



Overlook at Marina Bay

Gainesville, GA • Hall County
From \$400k+ • Minutes to Lake Lanier

Enjoy Living Minutes to the Lake!

Welcome to the Overlook at Marina Bay. Community of Ranch homes and 2 story homes located on the northern end of Lake Lanier. Short drive to boat ramps, fishing piers, beaches, parks and more. Large spacious plans with 4 & 5 bedrooms, lofts, & more!



Directions from Gwinnett: I85N, Exit 1985 Left, Exit Hwy 53 going left under the bridge. Continue over Lake Lanier to a Right onto Sardis Rd. Left onto Chestatee Rd. Right onto Cool Springs Rd to Community on Left.

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This is subject to errors, omissions, and changes without notice.

Overlook at Marina Bay

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 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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Overlook at Marina Bay

What's Included in a Chafin Home

COMMUNITY

- Sidewalk Community of Single Family Homes
- 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 stone, brick, shake accent fronts & concrete siding other three sides
- Garages:
 - Metal garage doors with handles & straps
 - Finished interior garages
- Oversized 12 x 16 Deck or Patio (per plan)
- Rear porch/patio stubbed for gas grill
- Metal 4 Lite front entry door (per plan)
- Aluminum prefinished gutters

INTERIOR QUALITY

- Wrought iron spindles 1st floor & 2nd floor overlooks (per plan)
- 9' smooth ceilings on 1st & 2d Floor (per plan)
- Elegant trim package customized per plan
 - Baseboards & crown molding
 - Judges paneling
 - Tray & Coffered ceilings (per plan)
- Great Room Fireplace PER ELEVATION:
 - 35" Direct Vent with black marble surrounds and custom trim mantle **OR**
 - Electric 48" Linear Allusion Recessed Fireplace
- Finishes for lighting, framed shower doors are PER ELEVATION:
 - Satin finish **OR** BLACK finish
- Mud Rooms with valet and hooks (per plan)
- Ceiling fan in Great Room: Pre-wired and braced for fan in Primary Suite
- Pre-wired for data jack & RG6 cable in Great Room, & Primary Suite

KITCHEN

- 42" Flat panel cabinets with bar pulls & crown molding
- Granite countertops
- Pendant lights over island
- Custom tile backsplash
- Single bowl stainless steel sink with single lever faucet
- Center work island (per plan)
- Whirlpool stainless steel appliances with gas range, built in microwave, and dishwasher
- Ice maker connection & Garbage disposal

LUXURIOUS BATHS

- Primary Suite's Bath: Glass framed enclosed shower
- Optional Upgrade to Garden tub
- Quartz vanity tops with rectangular sinks
- Cultured marble vanities in upper secondary baths
- Pedestal sink in powder rooms
- Optional second sink upgrade in secondary baths w/vanity's large enough to accommodate
- Secondary Guest Bath on Main Quartz Vanity Top
- Mirrors over vanities in baths
- Fiberglass tub/shower combination in all full secondary baths
- Elongated commodes

RESILIENT MODERN FLOORING

- Low maintenance EVP: entry foyer, powder, great room, halls on main, kitchen, laundry, secondary Baths, & Breakfast (per plan)
- Tile flooring: primary bath & guest full bath on main
- Lush wall to wall carpeting in designated areas

ENERGY SAVING FEATURES RIGHT CHOICE HOMES



- Maintenance free Low-E energy saving windows
- Electric furnace & water heater
- Zoned HVAC with programmable thermostat(s)
- Thermo-ply® structural sheathing for a strong structure, strong water resistance & best in class air barrier

AWARD-WINNING WARRANTY

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

Last Updated: 01/02/2023

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Chafin Homes come SET UP with Smart Home Features:



Includes White Glove Setup 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



More to Come Home to...



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

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

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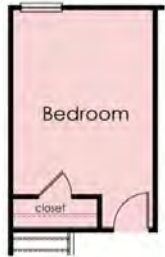
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The Abby

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 Shower & Linen



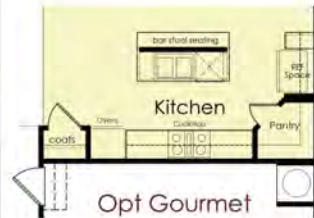
Opt Primary Bath
with Tub



Opt Primary Bath
with Enlarged Shower



First Floor



Opt Gourmet
Kitchen



Opt Designer
Kitchen



Opt. Traditional
Fireplace



Opt. Electric
Fireplace

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The Brentwood



More to Come Home to...



Ranch
3 Bedrooms
2 Bathrooms

Single Level Living

Approx. 1,801 sq ft

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The Brentwood

Ranch / 3 Bedroom / 2 Baths / Approx. 1,801sf



First Floor: Slab ONLY

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



Optional Primary Bath with Shower



Optional Primary Bath with Enlarged Shower



Optional Primary Bath with Tub & Shower



First Floor: Basement ONLY

Optional Primary Bath Layouts
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Optional Primary Bath with Shower



Optional Primary Bath with Enlarged Shower



Optional Primary Bath with Tub & Shower

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The Brookmont



More to Come Home to...



2 Story
5 Bedroom / 4 Baths
2 Story Great Room

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

Approx. 3,530 - 3,759 sq ft

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More to Come Home to...

The Brookmont

2 Story / 5 Bedroom / 4 Baths / Approx. 3,530 - 3,759sf



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



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The Cambridge



More to Come Home to...



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

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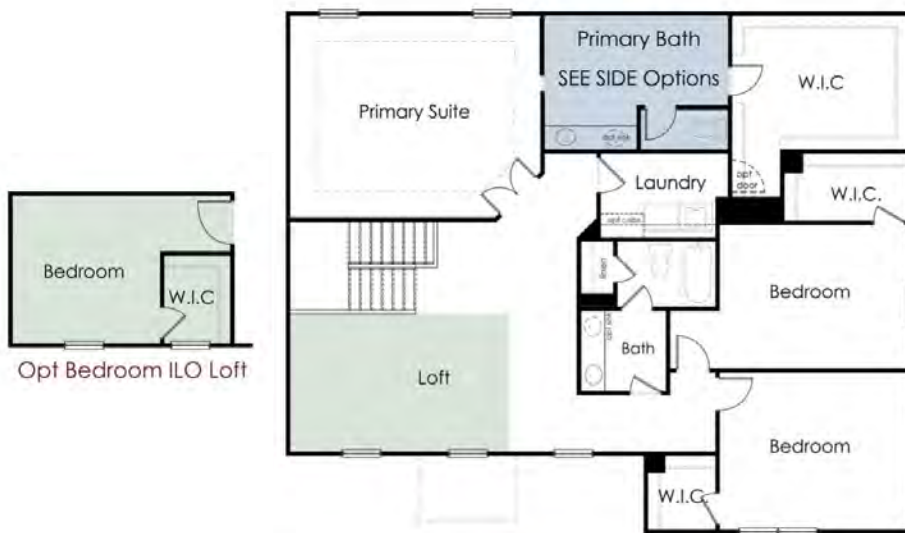
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More to Come Home to...

The Cambridge

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



Optional Primary Bath Layouts

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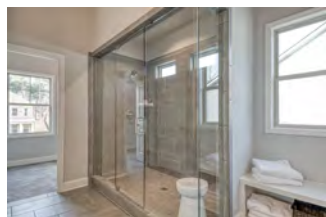
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The Colburn



More to Come Home to...



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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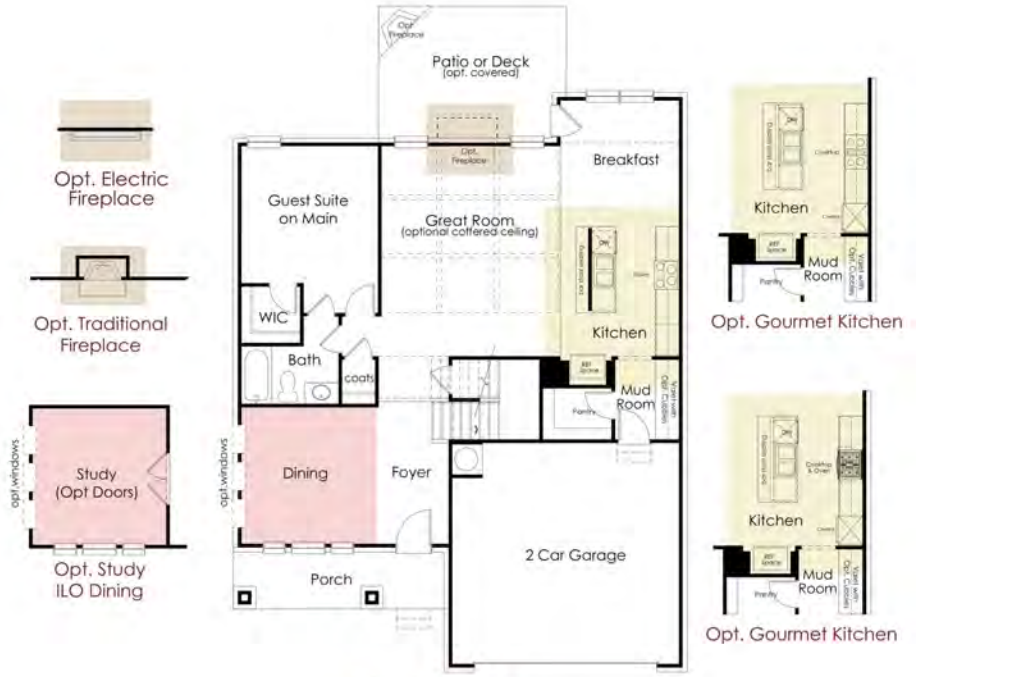
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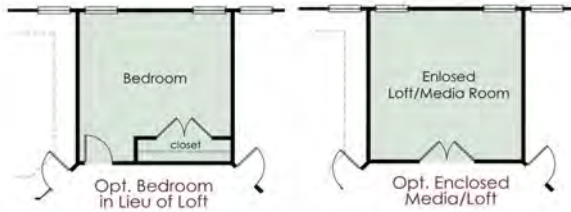
More to Come Home to...

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

*Linen is not available with Elevation B.

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The Noah



More to Come Home to...



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



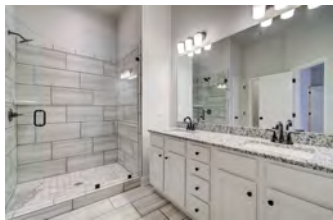
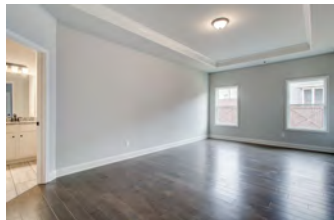
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The Oxford



More to Come Home to...



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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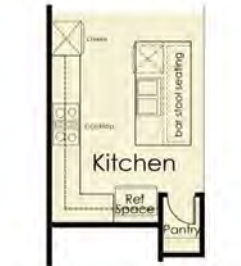
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The Oxford

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



Opt. Designer Kitchen



Opt. Gourmet Kitchen



Opt. Flex Space ILO Bedroom

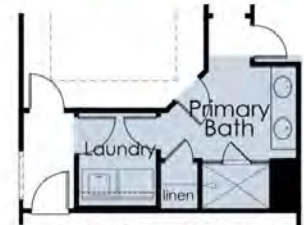


Opt. Electric Fireplace Opt. Traditional Fireplace



First Floor

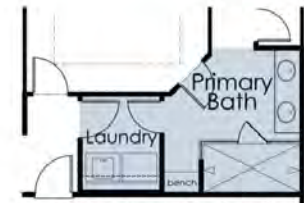
Optional Primary Bath Layouts
Layouts vary per community, see agents for details.



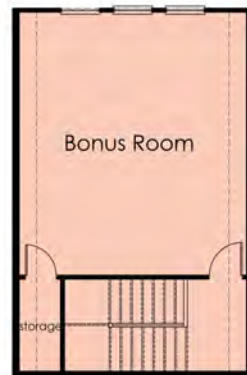
Opt. Primary Bath with Shower & Linen



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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More To Come Home to...
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The Preswick



More to Come Home to...



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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More to Come Home to...

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

Optional Gourmet Kitchen

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A Berkshire Hathaway Company

The Stanford



More to Come Home to...



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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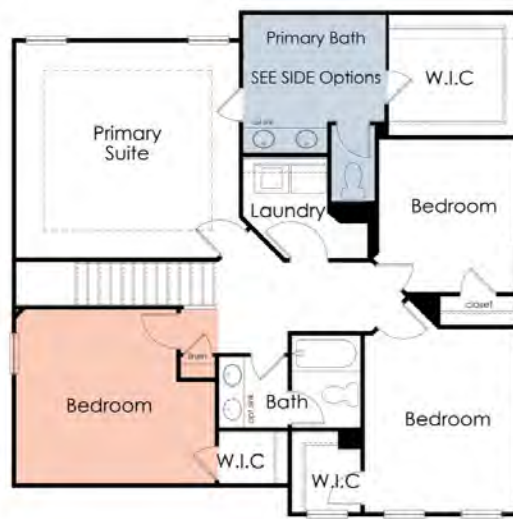
More to Come Home to...

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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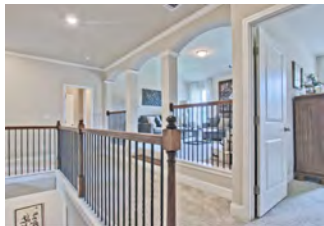
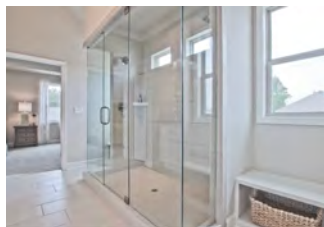
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The Turnbridge



More to Come Home to...



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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More to Come Home to...

The Turnbridge

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



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



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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

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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

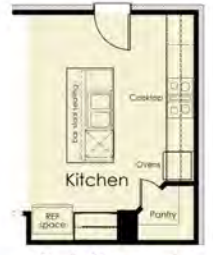


Opt Primary Bath with Shower & Tub

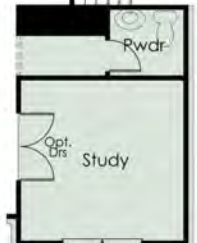


First Floor

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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The Westgate



More to Come Home to...



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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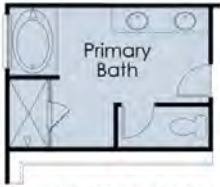
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The Westgate

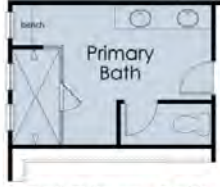
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

Optional Primary Bath Layouts

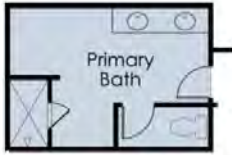
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



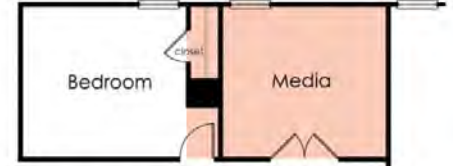
Opt Primary Bath with Enlarged Shower



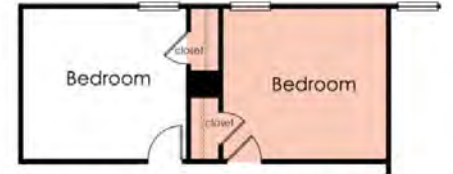
Opt Primary Bath with Shower



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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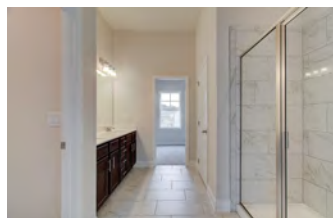
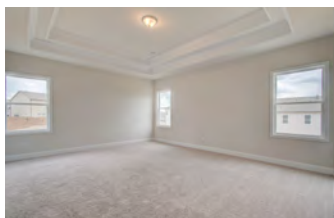
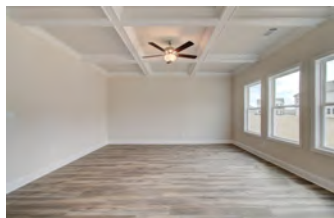
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The Winston



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

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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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