



NINE
— OAKS —
LOCUST GROVE
CAPSHAW HOMES



gayle bickham

COMMUNITY SALES MANAGER

678-698-6971 m 678-800-1474 o



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Elevations shown are for marketing purposes only. See Agent for details on finishes for this community.

NINE OAKS



Premier Series Included Features

Exterior Features

- Craftsman Style Front Elevations w/3 Sides True Hardie
- **Side Load Garage**
- 3-Tab Shingles 25/Yr. Warranty
- Carriage Style Garage Door Hardware
- Full Sod & Plants Installed **w/up to 4 Zones Irrigation**
- **Full Gutters**
- Up to **200** Sq. Ft. of Rear Patio Concrete
- 2 Hose Bibs
- (6) Lite Craftsman Style Fiberglass Front Door **w/Handleset**

Interior Features

- **HW Flooring all 1st Floor Public Areas & Powder Room**
- **Tile Flooring in all Wet Areas**
- Carpet in Bedrooms & their Closets, Stairs & Upstairs Hall
- 9' Ceilings on the Main Level
- Smooth Coat Walls and Ceilings
- 5 Panel Craftsman Style Interior Doors
- Wood Burning Fireplace in the Family Room Trimmed **w/Stone Hearth & Mantle and Decorative Shroud**
- Cable & Phone Jacks in All Bedrooms and Great Room
- **Garage Door Opener (Main Bay only)**
- Ceiling Fans in the Master & Great Room
- Ceiling Fan Prewire in all Bedrooms
- **1-Piece Crown in Common Areas, & Master Walls & Trey**
Wood Trimmed Openings, 5 1/4" Baseboards,
Coffered Ceilings or Beams (per plan)
- Wainscoting in the Dining Room
- **2-Stage Crown Molding in Foyer, Upstairs Hall & Loft**
- Oak Handrail and Iron Rod Baluster's, **No Knee Walls**
- Fully Trimmed Vinyl Windows w/445
- Trey or Cathedral Ceiling in the Master (per plan)
- Vaulted Ceilings in all Bedrooms Upstairs (per plan)
- **Whole Home Blinds (except 2-Story Foyer)**
- **Venetian Bronze Hardware, Lighting & Plumbing**
- **Prewire Home Security 2-Gig Smart Home System**

Kitchen

- Granite Countertops w/Undermount Sink
- **Venetian Bronze Plumbing Fixtures**
- 42" Camden Upper Kitchen Cabinets w/Crown
- Frigidaire Stainless Steel Gourmet Kitchen Featuring:
Built-in Double Ovens, Drop-in Cooktop with Microhood
- Tumbled Stone Tile Backsplash
- Recessed Cans and Pendent Lighting (per plan)

Baths

- 5' Garden Tub w/Tile Surround
- Tile Master Shower w/Bench & Shower Door
with Recessed Can or Light/Fan combo (per plan)
- Dual Sinks in the Master Bath (per plan)
- **Granite** Countertops in All Baths
- **Venetian Bronze Hardware, Lighting & Plumbing**
- **Elongated Toilets all Baths**
- **Framed Mirrors all Baths**

Energy Efficiency

- Total Electric
- Dual Pane/Thermal Insulated Tilt-Sash Windows
- Efficiency Compliant Water Heater
- Convection Cooled Attic w/Ridge Vents
- Dual High Efficiency 14 SEER HVAC System
- Energy Efficient House Wrap & Vapor Barrier
- Window Screens

About Your Builder

- 1-Year Limited Warranty w/10 Month Inspection
- 2 Years Systems Warranty
- 2-10 Warranty provided by HBW
- Veteran Owned and Operated

Capshaw New Homes reserves the right to change the Included Features or Specifications without notice.

6/1/2020



Nine Oaks

Base Price Sheet

Floor Plan/Lot	Style	Bed / Bath / Garage Features and Upgrades	Approx. Sq. Ft.	Approximate Move-In	List Price
Frances	2-Story	4 Bed (M-Down), Flex Room, 3.5 Bath, 2 Car	2574	May	\$296,990
Sherwood	2-Story	4 Bed, 2.5 Bath, 2 Car	2730	To Be Built	\$309,990
Easton	2-Story	5 Bed (1-Down), 3 Bath, 2 Car	2859	To Be Built	\$319,990
Cypress	2-Story	4 Bed (Master Down), Flex Room, 3.5 Bath, 2 Car	2886	To Be Built	\$324,990
Oakhurst	2-Story	5 Bed (1-Down), 3 Bath, 2 Car	2890	To Be Built	\$322,990
Copeland	2-Story	5 Bed (1-Down), 3 Bath, 2 Car	2969	To Be Built	\$325,990
Hamilton	2-Story	4 Bed (Master Down), Flex Room, 3.5 Bath, 2 Car	3044	To Be Built	\$334,990
Hawthorne	2-Story	5 Bed (Master & 1 Down) , Flex Room, 4 Bath, 2 Car	3156	To Be Built	\$349,990
Bennett	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3341	To Be Built	\$353,990
Watson	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3451	To Be Built	\$362,990
Johnston	2-Story	5 Bed (In-Law Suite), Flex Room, 4.5 Bath, 2 Car	3862	To Be Built	\$382,990

Available Homesites: 30, 31, 32, 40, 41, 55, 56, 57, 58, 59, 60

Sales Center: 678-800-1474 Open: Mon-Sat 10-6pm , Sun 1-6pm
Agents: Gayle Bickham: 678-698-6971

Capshaw Homes Base Prices are Community and Plan specific. Lot Premiums are in addition to the Base Price. Information contained herein is believed to be accurate but not warranted. Prices and Specifications are subject to change without prior notice. Elevations shown are Artist Renderings and are for Marketing purposes only. See Agent for details.



Premier Series 9kspcc

Capshaw Homes 450 Racetrack Rd McDonough, GA 30252 Tel: 678-782-6060

6/1/2020





Nine Oaks Inventory Sheet

Floor Plan/Lot	Style	Bed / Bath / Garage Features and Upgrades	Approx. Sq. Ft.	Approximate Move-In	List Price
Sherwood-38	2-Story	4 Bed, 2.5 Bath, 2 Car, Front Garage, Bisque, Grey	2730	June/July	\$311,590
Sherwood-47	2-Story	4 Bed, 2.5 Bath, 2 Car, Basement	2730	Immediate	\$356,990
Easton-36	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Brick Sides	2859	June/July	\$333,990
Easton-39	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Covered Patio	2859	June/July	\$330,490
Easton-43	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Covered Patio	2859	Immediate	\$326,490
Oakhurst-42	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Covered Patio	2890	Under Contract	\$329,490
Copeland-45	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Covered Patio	2969	Immediate	\$332,490
Hamilton-33	2-Story	4 Bed (Master Down), Flex Room, 3.5 Bath, 2 Car	3044	July/Aug	\$336,990
Bennett-46	2-Story	5 Bed (1-Down), 4 Bath, 2 Car, Covered Patio	3341	Immediate	\$360,490
Watson-32	2-Story	5 Bed (1-Down), 4 Bath, 2 Car, Covered Patio	3451	Under Contract	\$359,490
Watson-44	2-Story	5 Bed (1-Down), 4 Bath, 2 Car, Covered Patio	3451	Immediate	\$369,490
Johnston-34	2-Story	5 Bed (In-Law Suite), Flex, 4.5 Bath, 2 Car, Covered Patio	3862	Under Contract	\$411,490
Johnston-56	2-Story	5 Bed (In-Law Suite), Flex, 4.5 Bath, 2 Car, Covered Patio	3862	Under Contract	\$411,990

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