

# DON'T WAIT ON UNCLE SAM!



## SAVE \$7,500 ON A NEW HOME!\*

### Don't Wait on Your Refund!

Taxes got you down? Invest in a new home this tax season to put a smile back on your face! You don't have to wait on Uncle Sam to get into your new dream home.

### Magnolia Walk

#### Final Opportunities in Rome from the Low \$100's

Magnolia Walk is a community full of comfort – sounds of birds chirping, a breeze on your face, the smell of freshly mowed grass and a safe haven away from it all. Tucked within the folds of historic Rome, new homeowners have access to all the dining and recreation the city has to offer. Whether looking for a serene environment or small town feel, Magnolia Walk is ready to welcome you home!

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

404.312.3357

[MagnoliaWalk@smithdouglas.com](mailto:MagnoliaWalk@smithdouglas.com)



#### Model Home Address:

3 Bentley Lane  
Rome, GA 30165

QUALITY | INTEGRITY | VALUE

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



\*Valid only on contracts written between 3/1/19 – 3/31/19 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. 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.