



SAVE UP TO \$15,000 ON A NEW HOME!*

Crown Pointe at Gold Creek IN DAWSONVILLE FROM THE \$230'S

OUR BIGGEST SAVINGS AVAILABLE NOW!

Nestled near quiet downtown Dawsonville, Crown Pointe at Gold Creek is the epitome of southern charm. Overlooking the North Georgia mountains, homeowners breathe in relaxation and comfort from their spacious homes with oversized, private yards.

- 3-6 Beds / 2-4 Baths
- Convenient to Lake Lanier and the N. GA Premium Outlets
- Convenient access to Hwy 278 & Hwy 113

CrownPointe@smithdouglas.com | 706.265.3572

MODEL HOME ADDRESS:

148 Ravencroft Drive | Dawsonville, GA 30534



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 as half-off options up to \$20,000. Total discount on options cannot exceed \$10,000. Additional incentive to be applied towards the removal of lot premium. Amount of lot premiums vary per lot and maximum savings on lot premium cannot exceed \$5,000. If lot premium is less than \$5,000, additional savings cannot be applied to 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.