





# Places of Interest

## Recreation

Dobbs Creek Recreation Center 0.3 miles  
Cumming Aquatic Center 2.2 miles  
Sawnee Mountainside Trail 1.7 miles  
Indian seats at Sawnee 1.7 miles  
Lake Lanier 5.0 miles

## Grocery

Walmart 4.0 miles  
Costco 4.0 miles  
Indifresh Supermarket 7.0 miles  
Publix 3.7 miles  
Kroger 2.9 miles

## Entertainment/Shopping

Cumming City Center 2.5 miles  
The Ice 5.1 miles  
Stars & Strikes 3.8 miles  
The Collection at Forsyth 6.8 miles  
Cumming Marketplace 4.0 miles

## Dining

Tam's Backstage 2.1 miles  
Los Rios Cantina 2.6 miles  
Desi Street 3.8 miles  
Taco Mac 3.6 miles  
Community Cup 2.0 miles

## Medical

Northside Hospital Forsyth 4.5 miles  
Piedmont Urgent Care 3.7 miles  
Cumming Medical Center 2.9 miles  
Peachtree Immediate Care 4.1 miles

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678.889.3969

NewHomes@vpradmin.com



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# School District

## Cumming Elementary School

540 Dahlonega St, Cumming, GA 30040

770-887-7749

## Otwell Middle School

605 Tribble Rd , Cumming, GA 30040

770-887-5248

## Forsyth Central High School

131 Almon C. Hill Dr, Cumming, GA 30040

770-887-8151

## Alliance Academy for Innovation

1100 Lanier 400 Parkway, Cumming, GA 30040

470-695- 7823

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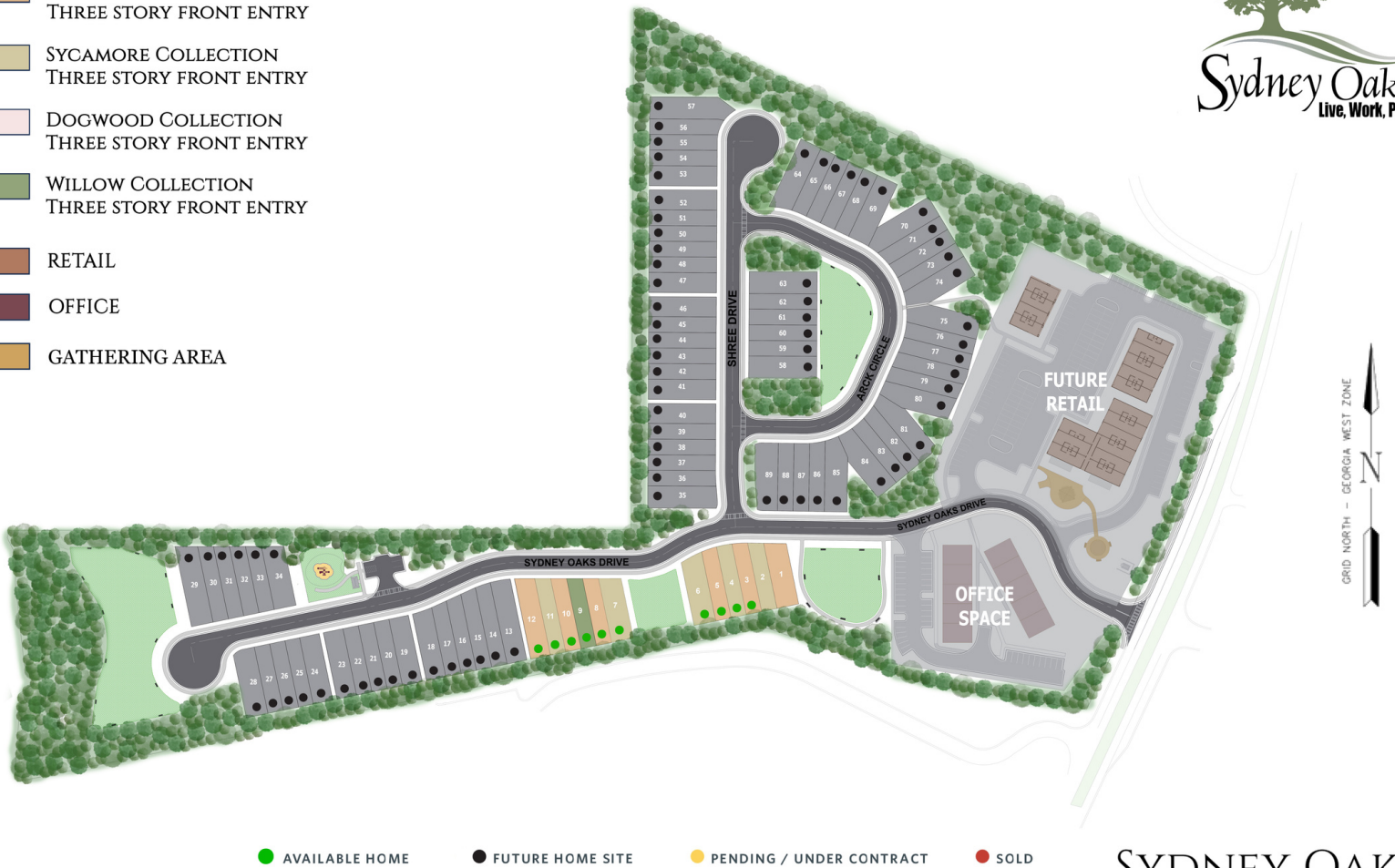


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# SITE MAP

- MAPLE COLLECTION  
THREE STORY FRONT ENTRY
- SYCAMORE COLLECTION  
THREE STORY FRONT ENTRY
- DOGWOOD COLLECTION  
THREE STORY FRONT ENTRY
- WILLOW COLLECTION  
THREE STORY FRONT ENTRY
- RETAIL
- OFFICE
- GATHERING AREA



## SITE PLAN

SYDNEY OAKS  
EST 2024

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# ELEVATIONS

## Brick Colors



### Option 1: Brookhaven



### Option 2: Belfast Gray

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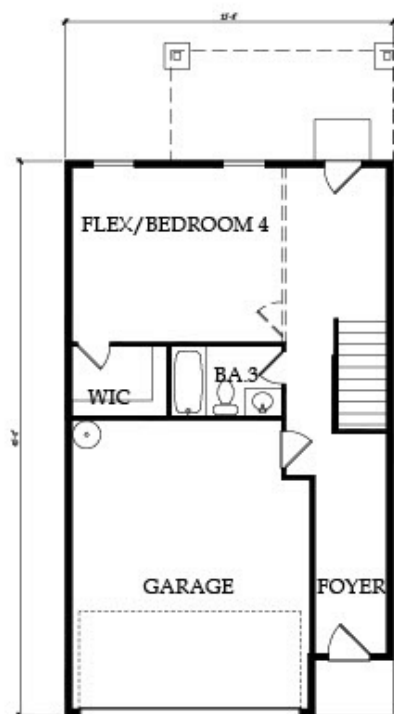
# FLOOR PLAN - MAPLE

\$547,900.00-PRICE

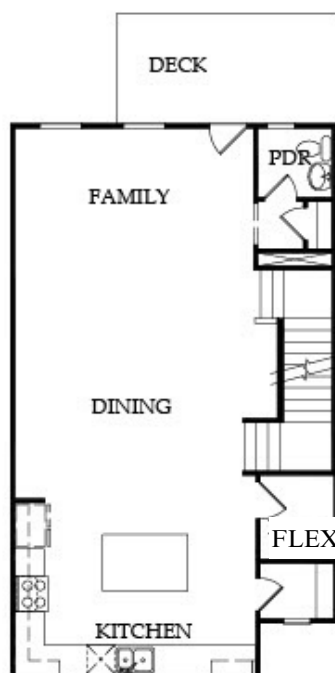
4 BEDROOM

3.5 BATH

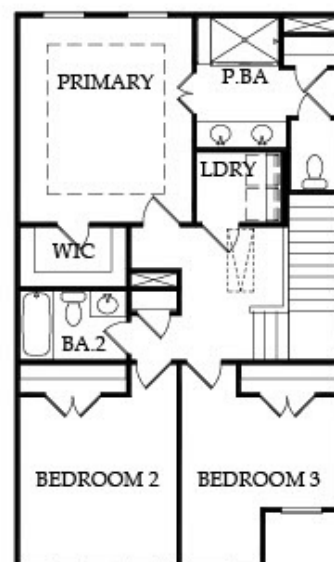
2351 SQ FT



Lower Floor



First Floor



Second Floor

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# FLOOR PLAN - SYCAMORE

\$547,900.00-PRICE

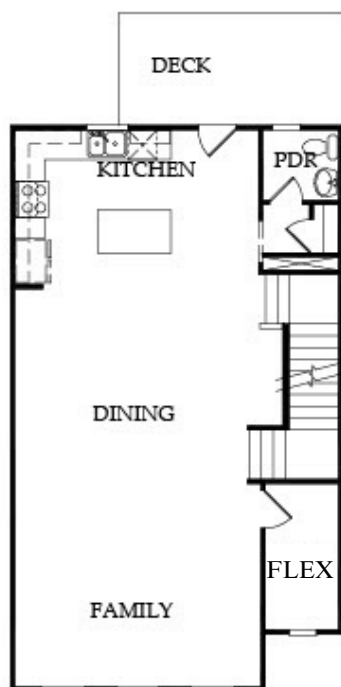
4 BEDROOM

3.5 BATH

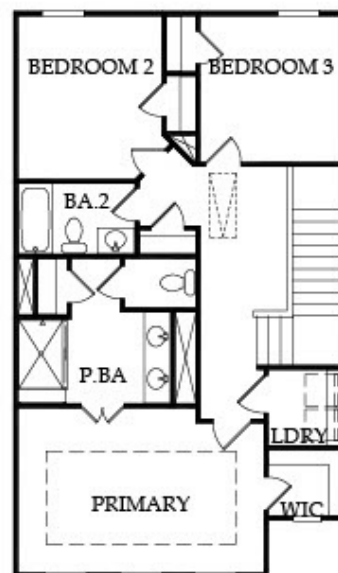
2351 SQ FT



Lower Floor



First Floor



Second Floor

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# FLOOR PLAN - WILLOW

\$537,500.00-PRICE

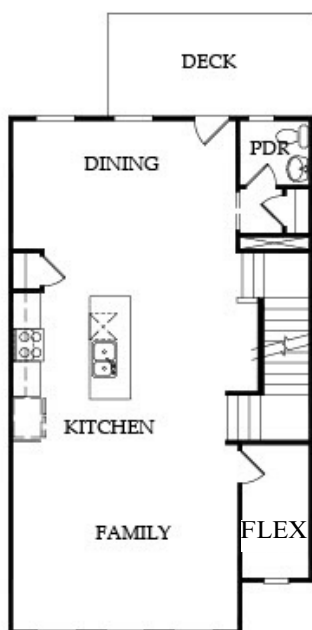
3 BEDROOM

3.5 BATH

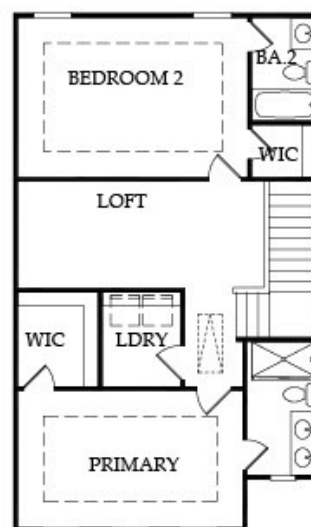
2351 SQ FT



Lower Floor



First Floor



Second Floor

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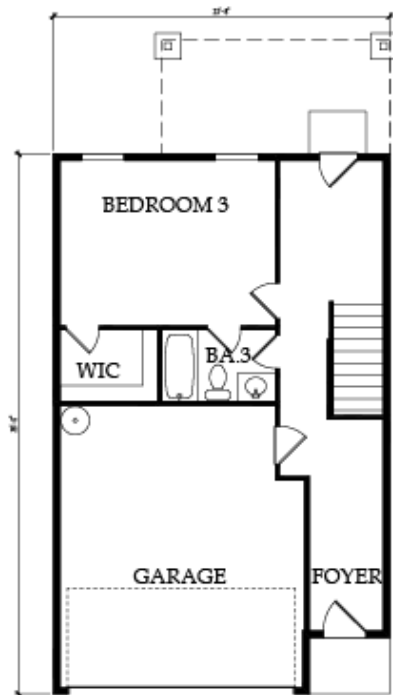
# FLOOR PLAN - DOGWOOD

\$537,500.00-PRICE

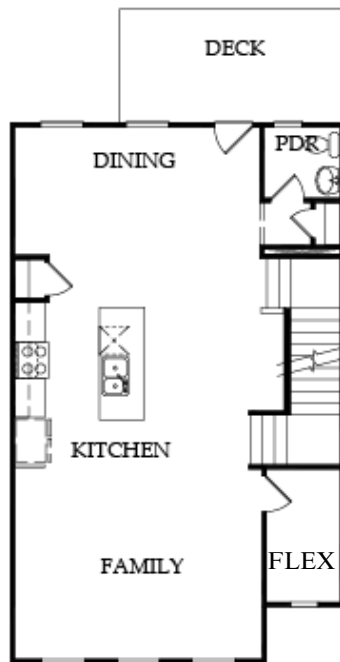
3 BEDROOM

3.5 BATH

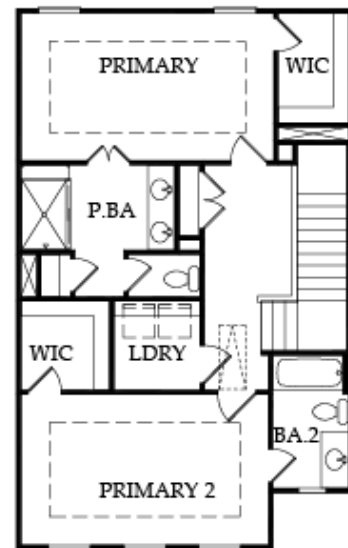
2213 SQ FT



Lower Floor



First Floor



Second Floor

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# Townhomes

## Integrated Features

### Community

- HOA Maintained Exterior Building & Landscaping
- Dynamic Mix of Retail & Dining Steps Away
- Parks, Green Space, & Double Sidewalks
- Professionally Landscaped Common Areas with Irrigation System-HOA Maintained

### Exteriors

- Exterior Designs Featuring Three Sided Brick and 100% Fiber Cement Siding
- Deluxe Exterior Paint
- Flushglaze Front Door with Light Pattern per plan; Handle Set and Deadbolt
- Carriage Style Garage Door
- Conveniently located Exterior GFI Outlets and Hose Bibs at Front and Rear of Home
- Fiberglass Deck Door with Stationary Glass (Per Plan); Deadbolt
- Pressure Treated Decks
- Professional Landscaping to include Sod, Trees, and Plants per Predesigned Landscape Package
- Architectural Roof Shingles with 30 year Limited Warranty
- 5' Aluminum Fence in Front with 1 Gate to Open at Common Space's

### Interior

- Hard Surface Flooring in Foyer, Kitchen, Dining, Family Room, Sunroom, Powder Bath
- Carpet with 6lb. Pad in Bedrooms and Closets Square Iron Balusters with Stained Oak Handrail and Hardwood Treads on Stairs
- 9' Ceilings on Terrace, Main Level
- Paint on Interior Walls and Ceilings; Same color on Walls and Ceiling
- Semi-Gloss Finish Paint on Interior Trim and Doors
- 5 1/4" Speed Base Molding
- 5 1/2 Crown Molding on Main Floor
- Ventilated Metal Shelving in all Closets for Easy Storage
- Curated Lighting Packages
- Ceiling Fan with Light Kit in Family Room & Owner's Suite
- Pre-Wire, Brace, and Switch for Ceiling Fan in Sunroom & Secondary Bedrooms
- 2- Panel Smooth Interior Doors
- Flex Room and Bonus Room ( Per Plan)

### Low Voltage

- Structures CAT6 Wiring Includes: (1) Family Room, (1) Owner's Suite

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# Townhomes

## Integrated Features

### Kitchen Design

- 42" Upper Cabinets with Crown molding Soft Close Doors, Light Rail and Upgraded Hardware
- Cabinet Pullout Trash Cans for Kitchen Cabinets ( Per Plan)
- Stainless Steel Appliances: Slide- In Gas Range; Refrigerator, Microwave, Dishwasher, and Vent hood - Vented Outside
- Quartz Countertops with Upgraded Tile Backsplash; Tile to Ceiling behind Vent Hood
- Stainless Steel Single Bowl Undermount Sink
- Stainless Faucet with Pullout Sprayer & Disposal
- Energy Efficient LED Disk Light Fixtures (Per Plan)
- Pendant Lights over Kitchen Island (Per Plan)
- Ventilated Metal Shelving in Pantry

### Bath Design

- Polished Chrome Faucets on Vanity in Owners' Bath
- Owner's Shower includes Upgraded Tile Walls with Frameless Shower Door Enclosure and a Tile Shower Pan
- Quartz Countertops with Under Mount Sink & Raised Vanity for Comfort in Owner's Bath
- 42" High, Vanity Width Mirror in Owner's Bath
- Upgraded Tile Flooring Owner's Bath
- Steel Tub with Tile Walls in Secondary Baths
- Polished Chrome Vanity and Shower/Tub Faucet in Secondary Baths
- Quartz Countertops with Under Mount Sink & Raised Vanities in Secondary Baths
- 42" High, Vanity Width Mirror in Secondary Baths
- Square Pedestal Sink with Polished Chrome Faucet in Powder Room
- Framed Mirror in Powder Room
- Elongated Toilets for Comfort

### Energy Saving Features

- 15 SEER High Efficiency ENERGY STAR HVAC System
- Enabled Programmable Thermostats on Terrace, First Floor, and Second Floor
- 80% AFUE Gas Furnace
- Fully Insulated Ceilings (R-38 Vaulted Ceilings & HVAC Platform; R-18 Garage Ceilings)
- ENERGY STAR Rated Low-E Insulated Glass Vinyl Windows
- Caulk Package to reduce Air Filtration
- Weather & Wind Resistant House Wrap

### Laundry Room

- Ventilated Metal Shelving

### Quality Construction

- -2-10 Home Buyers Warranty
- Engineered Floor System with Tongue and Groove Subfloor- Screwed and Glued in Place for Maximum Stability
- Superior Common Wall that is Fire, Mold, Mildew, Pest & Termite Resistant; Acoustic Rating of only 2 Decibels Below the Average Cinema

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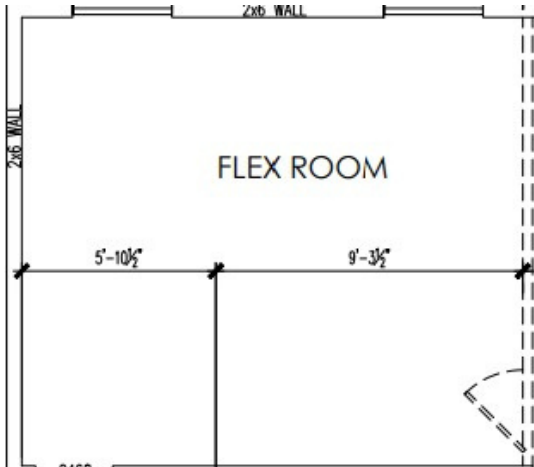
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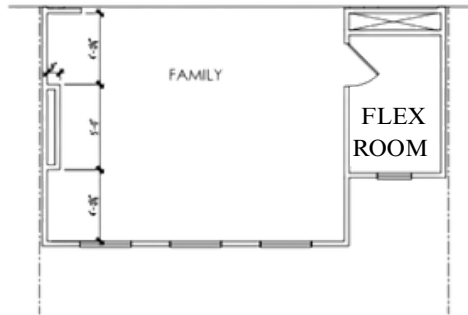


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# OPTIONS

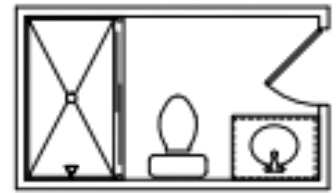


OPTIONAL 4<sup>TH</sup> BEDROOM



OPTIONAL ELEC. FIRE PLACE

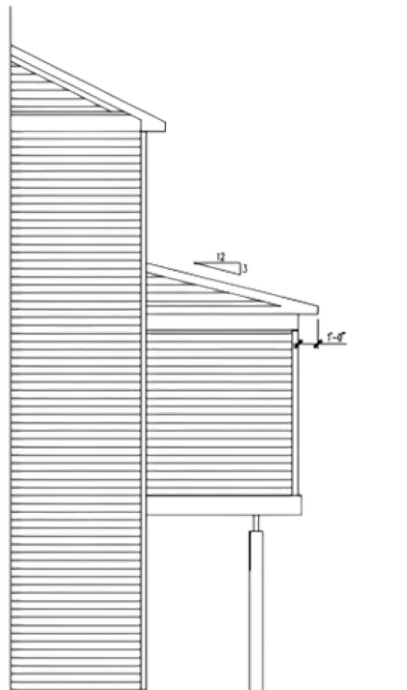
SCALE: 1/4" = 1'-0" - 24" x 36" SHEET  
1/8" = 1'-0" - 12" x 17" SHEET



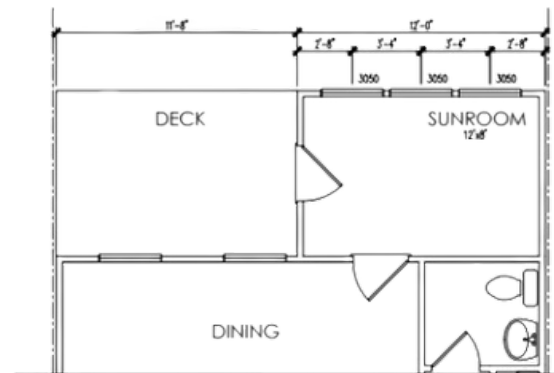
OPTIONAL SHOWER IN SECONDARY BATH



OPTIONAL SUNROOM (REAR)

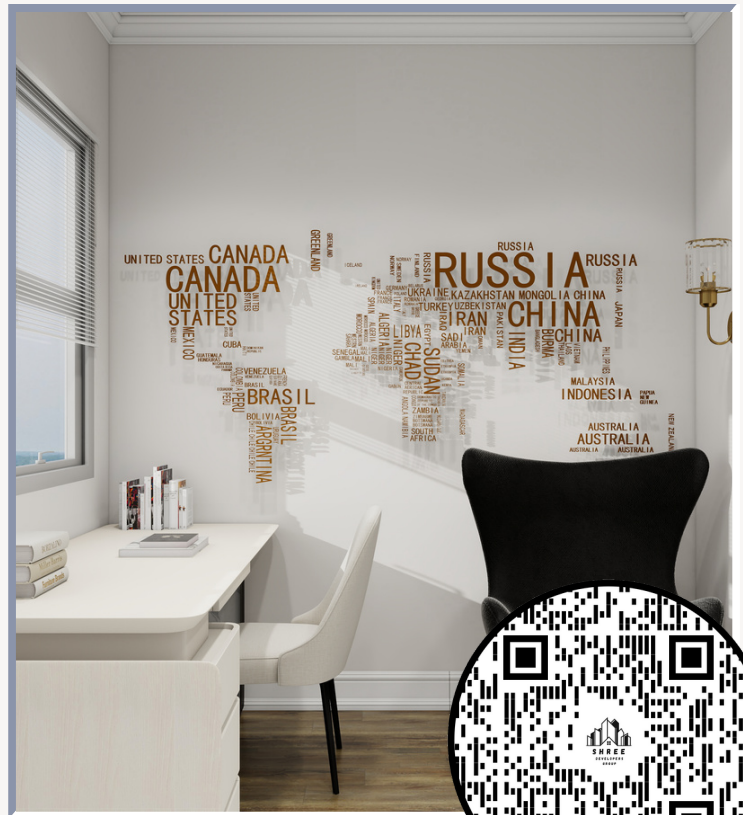


OPTIONAL SUNROOM (SIDE)



OPTIONAL SUNROOM

SCALE: 1/4" = 1'-0" - 24" x 36" SHEET  
1/8" = 1'-0" - 12" x 17" SHEET



SCAN OR CLICK QR CODE TO VIEW VIRTUAL WALKTHROUGHS

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