



**CHAFIN**  
COMMUNITIES  
*More To Come Home to...*

## Ponderosa Farms Estates

Gainesville, GA • Hall County

New Homes From the \$400K - \$500K+

### Enjoy Pickleball, Swim, Cabana, and 16 Acre Conservation Area

Welcome to Ponderosa Farms, a swim community with spacious Ranch and 2 story homes. Build 3 and 6 bedroom plans with loft options, and guest suites on the main level. Exterior farmhouse options such as painted brick with black interior accents, electric fireplaces, and more! For more information please call 470-269-3829.



Directions: Follow I-985N to HF Reed Industrial Pkwy (right). Take Martin Rd to right onto Hwy 53. Left on Strickland Rd. Right on L J Martin Drive.



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



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## Ponderosa Farms

Site Plan

### COMMUNITY AMENITIES:

- Swimming Pool
- Cabana
- Pickleball Courts
- 16 Acre Conservation Area



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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## Ponderosa Farms Estates

### What's Included in a Chafin Home

#### COMMUNITY

- Swim, cabana, pickleball courts, and 16 acre conservation area and sidewalk community
- 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

- Two car garage bay with stamped metal door
- Spacious Patio/Deck size 12'x16' option on all plans except Brookfield 9x14
- Covered or Screened Porch options
- Metal Roof Standard Per Plan, Per elevation
- Front Entry Door: 4 lite, sidelights and transom (per plan)
- Gutters: Non PB Elevations on canopies, PB Elevations no gutters
- Shutters: Vinyl, B&B or Raised Panel Per Elevation

#### INTERIOR QUALITY

- 9' Ceilings on 1st & 2nd Floors per plan
- Beamed Ceilings in Great Room per plan except Brookfield
- Primary bedroom ceiling double and single box tray per plan
- Mudroom and cubby options available per plan
- 48" Allusion Electric Fireplace Standard
- 5 Panel Interior Doors

#### KITCHEN

- Single Bowl Stainless Steel
- Dishwasher, Gas cooktop and Electric Range
- Traverse LED Lights
- 42" Cabinet Height
- Granite Countertops
- Kitchen island standard per plan

#### LUXURIOUS BATHS

- Cultured marble countertops in primary and secondary bathrooms
- Rectangular sinks in primary and secondary bathrooms
- Elongated commodes
- Primary Bath: 7' Shower option with dual shower heads

#### RESILIENT MODERN FLOORING

- Low maintenance, water and scratch resistant EVP in foyer, powder room, kitchen/breakfast area, downstairs hallway, great room, secondary bathroom, laundry room.
- Ceramic Tile flooring: Primary Suite's Bathroom
- Lush wall to wall carpeting in designated areas

#### ENERGY SAVING FEATURES

- Modern Energy Efficient LED Traverse Lighting
- Electric Furnace
- Low E Windows
- HVAC with Programmable Thermostat
- 50 Gallon Electric Water Heater

#### 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 Brookfield



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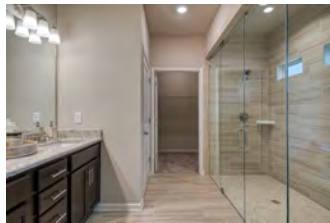


## Ranch

3 Bedroom / 3 Baths  
with Loft Up

Opt. 4 Bedrooms  
ILO Study

Approx. 2,460 sq ft



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

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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

\*Starting 6/9/25 all homes released or written as presales will now include **one (1) 4010 window** in the 7' shower, replacing the previous configuration of **two (2) 2010 windows**.

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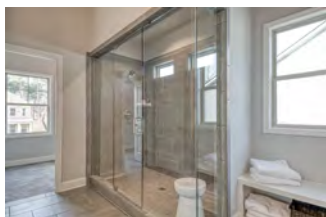
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# The Colburn



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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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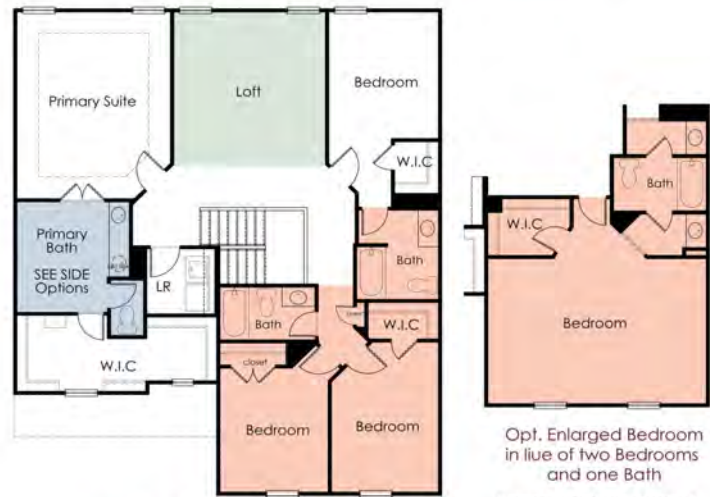
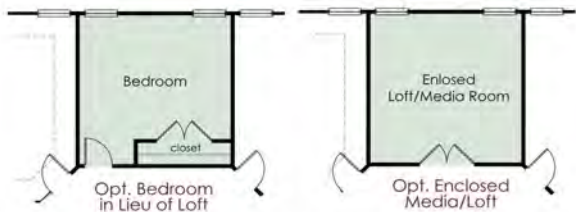
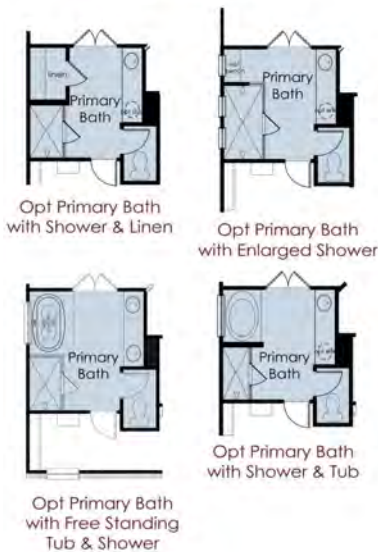
# The Colburn

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



## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



## Second Floor

\*Starting 6/9/25 all homes released or written as presales will now include **one (1) 4010 window** in the 7' shower, replacing the previous configuration of **two (2) 2010 windows**.

\*Linen is not available with Elevation B.

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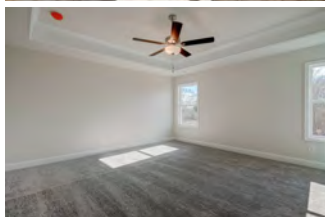
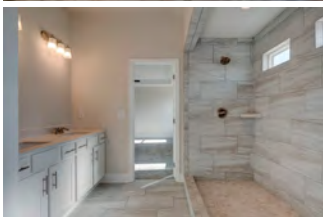
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# The Stanford



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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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# The Stanford

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



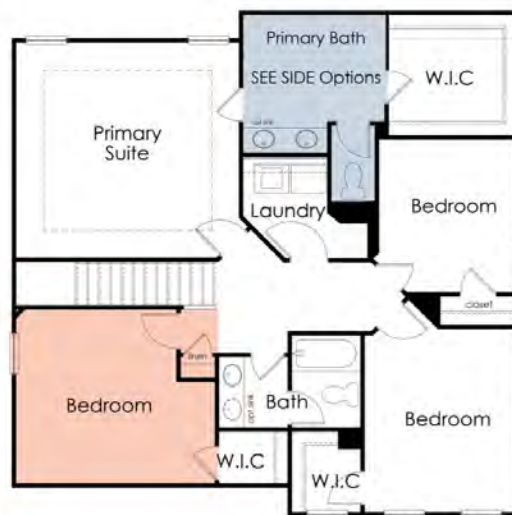
**First Floor**

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Opt. Dining & Powder ILO Bedroom/Bath on Main



Opt. Loft Up ILO Bedroom & WIC



**Second Floor**

## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



Opt Primary Bath with Shower & Linen



Opt Primary Bath with Enlarged Shower

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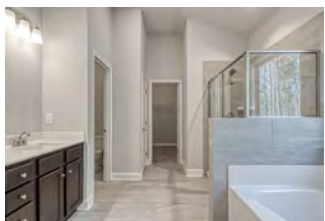
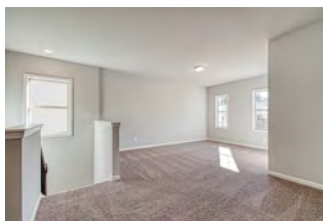
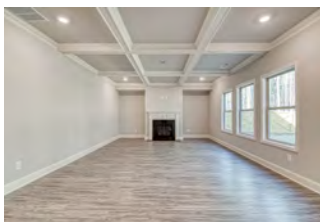
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# The Wakefield



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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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# The Wakefield

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

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## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Linen



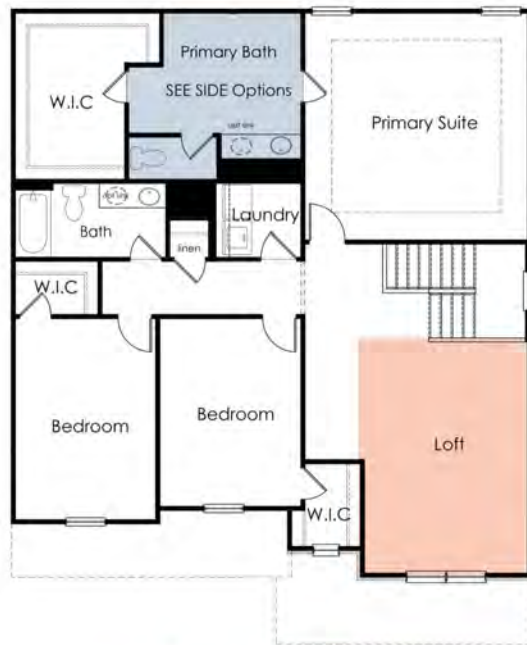
Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Shower & Tub



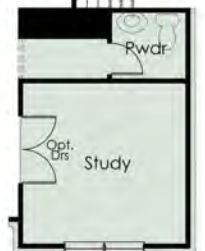
**First Floor**



**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



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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

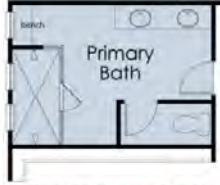
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

## Optional Primary Bath Layouts

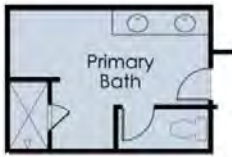
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



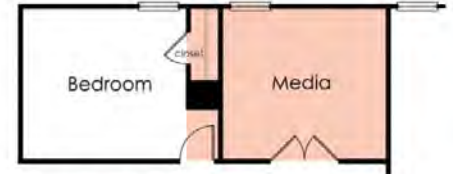
Opt Primary Bath with Enlarged Shower



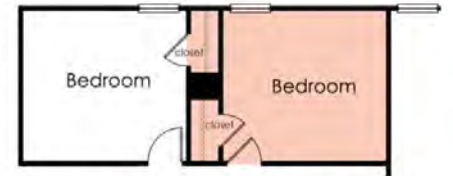
Opt Primary Bath with Shower



**Second Floor**



Opt Enclosed Media Up



Opt Bedroom & Closet ILO of Loft Up

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Opt. Traditional Fireplace



Opt. Electric Fireplace



**First Floor**



Opt Gourmet Kitchen



Opt Designer Kitchen



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

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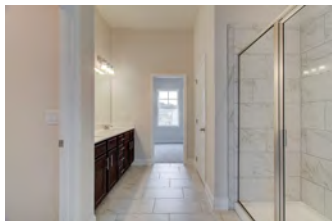
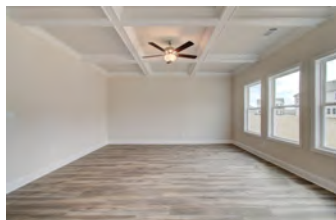
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# The Winston



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## 2 Story

4-5 Bedroom / 3-4 Baths  
Loft Upstairs Option

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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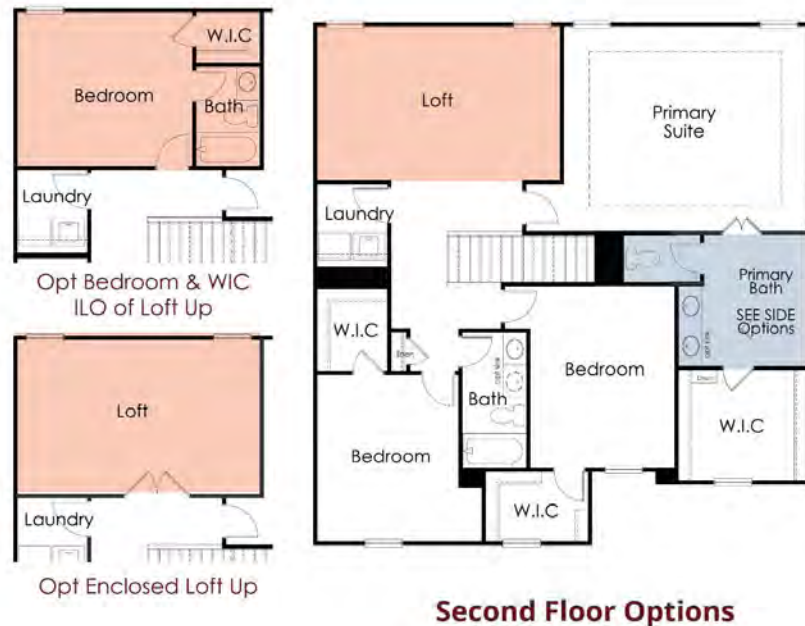
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# The Winston

2 Story / 4-5 Bedroom / 3-4 Baths / Loft Up / Approx. 2,512-2,549sf



## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



\*Starting 6/9/25 all homes released or written as presales will now include **one (1) 4010 window** in the 7' shower, replacing the previous configuration of **two (2) 2010 windows**.

In a continuous effort by Chafin Communities to improve the quality of your home, we reserve the right to change features, options, plans, and specifications without notice. **Floor plans and elevation renderings are artists' concepts for marketing purposes only AND DO NOT INCLUDE UPGRADES not available at all communities - see sales agent for details.** Elevations, floor plans, options, and standard features will vary based on actual homesite (Chafin Communities may be required to build the home in a mirror image to the floor plans shown) due to construction and/or building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Chafin Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design, or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information.

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