

# DON'T WAIT ON UNCLE SAM!



THIS TAX SEASON, INVEST YOUR MONEY INTO A NEW HOME & SAVE  
\$7,500 ON A PRE-SALE OR \$10,000! ON A QUICK-MOVE IN 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.

## Woodbury Estates at Newnan Crossing

### New Homes in Newnan from the \$240's

Convenience is the hallmark of Woodbury Estates at Newnan Crossing. Not only is it convenient to I-85, Piedmont Newnan Hospital and downtown Newnan, but it's also centrally located among the best shopping, dining and entertainment Newnan has to offer. With the spacious ranch and two-story homes that are available on basements, this exciting new Smith Douglas community will meet the needs of the most distinguishing buyers.

- 3-4 Beds / 2-3.5 Baths
- Large homesites
- Convenient to Ashley Park Shopping Center and downtown Newnan

770.722.0790

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



**Model Home Address:**  
7 Carrington Way  
Newnan, Georgia 30265

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. \$10,000 incentive only valid on full priced home(s) that can close by 4/30/19. \$7,500 incentive applies to all other contracts that close after 4/30/19. 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.