



**SAVE \$5,500 ON A PRE-SALE OR
\$7,500 ON A QUICK MOVE-IN HOME!***

Heritage Crossing

NEW HOMES IN CALHOUN FROM THE \$140'S

OUR BIGGEST SAVINGS AVAILABLE NOW!

Heritage Crossing, located in the quaint town of Calhoun, GA, is the picture perfect place for those looking to plant roots! Known as the land of the Cherokee, new homeowners will find the peace of nature and the wonder of learning about history past. Heritage Crossing is the epitome of a small southern community - close proximity to major highways and a town enriched with Georgia antiquity.

- 3 Beds / 2-2.5 Baths
- Ranch and two-story homes
- Convenient access to I-75

HeritageCrossing@smithdouglas.com | 404.606.2669

MODEL HOME ADDRESS:

195 Heritage Drive | Calhoun, GA 30701



QUALITY | INTEGRITY | VALUE

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/or options. Subject to buyer credit approval. Not valid for previously written contracts. \$7,500 incentive only valid on full priced home(s) that can close by 8/30/19. \$5,000 incentive applies to all other contracts that close after 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.