



CHAFIN
COMMUNITIES
More To Come Home to...

Summerlin

Winder, GA • Barrow County
From the mid \$400k - \$500k+

Enjoy Swimming Pool, Clubhouse & Picnic Pavilion, Dog Park, Fire Pit

Welcome to Summerlin, a new gated community in Auburn, Georgia. This charming city that perfectly blends small-town life with modern conveniences. Auburn is a growing community that offers an excellent quality of life. This community will have ranch and two story homes with two and three car garages.



Directions: Follow I-85 N to GA Hwy 211 S in Barrow County. Take exit 126 toward Winder. Merge on GA Hwy 211 S. At the traffic circle, continue straight onto GA Hwy 211. Turn right onto Dee Kennedy Rd. Turn left onto Bee Maxey Rd. Turn right onto Carl-Cedar Hill Rd. Turn left onto Wingate Dr.



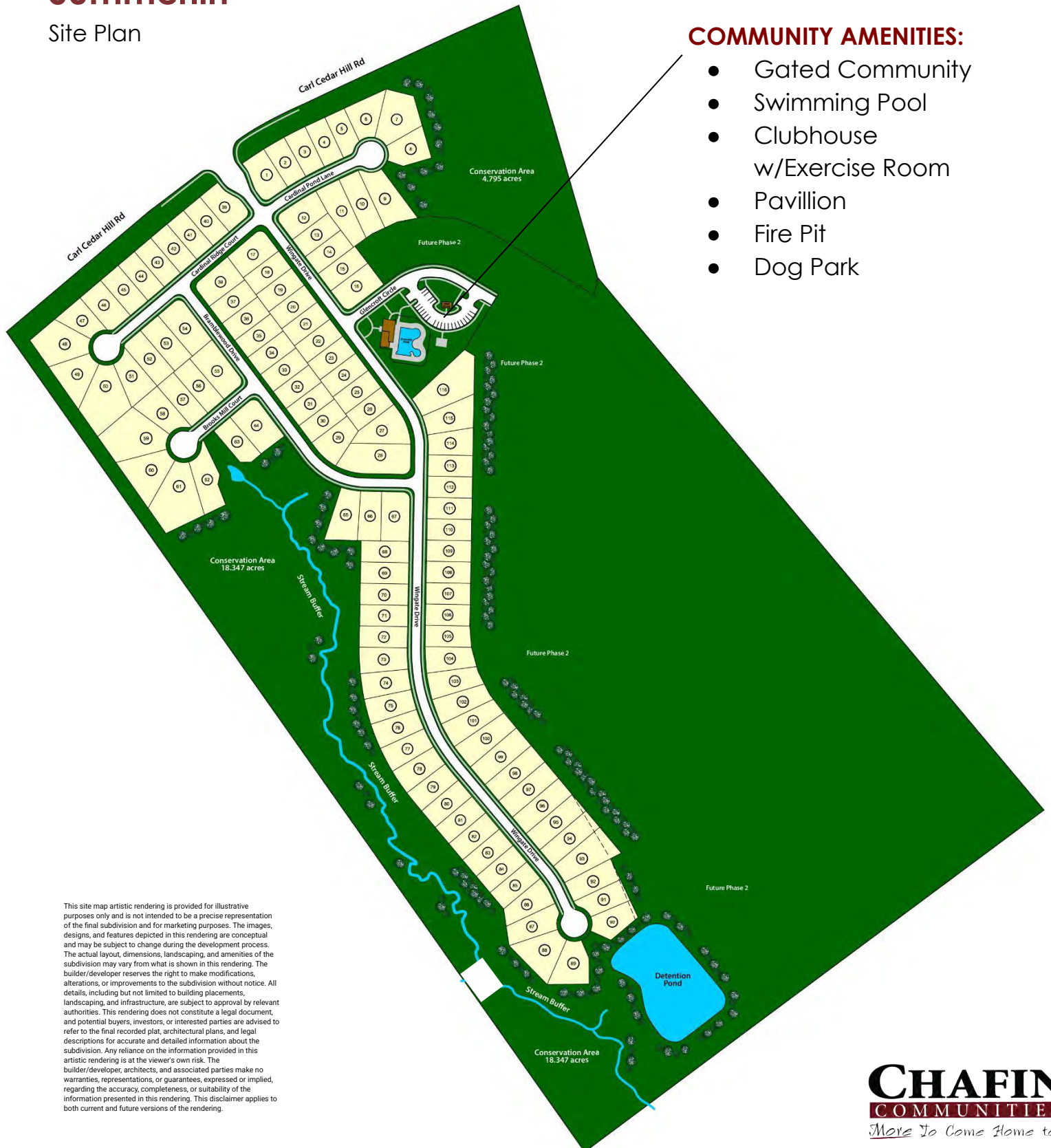
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More to Come Home to...

Summerlin

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.

More to Come Home to...



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.



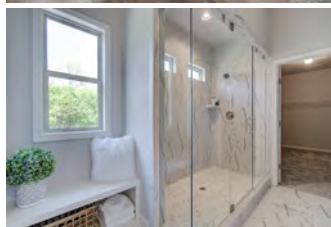
All loans are subject to credit approval. Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org/>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation 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 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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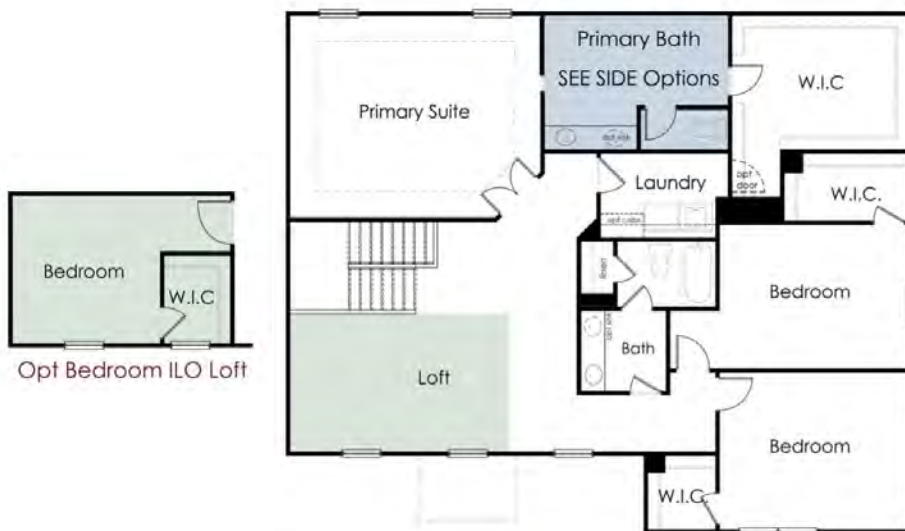
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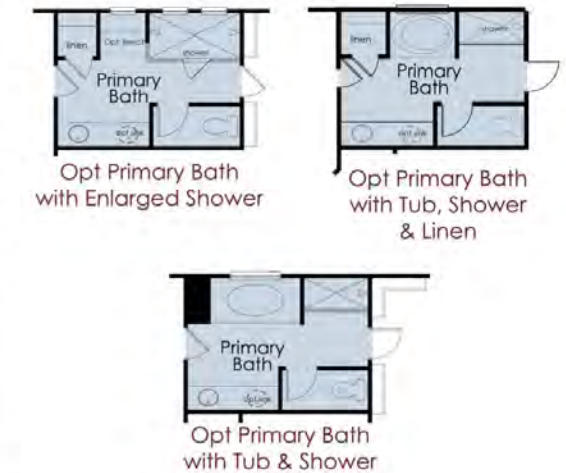
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The Cambridge

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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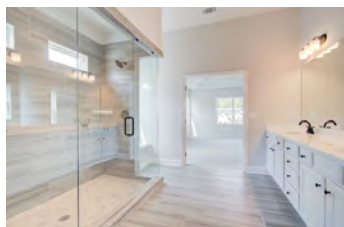
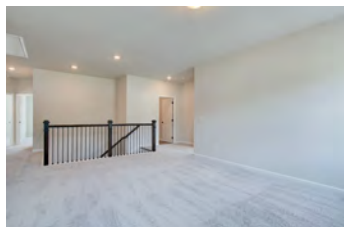
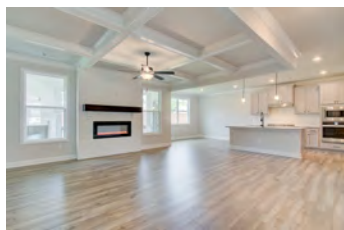
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More to Come Home to...

The Canterbury



More to Come Home to...



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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More to Come Home to...

The Canterbury 2 Story / 5 - 6 Bedroom / 4 Baths / Loft Up / Approx. 3,137-3,182 sf

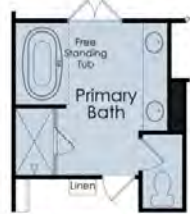
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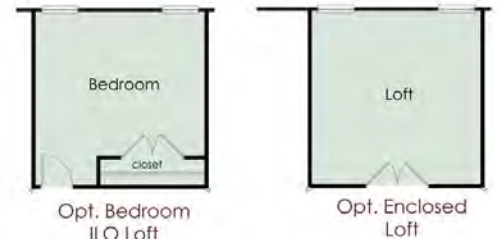
First Floor

Optional Primary Bath Layouts

LAYOUTS VARY PER COMMUNITY, SEE AGENTS FOR DETAILS.



Second Floor



Opt. Enlarged Bedroom & Changed Bath I/O Two Front Bedrooms & One Hall Bath

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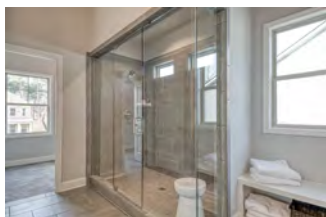
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The Colburn



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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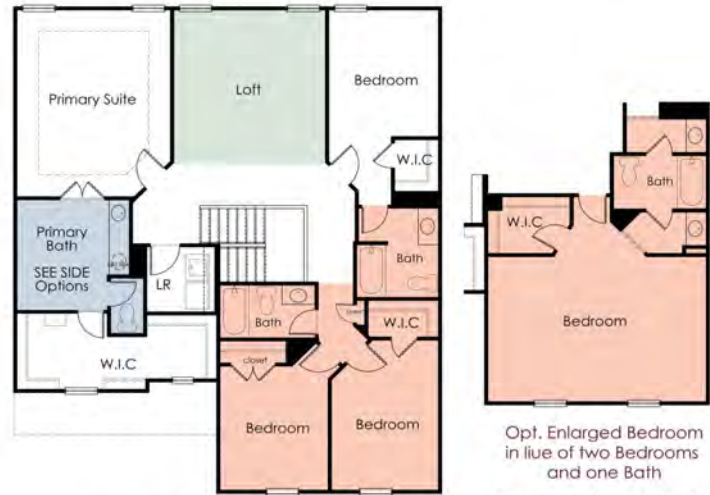
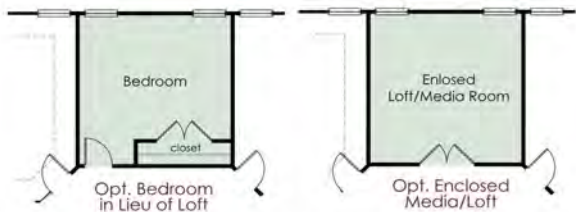
The Colburn

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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*Linen is not available with Elevation B.

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The Kingston



More to Come Home to...



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

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More to Come Home to...

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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More To Come Home to...

The Noah



More to Come Home to...



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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More to Come Home to...

The Noah

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



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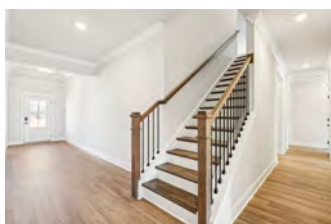
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The Noble



More to Come Home to...



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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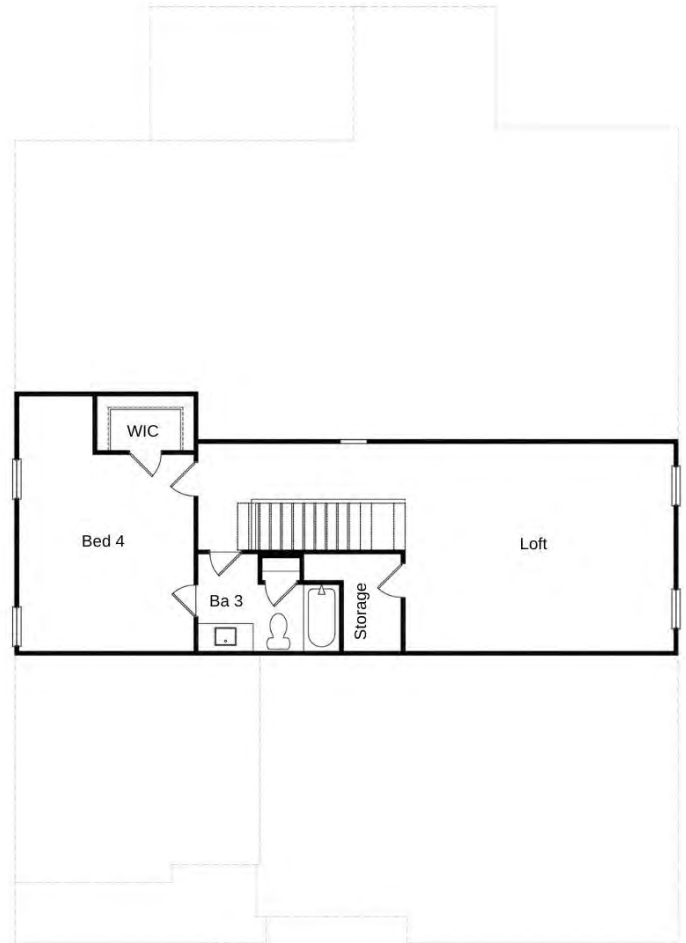
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The Noble

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



First Floor



Second Floor

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The Rosewood



More to Come Home to...



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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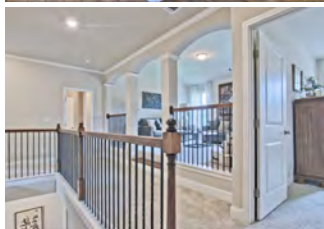
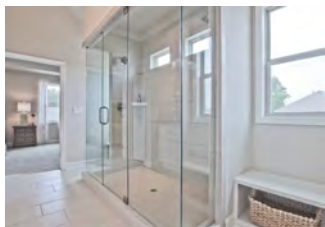
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The Turnbridge



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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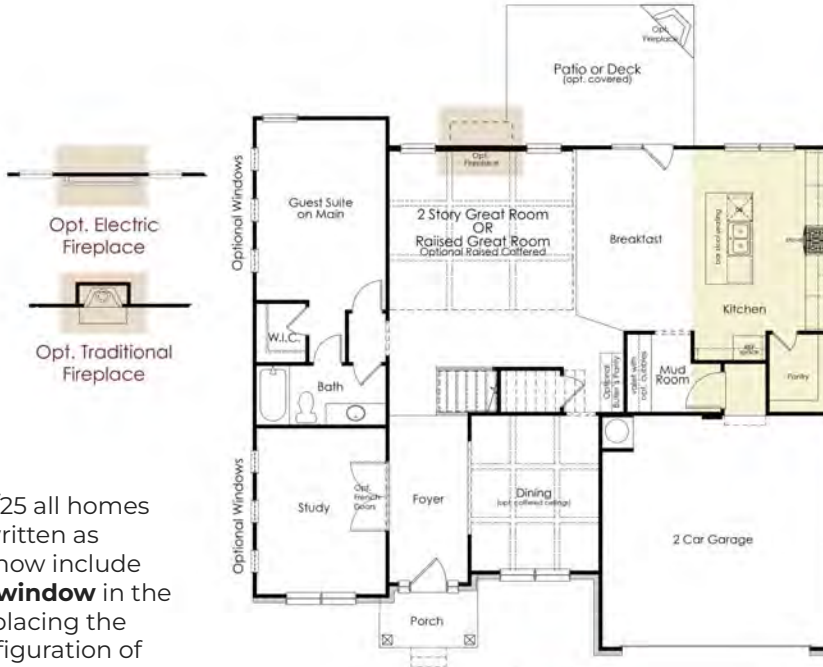
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More to Come Home to...

The Turnbridge

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



First Floor



Opt. Gourmet Kitchen



Opt. Designer Kitchen

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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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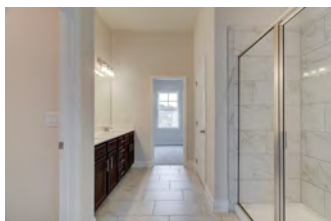
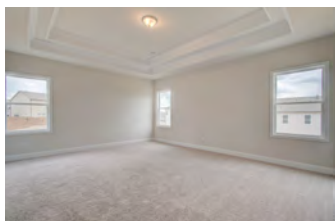
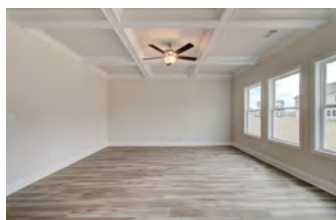
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More to Come Home to...

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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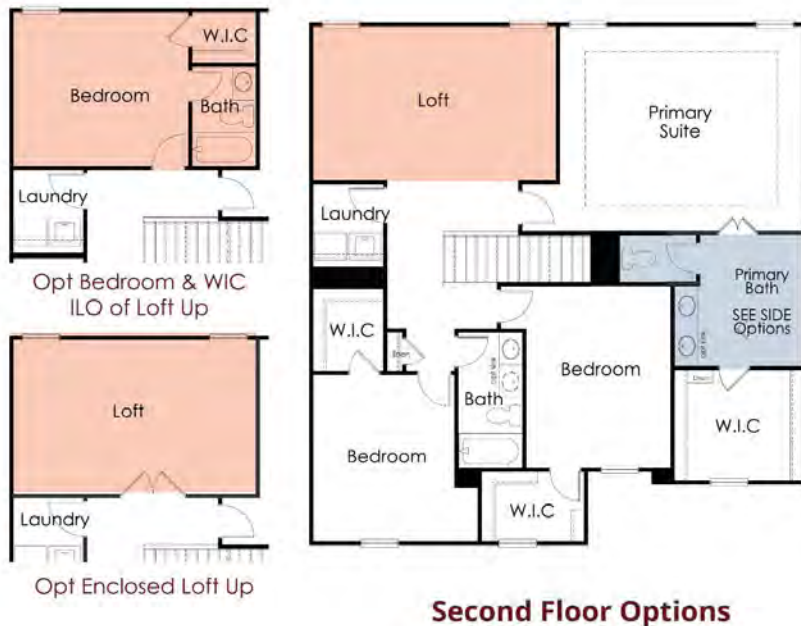
The Winston

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.



*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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