



# SAVE \$5,000 ON A NEW HOME!\*

## Berwick West

**NEW HOMES IN ROME FROM THE \$130'S**

**OUR BIGGEST SAVINGS AVAILABLE NOW!**

Berwick West – an established community– is Smith Douglas homes next venture into the booming Rome market. New homeowners will be welcomed with the serenity of the country, automatically feeling a sense of tranquility! Surrounded by the antiquity of beautiful Rome, Berwick West has the charm of an old town, while still offering modern amenities. Welcome home to Berwick West!

- 3-4 Beds / 2-3 Baths
- Craftsman style ranch and two-story homes
- Convenient access to Shorter Avenue & Hwy 411

**BerwickWest@smithdouglas.com | 404.312.3357**

**MODEL HOME ADDRESS:**

12 Berryrun Drive | Rome, GA 30165



QUALITY | INTEGRITY | VALUE

[www.smithdouglas.com](http://www.smithdouglas.com)



\*\*Valid only on contracts written with financing through SDC Gwinnett LLC's approved lender, closing services with approved closing attorneys and title services with approved title agency. Please consult with onsite agent(s) for approved vendors. Incentive to be applied towards closing costs and options. Subject to buyer credit approval. Not valid for previously written contracts. \$5,000 incentive only valid on full priced home(s) that can close by 8/30/19. Offer cannot be applied to reduce the purchase price below the list price or base price of the home, whichever is higher. Buyer incentive MUST be mentioned at time of initial written contract and all paperwork included with initial contract to be valid. Transaction must close on initial agreed upon closing date per the original written and signed contract paperwork. Paperwork with mentioned buyer incentive must be shown in FINAL contract to be valid. Buyer incentive to be applied upon successful closing with SDC Gwinnett LLC on original agreed upon closing date. Should any party require an extension or cause a delay from original closing date, with exception to any extensions filed by SDC Gwinnett LLC, buyer incentive will be forfeited; no exceptions made. Cannot combine with any other promotion or offer. Restrictions apply. All information is believed to be accurate but is not guaranteed or warranted and subject to change without notice. Builder represented by SDC Realty LLC, Peggy Slappey Properties and KW Atlanta Partners. See New Home Specialist for further details.