



FRESH START SALES EVENT!

SAVE \$7,500 ON A PRE-SALE OR \$10,000 ON A QUICK MOVE-IN HOME!*

Fears Mill

NEW HOMES IN HAMPTON FROM HIGH \$100'S

Fears Mill is a hidden gem located close to historic Hampton. While tucked away from life's everyday hustle and bustle residents can enjoy dining, shopping and entertainment in a short picturesque drive. The homesites at Fears Mill feature wide open spaces and views of mature trees. The clubhouse and pool are a great place to gather to enjoy the community's family atmosphere. Convenient to Hwy 41 and I-75 make visiting Tanger Outlets a breeze.

- Introductory Pricing
- USDA financing available
- Basement homesites
- Versatile selection of open, spacious floorplans with superior craftsmanship, amenities include clubhouse and pool

Model Home Address:

230 Windpher Ridge,
Hampton, Georgia 30228

Directions:

I-75 to Exit 218 and turn right. Turn right at the 1st light onto Hwy 81. Proceed 5 miles to Wynn Dr and turn left. Bridgeport is 2 miles up on the right.

fearsmill@smithdouglas.com
678-759-0397



QUALITY | INTEGRITY | VALUE

www.smithdouglas.com



*Valid only on contracts written between 2/1/19 - 2/28/19 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/or options. Subject to buyer credit approval. Not valid for previously written contracts. \$10,000 incentive only valid on full priced home(s) that can close by 3/31/19. \$7,500 incentive applies to all other contracts that close after 3/31/19. 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 Slaphey Properties and KW Atlanta Partners. See New