



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

## Sable Glen

NEW TOWNHOMES IN ATLANTA FROM THE \$150'S

**OUR BIGGEST SAVINGS AVAILABLE NOW!**

Welcome to Sable Glen, where the proximity to the city center allows residents to enjoy various activities with a very short commute to major sporting events, cultural arts and concerts held at any of the major venues in downtown Atlanta. And, with the affordable craftsman-style housing in the community, you'll enjoy a low-maintenance lifestyle that comes with a low cost of living.

- 3 Beds / 2.5 Baths
- Wooded and cul de sac homesites
- Convenient to I-75 & I-85

**SableGlen@smithdouglas.com | 678.836.8071**

**MODEL HOME ADDRESS:**

3360 Estes Drive | Atlanta, GA 30349



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.