



**CHAFIN**  
COMMUNITIES

*More To Come Home to...*  
A Berkshire Hathaway Company

## Mallard's Landing

Jefferson, GA • Jackson County  
From the \$400's

### Jefferson City Schools

Welcome to Mallard's Landing, a swim community of traditional homes with elegant brick and stone accents set in the quaint and active community of Jefferson. Minutes to I-85, Hwy 53 & Hwy 124. Many features and options to choose from so you can build your ideal home. Ranches & 2 Stories with 3-5 Bedrooms, outdoor living and guest suites on the main level.



Directions: I-85N, Exit 137, Turn right onto Hwy 129/Hwy 11/Jefferson Bypass, go about 3 to 4 miles to a right onto Old Swimming Pool Road. Mallard's Landing is just up on the left.



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# Mallards Landing

## Site Plan



- Phase I
- Phase 2
- Phase 3

This site map artistic rendering is provided for illustrative purposes only and is not intended to be a precise representation of the final subdivision and for marketing purposes. The images, designs, and features depicted in this rendering are conceptual and may be subject to change during the development process. The actual layout, dimensions, landscaping, and amenities of the subdivision may vary from what is shown in this rendering. The builder/developer reserves the right to make modifications, alterations, or improvements to the subdivision without notice. All details, including but not limited to building placements, landscaping, and infrastructure, are subject to approval by relevant authorities. This rendering does not constitute a legal document, and potential buyers, investors, or interested parties are advised to refer to the final recorded plat, architectural plans, and legal descriptions for accurate and detailed information about the subdivision. Any reliance on the information provided in this artistic rendering is at the viewer's own risk. The builder/developer, architects, and associated parties make no warranties, representations, or guarantees, expressed or implied, regarding the accuracy, completeness, or suitability of the information presented in this rendering. This disclaimer applies to both current and future versions of the rendering.

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## Mallards Landing

What's Included in a Chafin Home - Phase III

Last updated: 7/27/23

### COMMUNITY

- **Swim Community with two amenities areas:**  
Main one with Cabana, Swimming Pool with Kiddie Fountain, & Playground. Second one with Cabana & Swimming Pool
- Traditional Homes with Brick/Stone Accents
- Professionally landscaped & sodded home sites (per builder discretion)

### SMART HOME PACKAGE:

- **"White Glove" Custom Setup**
- Echo Show 8"
- Ring Front Door Bell Camera
- Kwikset Smart Front Door Lock
- Smart Ecobee Thermostat Main Floor
- 2 Smart Light Switches

### EXTERIOR QUALITY

- Traditional homes with brick & stone accents
- Exterior shutters (per elevation)
- Full exterior fiber cement wrap
- Garages:
  - Metal garage doors with handles & straps
  - Finished interior garages
- Oversized 12 x 16 Deck or Patio (per plan)
- Fiberglass 4 Lite front door
- Aluminum prefinished gutters with side downspouts
- Flood light standard on rear of home only.

### INTERIOR QUALITY

- 9' smooth ceilings on 1st & 2nd Floor (per plan)
- Elegant trim package customized per plan
  - Baseboards & crown molding
  - Judges paneling
  - Trey & Coffered ceilings
- Wrought iron balusters 1st floor & overlooks (per plan)
- Electric fireplace standard all elevations, with vertical shiplap to ceiling, R/S Box Mantle standard. New Casa de Sassi Stone option. No Marble w/traditional mantle
- Satin finish lighting, hardware, & plumbing fixtures
- Five panel smooth interior doors
- Mud Rooms with valet and hooks (per plan)
- White ventilated vinyl clad closet shelving

### KITCHEN

- 42" Flat panel cabinets with Elegant Crown Molding and Knobs
- Granite countertops
- 2 Pendant Lights
- Custom tile backsplash
- Center work island (per plan)
- Single Bowl Kitchen Sink standard lever faucet with spray attachment
- Whirlpool stainless steel appliances: Gas range, Built in Microwave, and Multiple-cycle dishwasher
- Ice maker connection & garbage disposal

### LUXURIOUS BATHS

- Primary Suite's Bath (per plan): Framed glass enclosed
- Cultured marble vanities in all baths and pedestal sink in Powder rooms (per plan)
- Mirrors over vanities in baths
- Tub is standard in all plans
- Elongated commodes
- Two vanity sinks standard in Brunswick, Brunswick II, Cambridge, Preswick and Turnbridge plans only

### RESILIENT MODERN FLOORING

- Level 1 EVP standard complete downstairs (except down bedroom), laundry & secondary bathrooms
- Tile Flooring in Primary Bath
- Lush wall to wall carpeting in designated areas

### ENERGY SAVING FEATURES

- Maintenance free Low-E energy saving vinyl windows
- Gas water heater and furnace
- Zoned HVAC with Programmable Thermostat(s)
- House wrap for better moisture control

### AWARD-WINNING WARRANTY

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

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**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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# One Stop Financing

## Get The Silverton Advantage



### 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 Cambridge



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**2 Story**

**4 Bedroom / 3 Baths**

Guest Suite & Study on Main

**Opt. 5th Bedroom Up**

ILO of Loft

**Approx. 3,038 - 3,079 sq ft**

**VIEW Photos & 3D Virtual Tour ONLINE**

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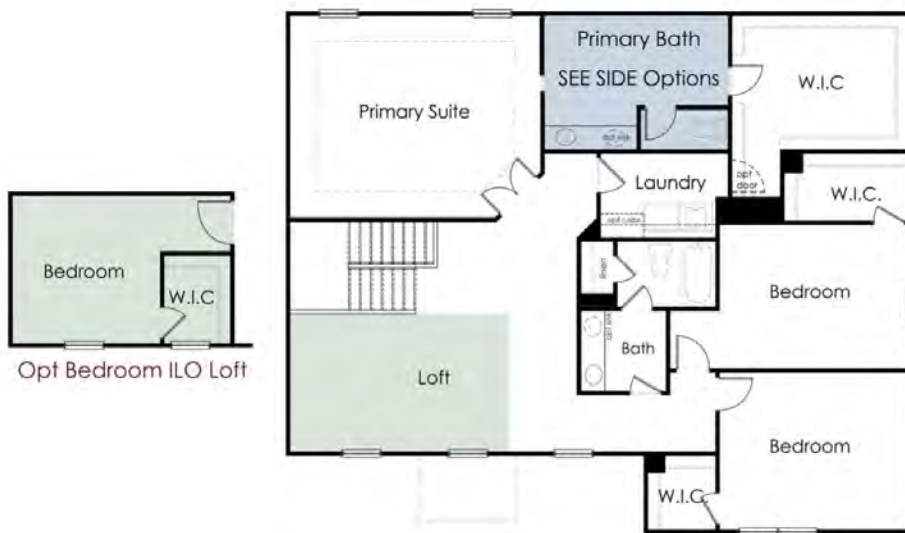
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# The Cambridge

2 Story / 4 - 5 Bedroom / 3 Baths / Loft Up / Approx. 3,038-3079 sf



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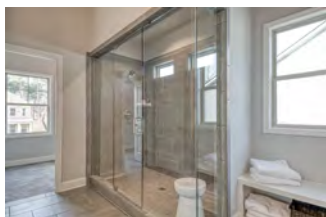
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# The Colburn



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## 2 Story

4-6 Bedroom / 3-4 Baths  
Guest Suite on Main

Opt. 5th or 6th Bedroom/4th Bath  
ILO of Loft or Mini-Suite Up

Approx. 2,800 sq ft

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# The Colburn

2 Story / 4-6 Bedroom / 3-4 Baths / Loft Up / Approx. 2,800sf



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# The Noah



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Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

## Ranch

**3-4 Bedroom / 2.5-3.5 Baths**  
Primary Suite on Main

**Opt. Bonus Rom Up**

**Opt. 4th Bedroom/3rd Bath Up**

**Opt. 4th Bedroom/3rd Bath  
AND BONUS Room Up**

**Approx. 2,300-3,057 sq ft**

NOTE: When this plan is built as a basement, the area over the garage cannot be finished, so the home is total of 2,300 sq ft.

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# The Noah

Ranch / 3-4 Bedroom / 2.5-3.5 Baths / Approx. 2,300-3,057sf



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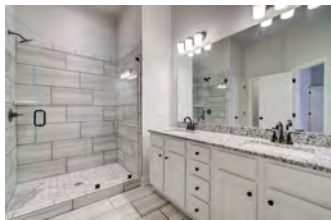
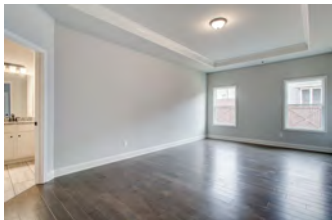
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# The Oxford



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## Ranch

3-4 Bedroom / 2-3 Baths  
Primary Bedroom on Main

Opt. 4th Bedroom/3rd Bath  
ILO of Bonus Room Up

Approx. 2,300 sq ft

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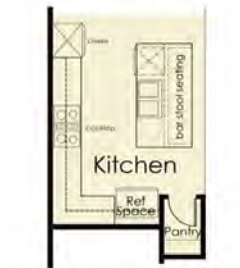
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# The Oxford

Ranch / 3-4 Bedroom / 2-3 Baths / Approx. 2,300sf



Opt. Designer Kitchen



Opt. Gourmet Kitchen



Opt. Flex Space  
ILO Bedroom



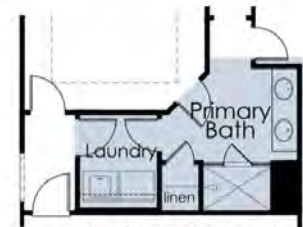
Opt. Electric  
Fireplace

Opt. Traditional  
Fireplace



**First Floor**

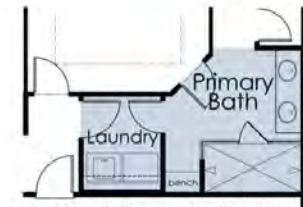
**Optional Primary  
Bath Layouts**  
Layouts vary per community,  
see agents for details.



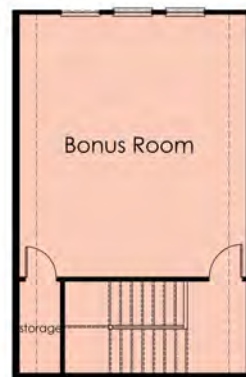
Opt. Primary Bath with  
Shower & Linen



Opt. Primary Bath with  
Shower & Tub



Opt. Primary Bath with  
Enlarged Shower



Bonus Room Up



Opt. Bedroom and Bath  
ILO of Bonus Room

**Second Floor**

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# The Preswick



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**2 Story**  
**5 Bedroom / 3 Baths**  
 Guest Suite on Main

**Opt. 4th Bath Up**  
 ILO of Enlarged Closet

**Approx. 3,316 sq ft**

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# The Preswick

2 Story / 5 Bedroom / 3 Baths / Approx. 3,316sf

## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt. Primary Bath with Enlarged Shower



Opt. Primary Bath with Shower & Tub



## Second Floor



## First Floor

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# The Rosewood



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**2 Story**  
**5 Bedrooms / 3 Baths**  
Guest Suite on Main Level

**Loft Upstairs**

**Opt. 4th Bath Upstairs**

**Approx. 3314-3393 sq ft**

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## The Rosewood

2 Story / 5 Bedrooms / 3 Baths / Approx. Sq Ft. 3314-3393



**First Floor**



**Second Floor**

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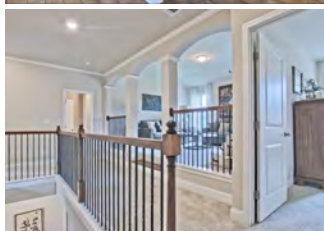
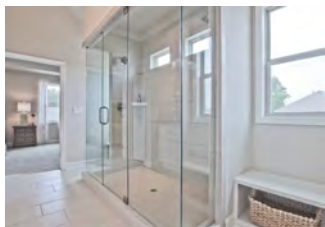
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# The Turnbridge



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**2 Story**

**5 Bedroom / 4 Baths**  
2 Story Great Room

**Opt. Loft/Media Room Up**  
ILO of 2 Story Great Room

**Approx. 3,245-3,445 sq ft**

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# The Turnbridge

2 Story / 5 Bedroom / 4 Baths / Approx. 3,245-3,445sf



First Floor



Second Floor

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



Opt. Primary Bath with Enlarged Shower



Opt. Primary Bath with Tub & Shower

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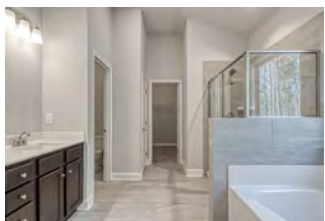
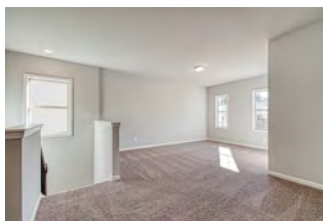
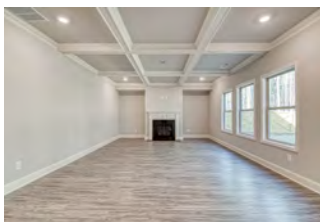
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# The Wakefield



*More to Come Home to...*



**2 Story**

**3 to 5 Bedroom / 2.5-3 Baths**  
Loft Up

**Opt. Formal Dining or Study**  
ILO of Bedroom/Bath on Main

**Approx. 2,630 sq ft**

**VIEW Photos & 3D Virtual Tour ONLINE**

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# The Wakefield

2 Story / 3 to 5 Bedroom / 2.5-3 Baths / Loft Up / Approx. 2,630 sf

## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Linen



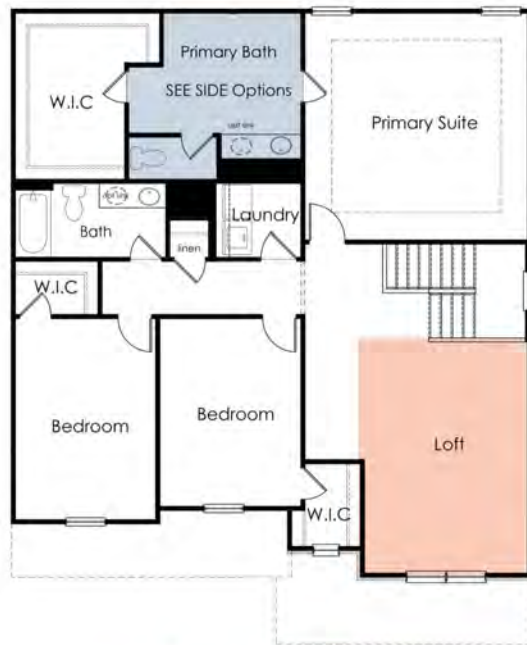
Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Shower & Tub

Opt. Traditional Fireplace

Opt. Electric Fireplace



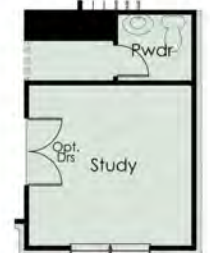
## Second Floor



## First Floor



Opt. Gourmet Kitchen



Opt. Study in Lieu of Bedroom/Bath



Opt. Dining in Lieu of Bedroom/Bath



Opt Bedroom in lieu of Loft

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# The Westgate



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## 2 Story

3 Bedroom / 2.5 Baths  
Loft Up

Optional: Additional Bedroom  
ILO Loft

Optional: Additional Bedroom  
& Additional Bath  
ILO Study & Powder

Optional: Enclosed Loft

Approx. 2,500 sq ft  
(2,499 TO 2,523)

**VIEW Photos & 3D Virtual Tour ONLINE**

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*More to Come Home to...*

# The Westgate

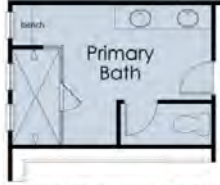
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

## Optional Primary Bath Layouts

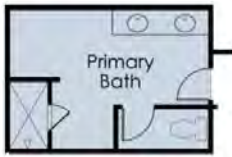
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



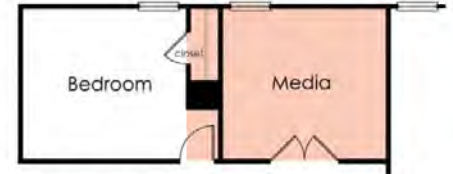
Opt Primary Bath with Enlarged Shower



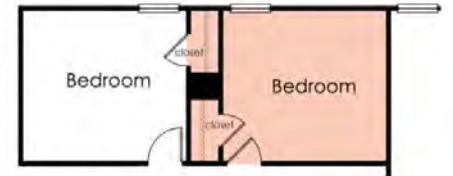
Opt Primary Bath with Shower



**Second Floor**



Opt Enclosed Media Up



Opt Bedroom & Closet ILO of Loft Up



**First Floor**



Opt Gourmet Kitchen



Opt Designer Kitchen



Opt. Bedroom & Bath ILO Study, Powder, & Larger Pantry

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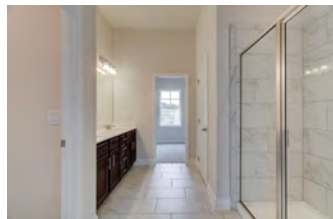
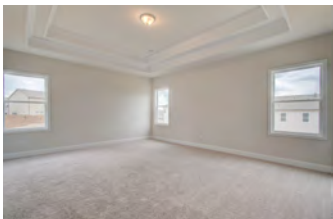
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# The Winston



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**2 Story**

**5 Bedroom / 3 Bath  
Loft Upstairs**

**Approx. 2,512-2,549 sq ft**

**Option for 5 Bedroom / 4 Bath  
ILO of Loft**

**Option for 4 Bedroom / 3 Bath  
with Loft**

**VIEW Photos & 3D Virtual Tour ONLINE**

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*More to Come Home to...*

# The Winston

2 Story / 5 Bedroom / 3 Baths / Loft Up / Approx. 2,512-2,549sf



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