



# Westgate - Estates

Loganville, GA • Gwinnett County  
From Low \$400's

## Grayson High School District

Welcome to Westgate! A swim community of single family homes with both traditional style and farmhouse style options. Choose from Ranch and 2 story plans with 3- 6 bedroom options. See what homes and features best suit your lifestyle.



Directions: From Atlanta, I85N, Exit Sugarloaf Parkway, Turn Right. Go about 10 miles to a right onto Hwy 20, go thru Grayson, turn right onto Cooper Rd. Community almost immediately on the left.

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# Westgate - Estates

Site Plan



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 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 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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## Westgate - Estates

### What's Included in a Chafin Home

#### COMMUNITY

- Swim Community with Cabana
- Sidewalks both sides of the street
- Professionally landscaped & sodded home sites (per builder discretion)

#### SMART HOME PACKAGE:

- **"White Glove" Custom Set Up**
- 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 accents & durable concrete siding
- Oversized rear patio
- Stamped metal garage doors with finished interiors
- Aluminum prefinished gutters with side downspouts
- Architectural Roof Shingles Weathered Wood

#### INTERIOR QUALITY

- 9' smooth ceilings first floor (per plan) & 8ft second floor (per plan)
- Elegant trim package throughout the homes
- Coffered Ceilings in Great Room in selected plans (not available in the Brookfield, see agent for more)
- Mud Rooms with valet and hooks (per plan)
- Optional Upgrade: Fireplace in Great Room
- Primary Suite single box tray ceiling (per plan)
- 5 panel interior doors
- Safin nickel OR black matte door hardware, plumbing and lighting package per elevation - PB elevations only get black and the rest are satin
- Ceiling fan in great room and Pre-wire/brace for future ceiling fans in Primary Suite & bedrooms on the main for plans with that bedroom
- Cable outlets and data outlets in great rm & primary suite to access point
- Laundry room with dryer vented outside

#### KITCHEN

- 42" Flat panel kitchen cabinetry with crown molding
- Center Kitchen Work Island (per plan)
- Granite Countertops
- Ceramic Tile Backsplash
- Pendant lights over island
- Stainless Steel Whirlpool appliances
  - Free standing gas range
  - Multiple-cycle dishwasher
  - Built-in Microwave
- Undermount single bowl stainless steel sink with single lever faucet & convenient spray attachment
- Ice maker connection & garbage disposal

#### LUXURIOUS BATHS

- Primary Bath:
  - Glass framed enclosed shower with tile surrounds and fiberglass pan
  - Optional Upgrade to tub & shower
- Cultured marble sink all baths (per plan)
- Optional second sink upgrade in secondary baths with vanity's large enough to accommodate
- Pedestal sink in half baths (per plan)
- Fiberglass tub/shower combination in full baths
- Elongated commodes
- Mirrors over vanities in all baths

#### RESILIENT MODERN FLOORING

- Low maintenance EVP: Entry foyer, powder room, great room, kitchen, breakfast, secondary baths, laundry room, & halls on main (per plan, may vary slightly)
- Tile Floors: Primary Bath
- Lush wall to wall carpeting in designated areas

#### ENERGY SAVING FEATURES

- LED Traverse lights for energy efficient lighting
- Gas 50 gallon water heater
- Zoned HVAC Programmable thermostat(s)
- Housewrap for moisture control
- Gas furnace
- LOW E Energy Efficient Windows

#### AWARD-WINNING "AFTER THE CLOSING" CARE

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

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*More to Come Home to...*



## 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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# 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 Abby



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**2 Story**

**3 Bedroom / 2.5 Baths**  
Loft Up

**Optional: 4th Bedroom**  
ILO Loft

**Optional: Enlarged Primary**  
Suite ILO Loft

**Optional: Enclosed Loft**

**Optional: Enclose Flex Space**

**Approx. 2,200 sq ft**

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

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# The Abby

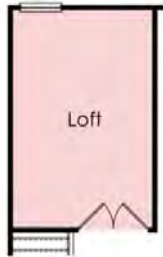
2 Story / 3 - 4 Bedroom / 2.5 Baths / Loft Up / Approx. 2,200sf



Opt Enlarged Primary Suite ILO Loft



Opt Bedroom ILO Loft



Opt Enclosed Loft



**Second Floor**

### Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt Primary Bath with Tub



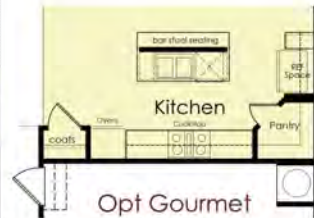
Opt Primary Bath with Shower & Linen



Opt Primary Bath with Enlarged Shower



**First Floor**



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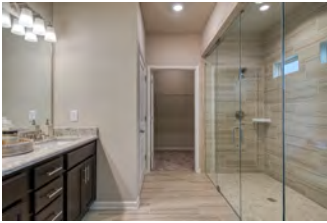
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# The Brookfield



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## Ranch

3 Bedroom / 3 Baths  
with Loft Up

Opt. 4 Bedrooms  
ILO Study

Approx. 2,460 sq ft

[VIEW Photos & 3D Virtual Tour ONLINE](#)

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# The Brookfield

Ranch / 3 - 4 Bedroom / 3 Baths / Loft Up / Approx. 2,460sf

## Optional Primary Bath Layouts

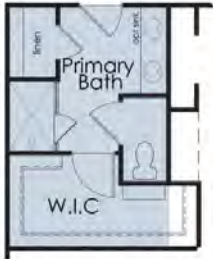
Layouts vary per community, see agents for details.



Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Tub & Shower



Opt Primary Bath with Shower & Linen



Opt Bedroom in lieu of Study on Main



First Floor



Opt. Gourmet Kitchen



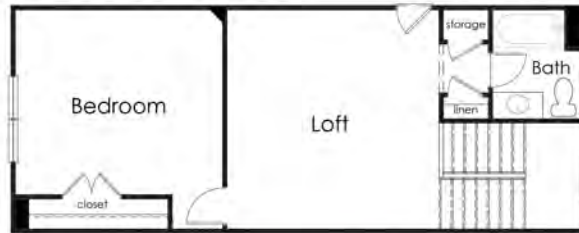
Opt. Designer Kitchen



Opt. Electric Fireplace



Opt. Traditional Fireplace



Second Floor

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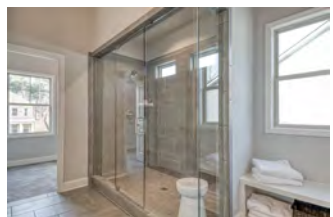
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# The Colburn



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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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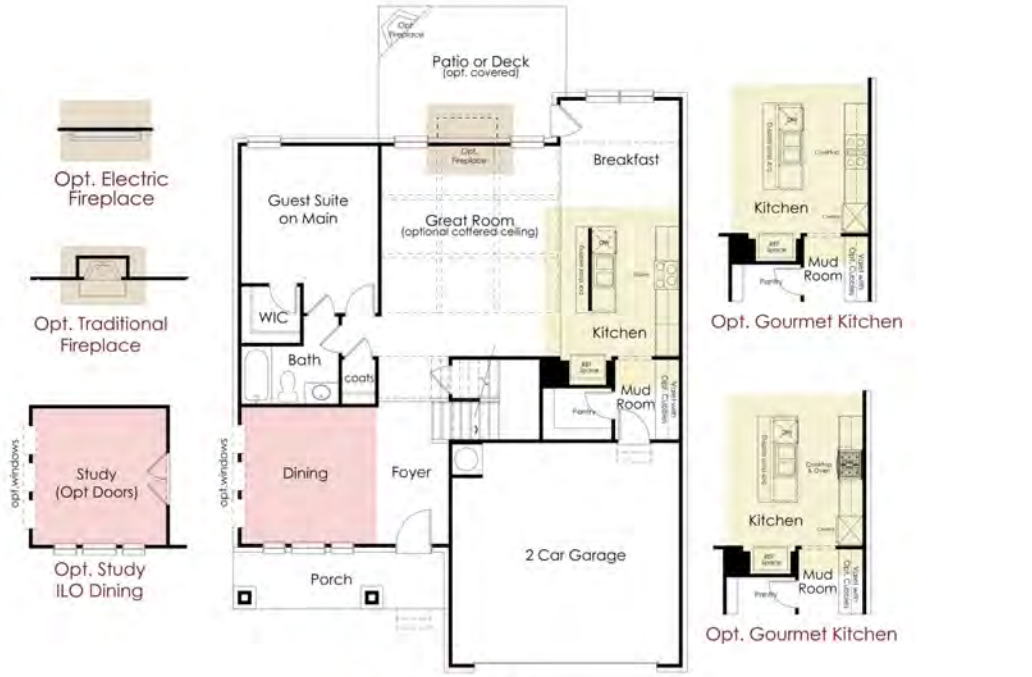
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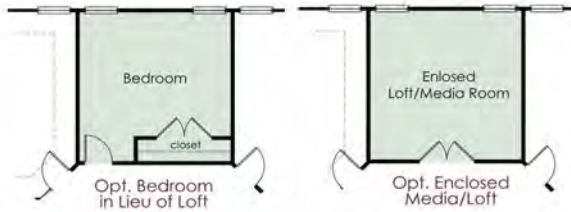
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# The Colburn

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



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



## Second Floor

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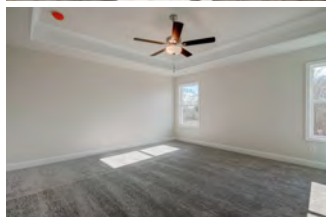
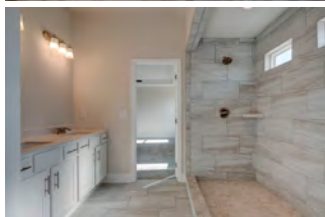
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# The Stanford



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**2 Story**

**5 Bedroom / 3 Baths**

Guest Bedroom on Main

**Opt. Study or Dining on Main  
And Powder Room**

ILO of 5th Bedroom on Main

**Approx. 2,211-2,222 sq ft**

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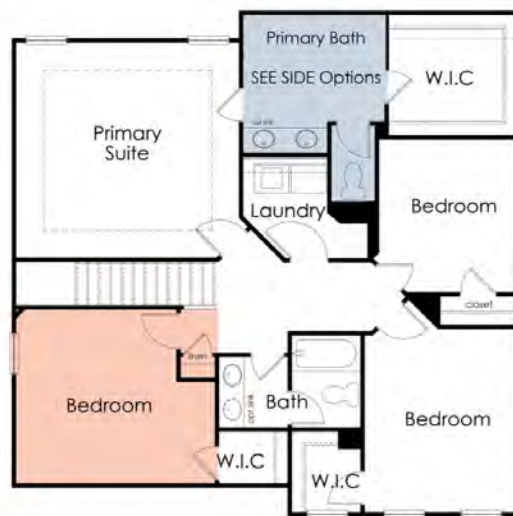
EQUAL HOUSING  
OPPORTUNITY

# The Stanford

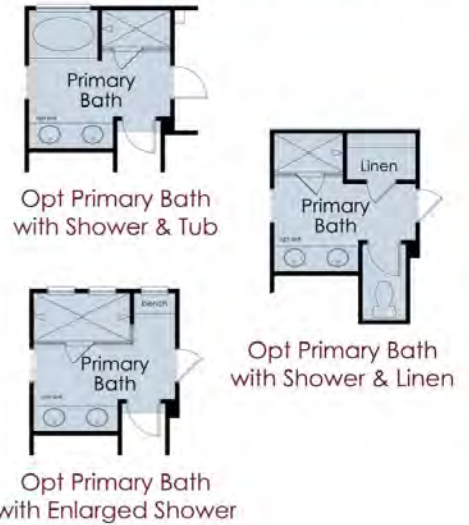
2 Story / 5 Bedroom / 3 Baths / Approx. 2,211-2,222sf



Opt. Study & Powder ILO Bedroom/Bath on Main



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



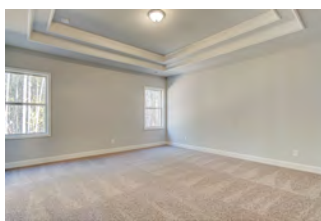
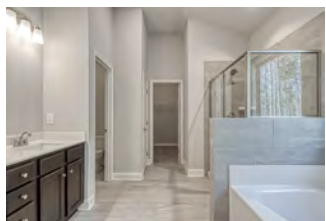
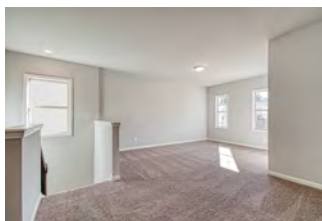
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# The Wakefield



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**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**

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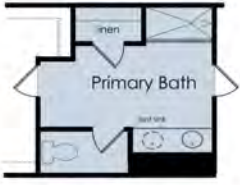


*More to Come Home to...*

# 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

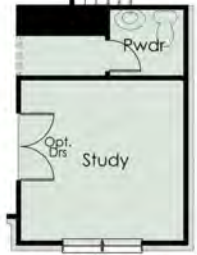


**First Floor**

**Second 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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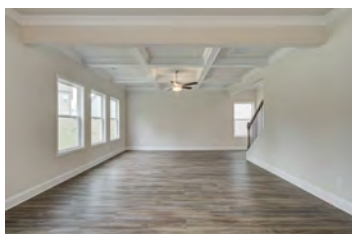
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**2 Story**

**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)

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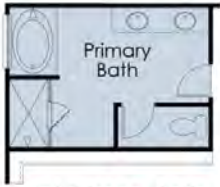


# The Westgate

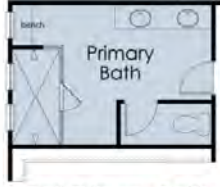
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

## Optional Primary Bath Layouts

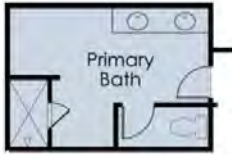
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



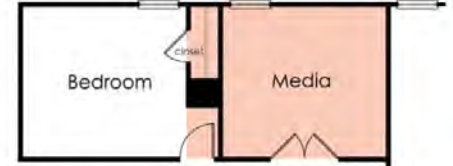
Opt Primary Bath with Enlarged Shower



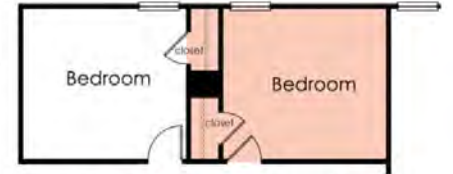
Opt Primary Bath with Shower



Second Floor



Opt Enclosed Media Up



Opt Bedroom & Closet ILO of Loft Up



First Floor



Opt. Traditional Fireplace



Opt. Electric Fireplace



Opt Gourmet Kitchen



Opt Designer Kitchen



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

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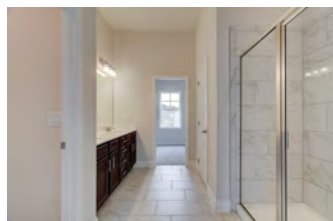
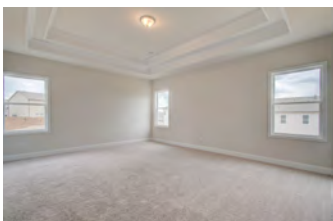
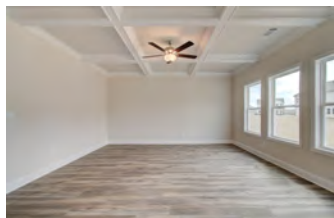
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# The Winston



*More to Come Home to...*



**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**

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

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Subject to errors, omissions, and changes without notice. Believed accurate, but NOT warranted.

*More to Come Home to...*

# The Winston

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



### 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

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