



**CHAFIN**  
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## Rosewood Lake Preserve

New Home Community in Hoschton, GA • Jackson County  
From the \$500K+ • Swim Community • Pond and Dock

### All Ranch Section

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



Directions: I-85N, Exit 129 (Hwy 53) and turn right. Turn left on W. Jackson Rd and left on Maddox Rd and the community is just ahead.



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

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## Rosewood Lake Preserve

### 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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**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 Kingston



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**Elevation A**



**Elevation B**



**Elevation C**



**Elevation PB1**



**Elevation PB2**



**1-1.5 Stories**

**3 Bedrooms / 2.5 Bathrooms**

**Option for 4th Bedroom, Loft, and  
3rd Bathroom on second floor**

**Approx. 2304 - 3064 sq ft**

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

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# The Kingston 1-1.5 Story / 3-4 Bedrooms / 2.5-3.5 Bathrooms / Approx. 2304- 3064 sqft



## First Floor



## First Floor w Bonus



## Second Floor

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# The Noble



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**Elevation A**



**Elevation B**



**Elevation C**



**Elevation PB1**



**Elevation PB2**

## **Ranch**

**4 Bedrooms / 3.5 Bathrooms**  
Primary Suite on Main Level

**1 Story**

**Loft Area on Upper Level**

**3 Car Garage**

**Approx. 3,121 sq ft**

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## The Noble

Ranch / 4 Bedrooms / 3.5 Baths / Approx. 3,121sf



## First Floor



## Second Floor

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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. 2,734-3,216 sq ft**

NOTE: When this plan is built as a basement, the area over the garage cannot be finished.

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# The Noah

Ranch / 3-4 Bedroom / 2.5-3.5 Baths / Approx. 2,734-3,216sf



\*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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