



# Rosewood Lake

Hoschton, GA • Jackson County  
From \$400k - \$500k • Swim Community

## Enjoy Swimming Pool with a Pond and Dock

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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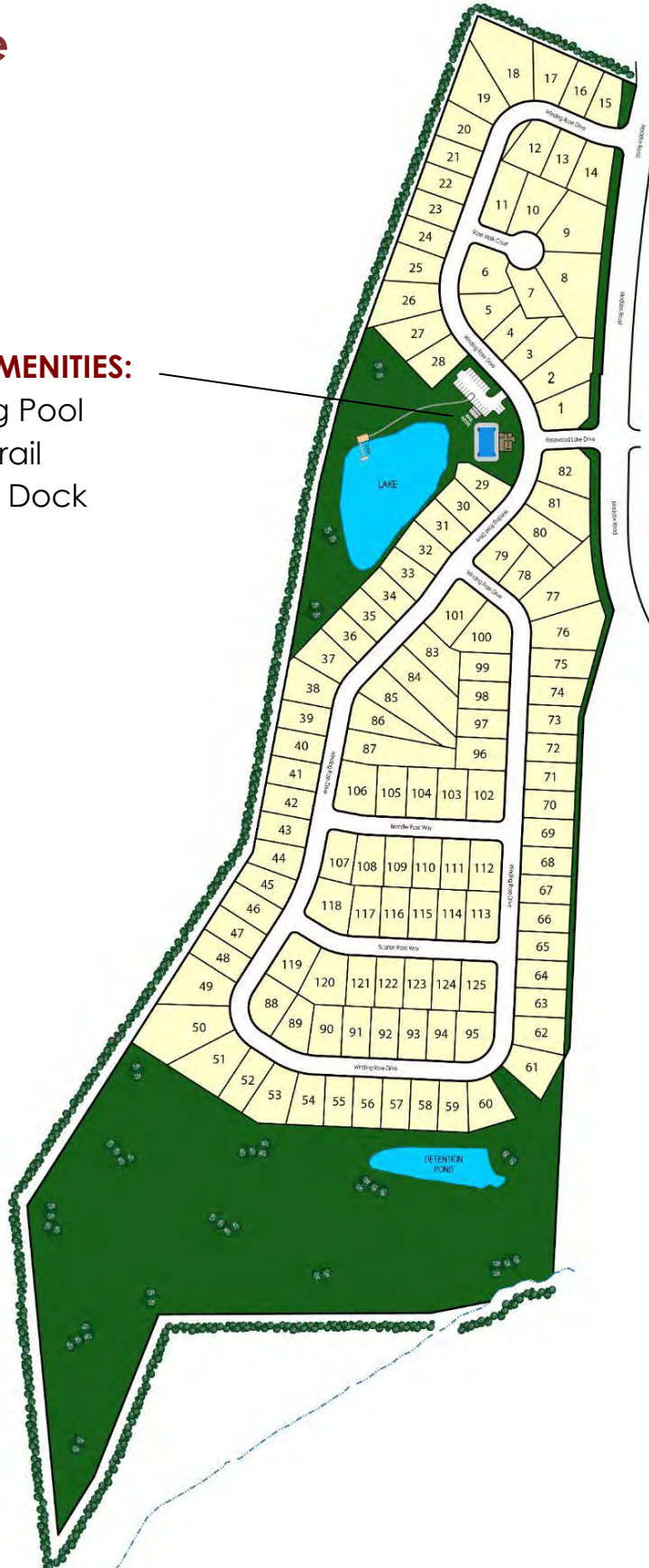
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# Rosewood Lake

## Site Plan

## COMMUNITY AMENITIES:

- Swimming Pool
- Walking Trail
- Lake with Dock



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, its affiliates, agents, and representatives 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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## Rosewood Lake

### What's Included in a Chafin Home

#### COMMUNITY

- Swim & cabana community with a pond, dock, and walking trail
- 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
- Three car Front Entry Garage Standard on Colburn, Stanford, Wakefield, Westgate & Winston Plans
- Spacious Patio/Deck size 12'x16', Canterbury 12'x18', Colburn 12'x17', Oxford 8'x14'x6
- Exterior Shutters, Vinyl, B&B or Raised Panel Per Plan
- Metal garage doors w/handles & straps
- Fiberglass 4 Lite Front Door
- Aluminum prefinished gutters w/side downspouts
- Flood light standard on rear of home only

#### INTERIOR QUALITY

- 9' Smooth Ceilings on 1st & 2nd Floors per plan
- Elegant trim package customized per plan
  - Baseboards & crown molding
  - Judges paneling
- Great room double beam ceiling per plan
- \*Primary Bedroom Ceiling single box tray w/ 2 Beams (per plan)
- \*Ceiling Fan in Primary Bedroom
- 48" Electric Fireplace Standard all elevations, with vertical shiplap to ceiling, R/S Box mantle
- 5 Panel Interior Doors
- \* Mud Rooms with valet and hooks (per plan)

#### KITCHEN

- 42" Cabinets with Elegant Crown Molding with pulls
- \* Single Bowl Stainless Steel
- 2 Pendant Lights
- Traverse LED Lights
- Center work island (per plan)
- \* Custom tile backsplash
- Granite Countertops
- \*Samsung 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)
- \*Mirror over vanities in baths
- \*Tub is standard in all plans
- Rectangular sinks in primary and secondary bathrooms
- Elongated commodes

#### RESILIENT MODERN FLOORING

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

#### ENERGY SAVING FEATURES

- Modern Energy Efficient LED Traverse Lighting
- Maintenance free Low- E energy saving vinyl Windows
- HVAC with Programmable Thermostat(s)
- 50 Gallon Gas Water Heater
- \*House wrap for better moisture control

#### AWARD-WINNING WARRANTY

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

**Last Updated:** 5/4/2024

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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 Brookmont



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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. 3,530 - 3,759 sq ft**

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## The Brookmont

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



### First Floor



### Second Floor

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# 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**

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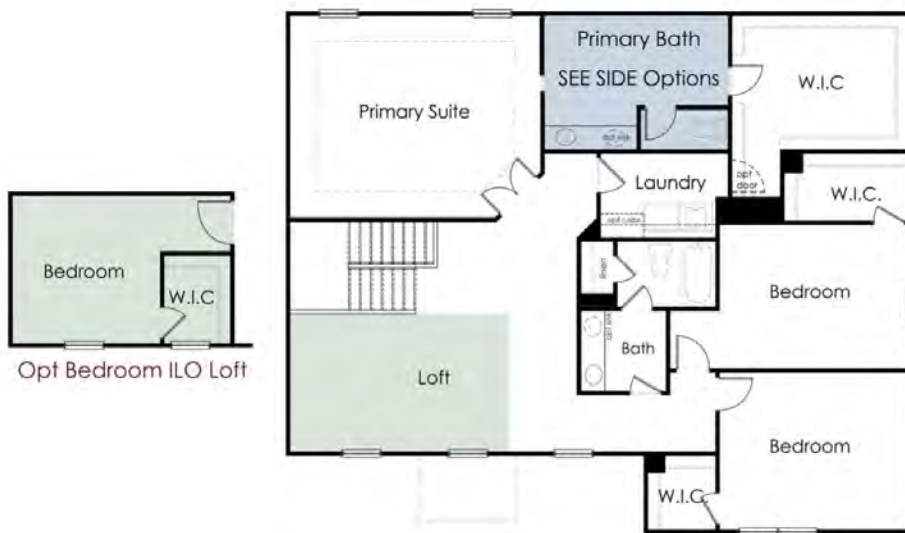
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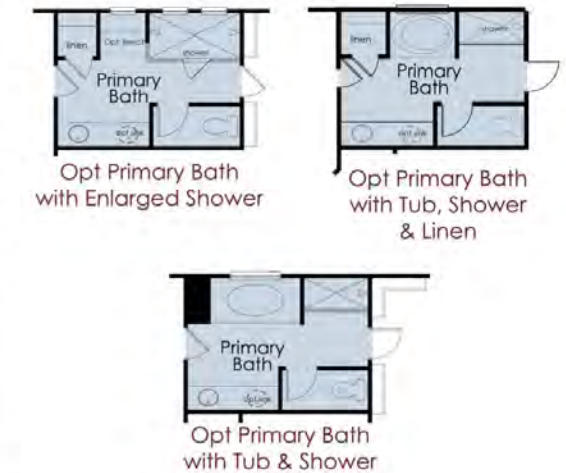
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# The Cambridge

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



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



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# The Camelot



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## 2 Story

5 Bedroom / 3 Baths

Loft Up

Flex Space on Main

Opt. 6th Bedroom Up

ILO of Loft Up

Opt. 4th Bath Up

ILO of Bedroom Space

Approx. 3,550 sq ft

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# The Camelot

2 Story / 5 - 6 Bedroom / 3 - 4 Baths / Loft Up / Approx. 3,550sf



## First Floor



## Second Floor

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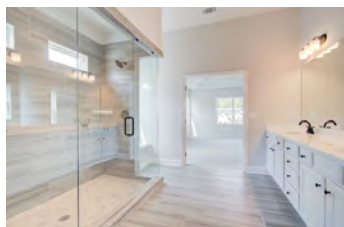
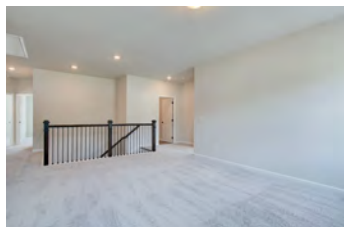
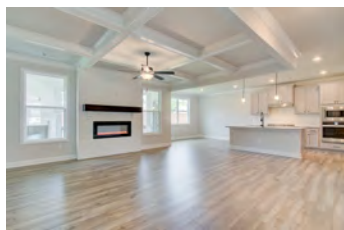
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# The Canterbury



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**2 Story**

**5 Bedroom / 4 Baths**  
Loft Up

**Opt. 6th Bedroom Up**  
ILO of Loft Up

**Approx. 3,137 - 3,182 sq ft**

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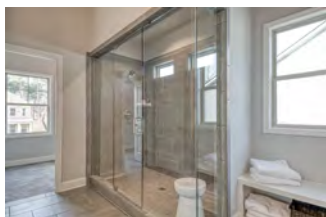




# The Colburn



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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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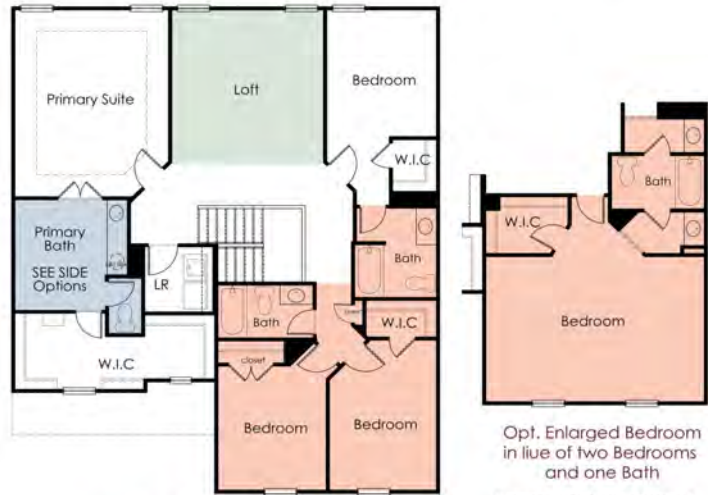
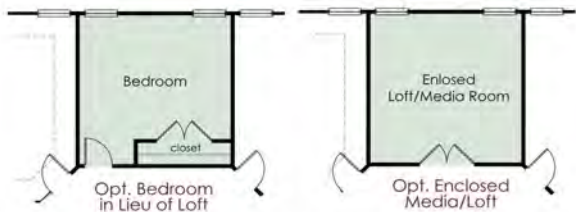
# The Colburn

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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# The Noah



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Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

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## 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



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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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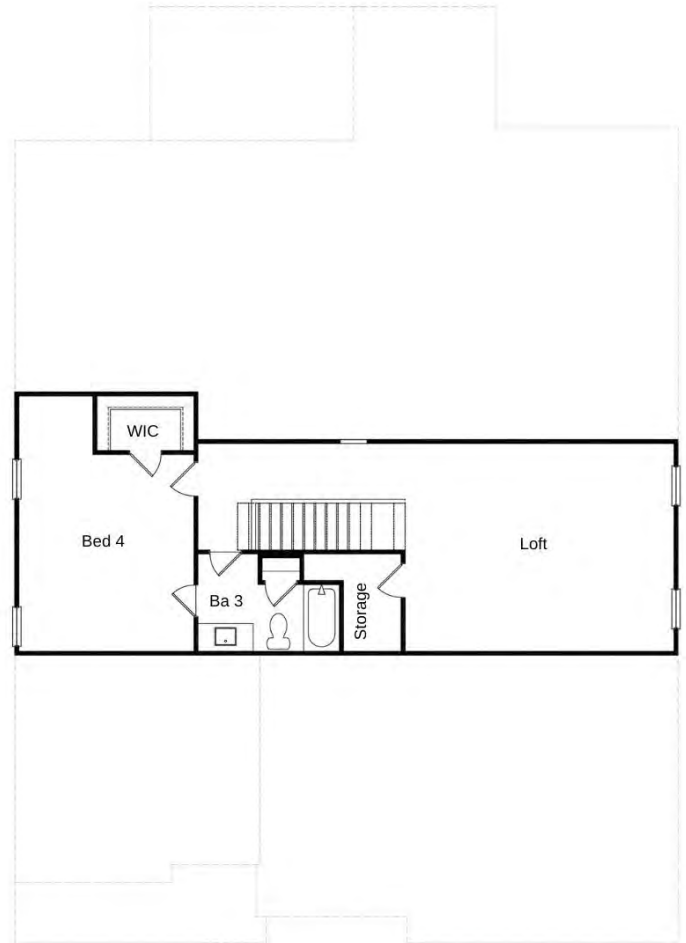
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## The Noble

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



## First Floor



## Second 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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*More to Come Home to...*

## The Rosewood

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



**First Floor**



**Second Floor**

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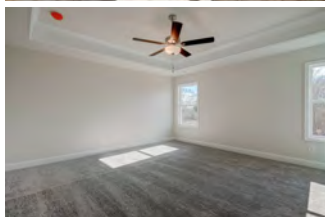
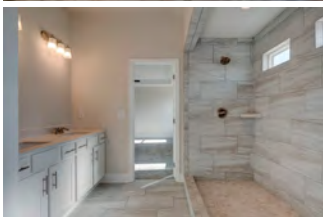
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# The Stanford



*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

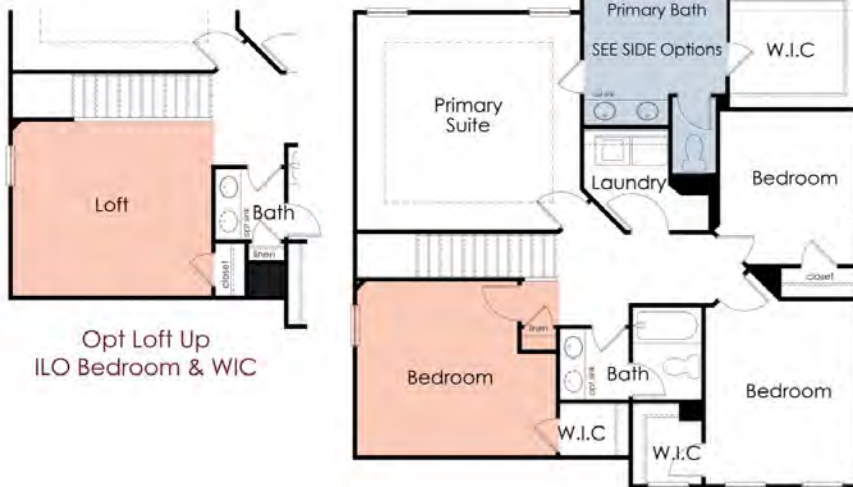


**First Floor**

\*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**.



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



**Second Floor**

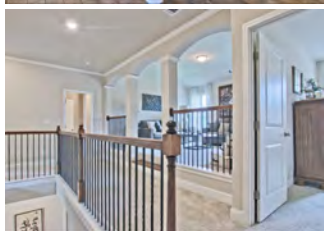
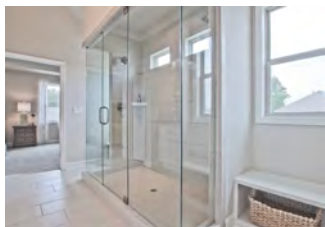
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# The Turnbridge



*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**

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

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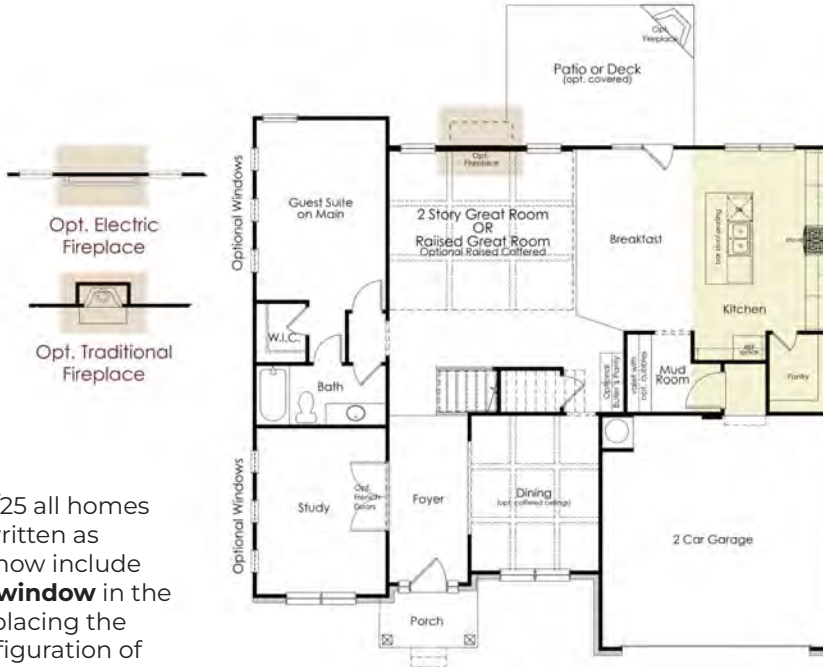
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*More to Come Home to...*

# The Turnbridge

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



First Floor



Opt. Gourmet Kitchen



Opt. Designer Kitchen

\*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**.



Opt. Media Room  
I/O of 2 Story Great Room



Opt. Open Loft Up  
I/O of 2 Story Great Room



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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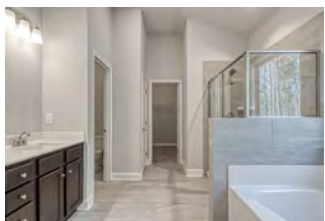
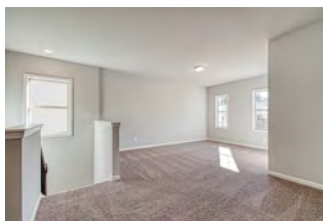
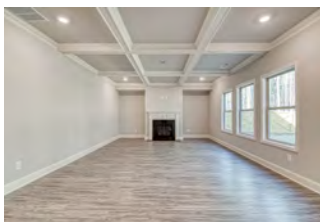
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# The Wakefield



*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**

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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

\*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**.

## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Linen



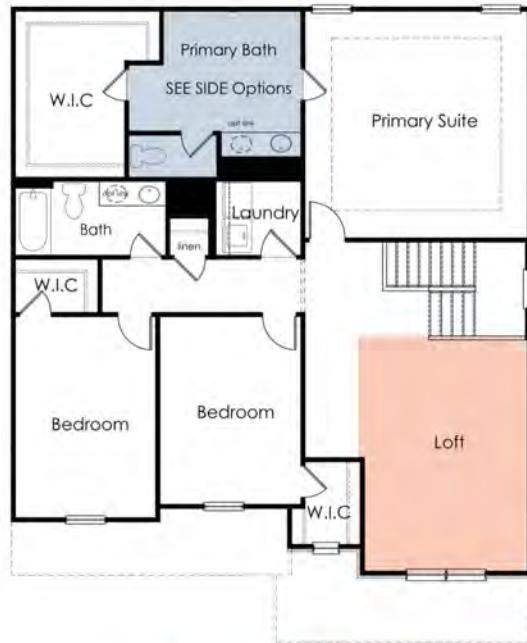
Opt Primary Bath with Enlarged Shower



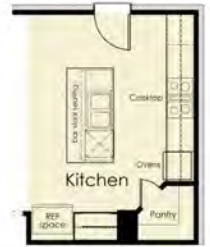
Opt Primary Bath with Shower & Tub



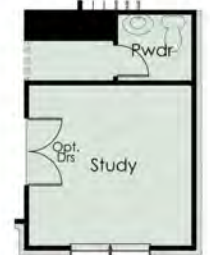
**First Floor**



**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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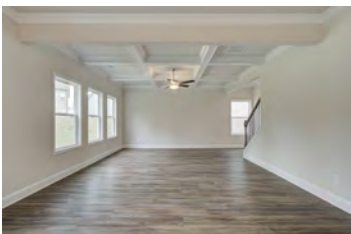
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# The Westgate



*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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# The Westgate

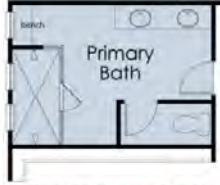
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

## Optional Primary Bath Layouts

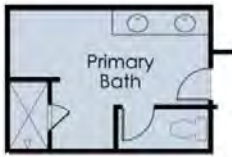
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



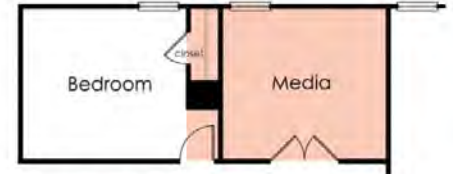
Opt Primary Bath with Enlarged Shower



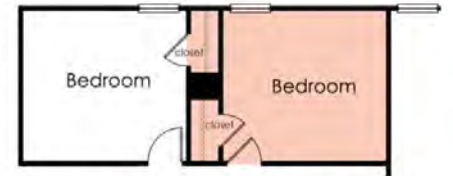
Opt Primary Bath with Shower



Second Floor

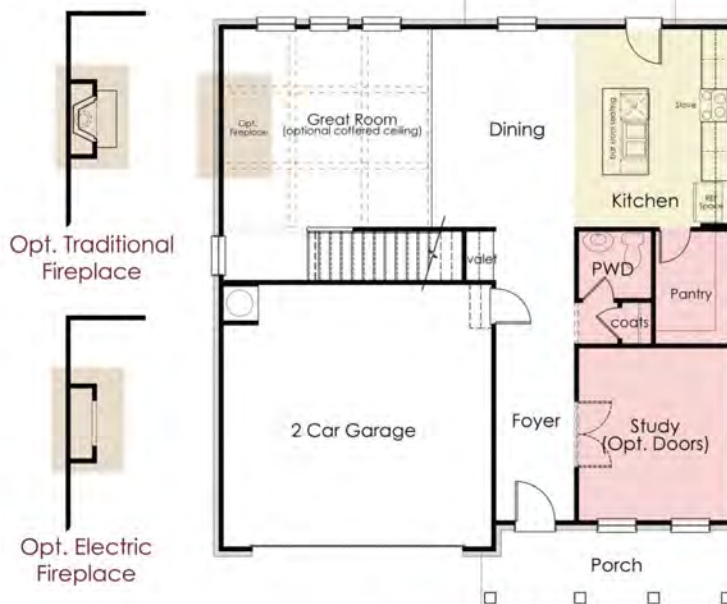


Opt Enclosed Media Up



Opt Bedroom & Closet ILO of Loft Up

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First Floor



Opt Gourmet Kitchen



Opt Designer Kitchen



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

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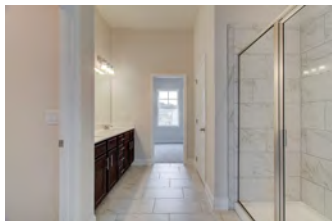
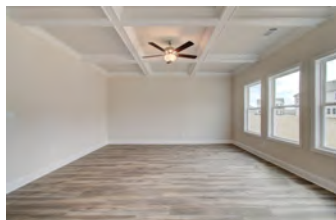
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# The Winston



*More to Come Home to...*



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

## 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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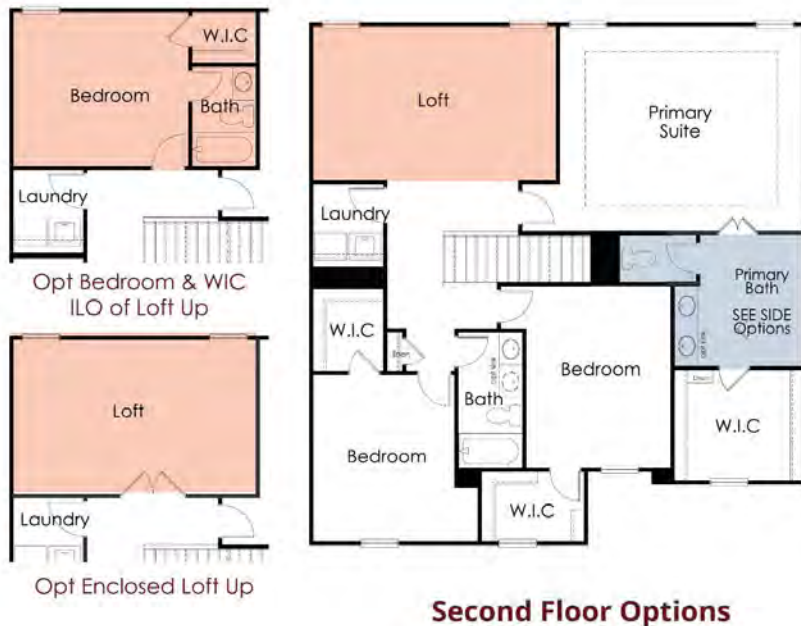
# The Winston

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.



Opt Primary Bath with Shower & Linen



Opt Primary Bath with Shower & Tub

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