



# GET HALF-OFF OPTIONS UP TO \$20,000!\*

## Highland Creek

**NEW HOMES IN MORNOE FROM THE \$250'S**

**OUR BIGGEST SAVINGS AVAILABLE NOW!**

Located minutes from historic downtown Monroe, new community members in the established neighborhood of Highland Creek will enjoy the luxurious amenities, such as the Jr. Olympic swimming pool and social clubhouse. Homes are ready for entertaining offering expansive yards with covered patios perfect for grilling and outdoor entertainment.

- 3-6 Beds / 2.5-4 Baths
- Ranch and two-story homes
- Convenient to Athens, Atlanta, and Social Circle

**HighlandCreek@smithdouglas.com | 470.268.7547**

**MODEL HOME ADDRESS:**

1408 Highland Creek Drive | Monroe, GA 30656



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. Total discount on options cannot exceed \$10,000. Subject to buyer credit approval. Not valid for previously written contracts. 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.