

CAPSHAW HOMES PRESENTS

# ELLIOTT GROVE

*A Beautiful Craftsman Home Community*

462 Kellytown Road  
McDonough, GA 30252

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OPEN HOURS  
Friday & Saturday 10-6  
Sunday 1-6



Gayle Bickham  
Community Sales Manager  
Capshaw Marketing  
678-698-6971





[www.elliottgrove.com](http://www.elliottgrove.com)



gayle bickham | REALTOR  
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Elevations shown are for marketing purposes only. See Agent for details on finishes for this community.

# CAPSHAW ELLIOTT GROVE

## NEW HOMES

### LEGEND

-  UNDER CONTRACT
-  INVENTORY HOME
-  AVAILABLE HOMESITE
-  CLOSED HOMEOWNER
-  SALES CENTER



**CapshawHomes.com**

# CAPSHAW NEW HOMES

## Elliott Grove Base Price Sheet

Floor Plan/Lot	Style	Bed / Bath / Garage Features and Upgrades	Approx. Sq. Ft.	Approximate Move-In	List Price
Oakhurst	2-Story	5 Bed (1-Down), 3 Bath, 2 Car	2890	To Be Built	\$324,990
Copeland	2-Story	5 Bed (1-Down), 3 Bath, 2 Car	2969	To Be Built	\$332,990
Hamilton	2-Story	4 Bed, Flex Room, 3.5 Bath, 2 Car	3044	To Be Built	\$342,990
Hawthorne	2-Story	5 Bed (Master & 1 Down) , Flex Room, 4 Bath, 2 Car	3156	To Be Built	\$355,990
Bennett	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3341	To Be Built	\$370,990
Watson	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3451	To Be Built	\$376,990
Johnston	2-Story	5 Bed (In-Law Suite), Flex, 4.5 Bath, 2 Car	3862	To Be Built	\$411,990

Phase 2 Available Homesites: 35, 36, 40, 41, 43, 45, 46

## Inventory Homes

Floor Plan/Lot	Style	Bed / Bath / Garage Features and Upgrades	Approx. Sq. Ft.	Approximate Move-In	List Price
Oakhurst-27	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Bisque Cabs, Patio, Corner	2890	September	\$338,290
Copeland-50	2-Story	5 Bed (1-Down), 3 Bath, 2 Car, Bisque/Glaze Cabinets	2969	Immediate	\$334,590
Hamilton-72	2-Story	4 Bed, Flex, 3.5 Bath, 2 Car, Grey, Subway, Covered Patio	3044	July	\$350,290
Watson-35	2-Story	4 Bed, Flex, 4 Bath, 2 Car	3044	Under Contract	\$340,290
Bennett-28	2-Story	5 Bed (1-Down), 4 Bath, 2 Car, Basement	3341	Under Contract	\$370,990
Bennett-34	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3341	Under Contract	\$370,990
Bennett-22	2-Story	5 Bed (1-Down), 4 Bath, 2 Car,	3341	Under Contract	\$370,990
Bennett-51	2-Story	5 Bed (1-Down), 4 Bath, 2 Car	3341	Under Contract	\$370,990

**Agent: Gayle Bickham: 678-698-6971**

These 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. Specifications are subject to change without prior notice. Elevations shown are Artist Renderings and are for Marketing purposes only. See Agent for

Premier Series 7kspcc

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

6/1/2020





# ELLIOTT GROVE



## Premier Series Included Features

### Exterior Features

- Craftsman Style Front Elevations w/3 Sides True Hardie
- 3-Tab Shingles 25/Yr. Warranty
- Carriage Style Garage Door Hardware
- **Transum Window over Front Door**
- 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**
- **Gas Igniter in Fireplace**
- 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 **Gas** 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

- **Gas Hot Water Heater**
- 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