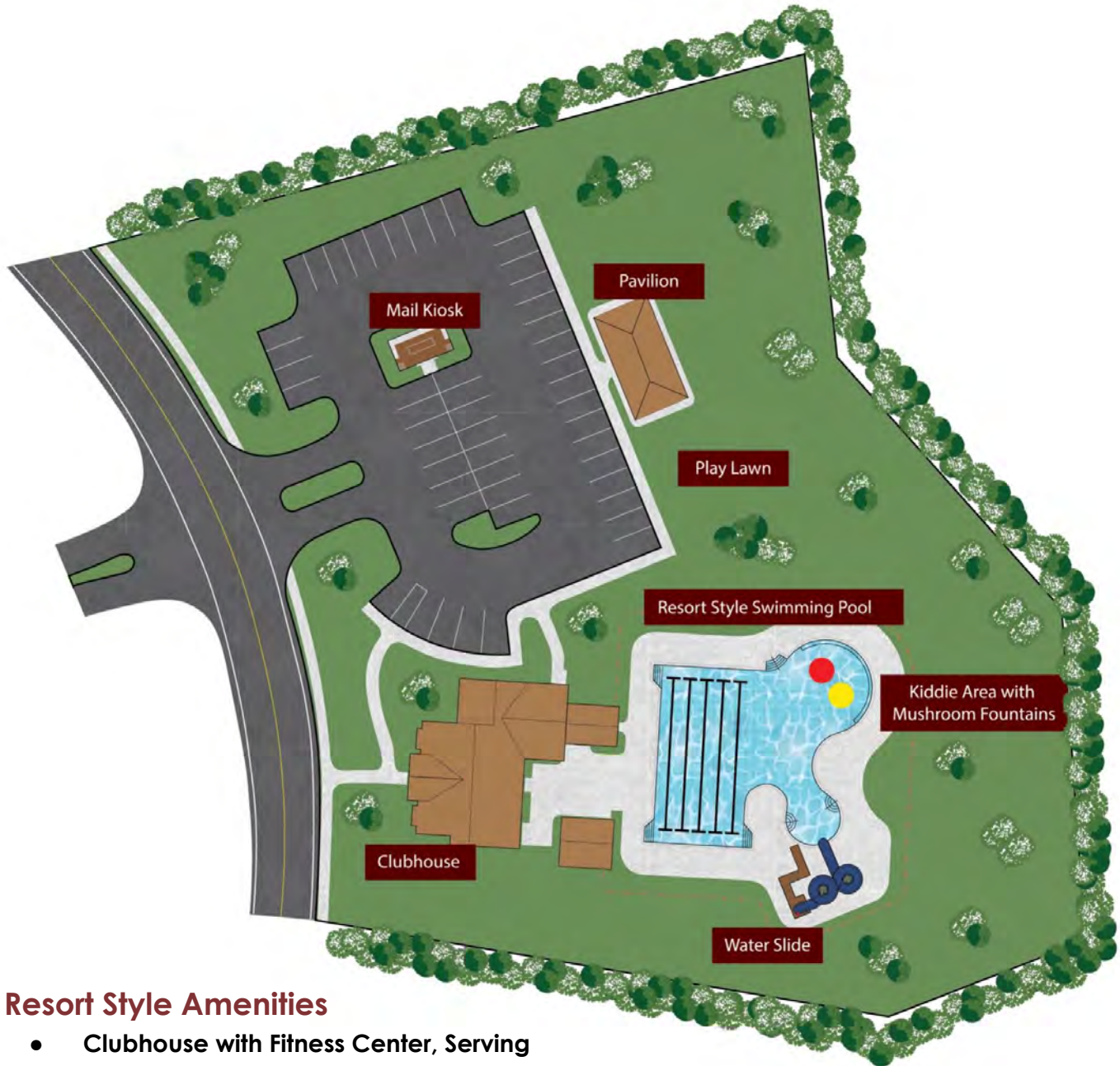
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Resort Style Amenities

- Clubhouse with Fitness Center, Serving Kitchen, and Community Rooms
- Swimming Pool with Water Slide, Mushroom Fountains, and Splashdown Pool
- Kiddie Area in Pool
- Pavilion with Picnic Tables and Green Space

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The Towns at Auburn Station West - Site Map



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The Towns at Auburn Station West

COMMUNITY AMENITIES

- Resort style swimming pool with water slide
- Kiddie area in pool & mushroom fountains
- Pavilion with picnic tables and green space
- Clubhouse with fitness center, serving kitchen & community room
- Professionally landscaped & sodded home sites (per builder discretion)
- Townhomes & sidewalks with community mailbox

SMART HOME PACKAGE:

- White Glove Custom Setup
- Echo show 8"
- Ring front door bell camera
- Kwikset smart front door lock
- Ecobee smart thermostat main floor
- 2 smart light switches

EXTERIOR QUALITY

- Traditional townhomes with brick accents & board and batten siding (per plan)
- 2 car garage with front entry
- Stamped garage doors with finished interiors
- Craftsman style 3 lite front entry door
- Bronze gutters with rectangular downspouts
- Coach light over garage door

INTERIOR QUALITY

- 9ft ceilings first floor & 8ft ceilings second floor
- Elegant trim package
- Mud Rooms with valet and cubbies (per plan)
- Optional upgrade: electric fireplace in Great Room
- Primary Suite square single tray ceiling
- 5 panel interior doors
- Satin nickel hardware, plumbing and lighting package
- Pre-wire and brace for ceiling fan in Great Room & Primary Suite

Last update: 11/7/2023

KITCHEN

- 42" Flat panel kitchen cabinetry with stain & paint options
- Center kitchen island with 2 pendant lights
- Granite countertops
- Single bowl stainless steel sink
- Ceramic tile backsplash
- Stainless Steel Whirlpool appliances: Free standing electric range, multiple-cycle dishwasher, Built-in microwave
- Garbage disposal

LUXURIOUS BATHS

- Primary Bath:
 - 3 light vanity over each sink (2 total)
 - Rectangular sinks with cultured marble with Granite or Quartz upgrade (all bathrooms)
 - Flooring-Ceramic tile
 - Glass framed enclosed fiberglass shower with optional upgrade to tile surrounds
 - Optional upgrade to tub & shower
 - Optional 7' shower in Primary bathroom
- Mirrors over vanities in all bathrooms
- Elongated toilets in all bathrooms

RESILIENT MODERN FLOORING

- Low maintenance EVP: entry foyer, powder room, kitchen/breakfast, laundry room, & secondary bathroom
- Lush wall to wall carpeting in designated areas

ENERGY SAVING FEATURES

- LED Traverse lights for energy efficient lighting
- Electric 50 gallon water heater
- Zoned HVAC Programmable thermostat(s)
- Housewrap for moisture control
- Electric furnace

WARRANTY

- First Year "Fit and Finish" Builder's Warranty
- 2-10 HomeBuyers Warranty®

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SMART HOME



Chafin Homes come SET UP with Smart Home Features



**Includes White Glove Set Up By
Our In-House Technician**

Kwikset Halo Smart Front Door Lock • Ecobee Smart Thermostat
Two Smart Light Switches • Ring Doorbell • Echo Show 8"
(Colors will vary based on your home)

*NOTE: For homes started
AFTER 1/1/2022*

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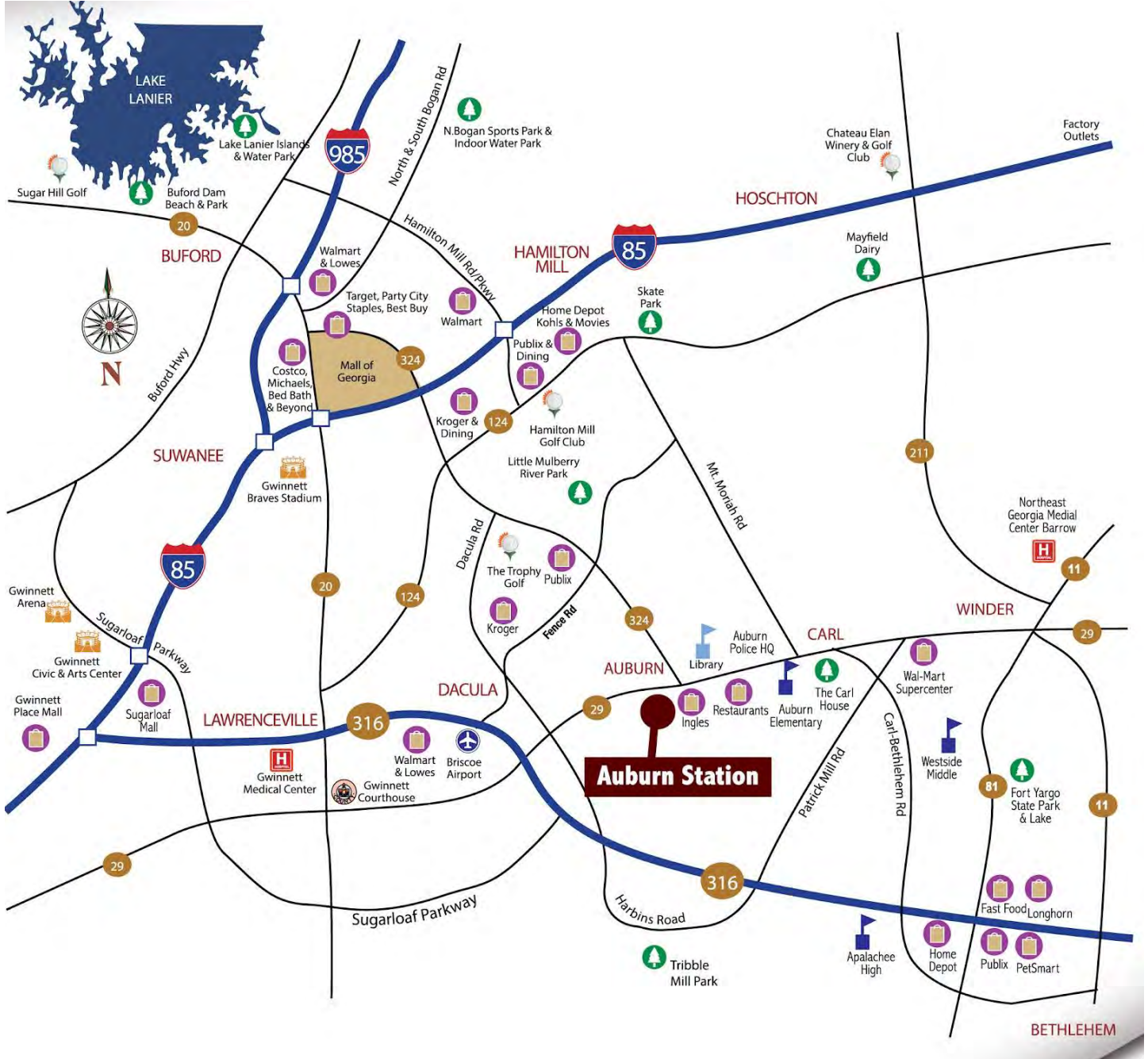


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Around Town: Things to do Nearby



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One Stop Financing

With our Partner Lender



Closing Cost Incentives

Receive full incentives offered in all Chafin Communities with approved lender. If you use another lender, you no longer qualify for the incentives.

Smooth Closing Experience

Our Team has a decades long seamless working relationship with Chafin. Combine that with Silverton's high customer ratings, and you have a great closing experience..

Wide Range of Mortgage Options

Silverton Mortgage is a full service mortgage provider that offers a wide range of mortgage options: FHA, VA, Non-conforming, Portfolio and more. They add new programs daily.

Competitive Interest Rates

Silverton Mortgage offers market competitive interest rates. This ensures you lower closing costs and a lower overall cost of your mortgage.

It Will Not Affect Credit Score

Silverton Mortgage will pull your credit and it can still be pulled again by another lender without hurting your credit score if you do it within 30 days. See agent for more details.*

It is No Obligation, Free & Easy

There is no obligation to use Silverton Mortgage. You can choose up until you are under contract which lender you prefer. It is free, easy, and takes about 10 minutes.

Getting Pre-qualified by Silverton is your first step to buying a Chafin home.

All loans are subject to credit approval. Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org/>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license, Licensed by the N.J. Department of Banking and Insurance, Licensed by PA Dept. of Banking, Rhode Island Licensed Lender. Licensing information: <https://silvertonmortgage.com/licensing/>. *All information is believed accurate and is subject to change without notice. Equal Housing Opportunity. Clayton Properties Group, Inc., doing business as Chafin Communities, and Vanderbilt Mortgage and Finance, Inc., doing business as Silverton Mortgage ("Silverton") are each indirect, wholly owned subsidiaries of the same parent company. Because of this relationship, the referral of a customer by Chafin Communities to Silverton, may provide Chafin Communities and Silverton with a financial or other benefit.



The Cheshire



More to Come Home to...



2 Story
3 Bedroom / 2.5 Baths
Approx. 1,850 sq ft

VIEW Photos & 3D Virtual Tour ONLINE

These photos DO contain many upgrades, please see agent for prices.

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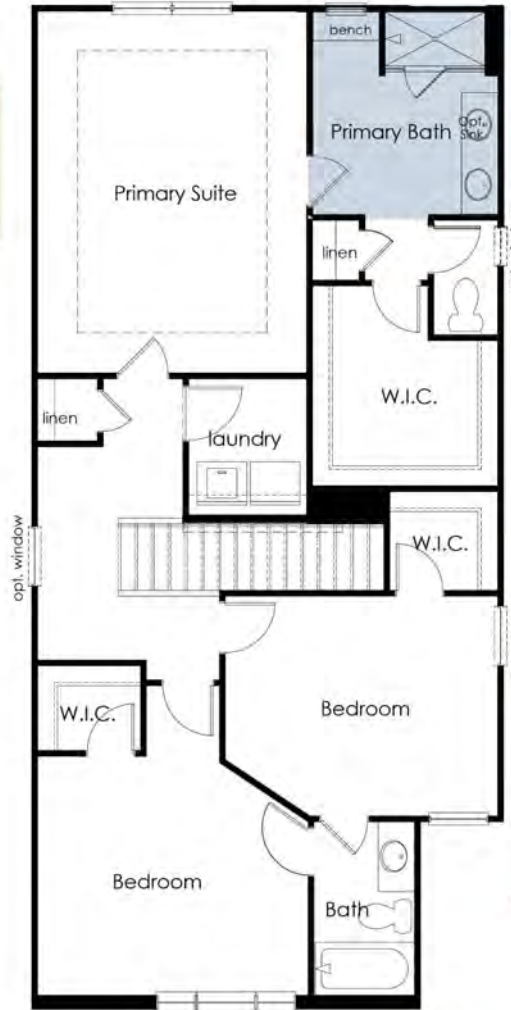
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The Cheshire

2 Story / 3 Bedrooms / 2.5 Baths / Approx. 1,850 sq ft



First Floor



Second Floor

Optional Primary Bath Layouts
Layouts vary per community see agents for details.



Opt Primary Bath with Tub & Shower



Opt Primary Bath with Enlarged Shower

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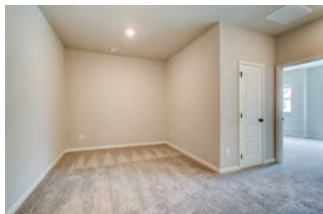
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The Durham



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3 Bedroom / 2.5 Baths
Approx. 1,850 sq ft

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The Durham

2 Story / 3 Bedroom / 2.5 Baths / Approx. 1,850 sq ft



Primary Bath Standard layout will vary per community



Opt Primary Bath with Tub & Linen



Opt Primary Bath with Enlarged Shower



Second Floor

Opt Enlarged Secondary Front Bedroom & Enlarged Primary Bedroom's Closet ILO Loft Up



Opt 4th Bedroom - End Unit Only

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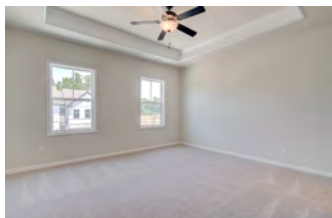
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The Medlock



More to Come Home to...



2 Story
3 Bedroom / 2.5 Baths
Approx. 1,850 sq ft

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The Medlock

2 Story / 3 Bedroom / 2.5 Baths / Approx. 1,850 sq ft



First Floor



Second Floor



Primary Bath Standard layout will vary per community

Opt Primary Bath with Enlarged Shower

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