



Crofton Place

Snellville, GA • Gwinnett County
From the \$300K-\$500K+

Enjoy a Swim & Cabana, Park, and Walking Trails

Welcome to Crofton Place, a swim community with spacious two story homes. Build 3-5 bedroom plans with loft options, and outdoor living spaces. Exterior farmhouse options such as painted brick with black interior accents, electric fireplaces and more!



Directions: Follow I-85 to Pleasant Hill Rd exit 104. Turn on Ronald Reagan Pkwy. Turn right on Scenic Hwy N, Left onto Henry Clower Blvd, Right onto Lenora Church Rd to right on Lee Rd.

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This is subject to errors, omissions, and changes without notice.



Crofton Place

Site Plan

COMMUNITY AMENITIES:

- Swimming Pool
- Cabana
- Park Area
- Walking Trails



This site map artistic rendering is provided for illustrative purposes only and is not intended to be a precise representation of the final subdivision and for marketing purposes. The images, designs, and features depicted in this rendering are conceptual and may be subject to change during the development process. The actual layout, dimensions, landscaping, and amenities of the subdivision may vary from what is shown in this rendering. The builder/developer reserves the right to make modifications, alterations, or improvements to the subdivision without notice. All details, including but not limited to building placements, landscaping, and infrastructure, are subject to approval by relevant authorities. This rendering does not constitute a legal document, and potential buyers, investors, or interested parties are advised to refer to the final recorded plat, architectural plans, and legal descriptions for accurate and detailed information about the subdivision. Any reliance on the information provided in this artistic rendering is at the viewer's own risk. The builder/developer, architects, and associated parties make no warranties, representations, or guarantees, expressed or implied, regarding the accuracy, completeness, or suitability of the information presented in this rendering. This disclaimer applies to both current and future versions of the rendering.

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Crofton Place Estates: Spec Sheet Highlights

What's Included in a Chafin Home?

COMMUNITY

- Swim, cabana, and walking trails
- Professionally landscaped & sodded home sites (per builder discretion)

SMART HOME PACKAGE:

- White Glove Custom Setup
- Echo Show 8"
- Ring Front Door Bell Camera
- Kwikset Smart Front Door Lock
- Smart Ecobee Thermostat Main Floor
- 2 Smart Light Switches

EXTERIOR QUALITY

- Two Car Garage Bay, Stamped Metal with Straps and Handles
- Covered or Screened Porch options
- Gutters: Non PB Elevations on canopies, PB Elevations no gutters
- 4 Lite Front Entry Door: Sidelights and Transom Per Plan
- Community Mailbox Kiosk

INTERIOR QUALITY

- 9' Ceilings on 1st Floor and 8' on 2nd Floor
- Coffered ceilings per plan except Brookfield
- Primary bedroom ceiling single box tray per plan
- Mudroom Valet and Cubbies Options Available Per Plan
- Judges Paneling with Dining Room plans
- 5 Panel Raised Interior Doors
- Fireplace options available Per Plan

AWARD-WINNING WARRANTY

- First Year "Fit and Finish" Builder's Warranty
- 2-10 HomeBuyers Warranty®

KITCHEN

- Single Bowl Stainless Steel
- Dishwasher, Cooktop, and Oven Options
- Traverse LED Lights
- Pendant Lighting Over Island
- 42" Cabinet Height
- Granite Countertops
- Kitchen island standard per plan

LUXURIOUS BATHS

- Cultured marble countertops in primary and secondary bathrooms
- Rectangular sinks in primary and secondary bathrooms
- Elongated commodes
- Ceramic Tile in Primary Bathroom and Shower
- Primary Bath: 7' Shower option

RESILIENT MODERN FLOORING

- Low maintenance, water and scratch resistant EVP in designated areas per plan
- Lush wall to wall carpeting options in designated areas

ENERGY SAVING FEATURES

- Modern Energy Efficient LED Traverse Lighting
- Gas Furnace
- Low E Windows
- HVAC with Programmable Thermostat
- 50 Gallon Water Heater

Upgrade to Energy Star Rated House

- Tankless Water Heater,
- Argon Gas Filled Windows
- Upgraded Garage Ceiling Insulation w/ Conditioned Space Above
- Radiant Barrier Decking
- Vented Kitchen Hood to Exterior
- ERV Fresh Air Fan

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SMART HOME



Chafin Homes come SET UP with Smart Home Features:



Includes White Glove Set-Up By Our In-House Technician

Kwikset Halo Smart Front Door Lock • Ecobee Smart Thermostat
Two Smart Light Switches • Ring Doorbell • Echo Show 8"
(Colors will vary based on your home)

*NOTE: For homes started
AFTER 1/1/2022*

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The Abby



More to Come Home to...

2 Story

3 Bedroom / 2.5 Baths
Loft Up

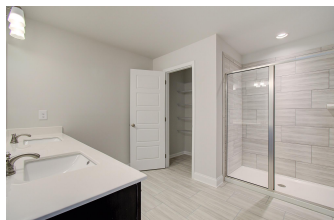
Optional: 4th Bedroom
ILO Loft

Optional: Enlarged Primary
Suite ILO Loft

Optional: Enclosed Loft

Optional: Enclose Flex Space

Approx. 2,200 sq ft



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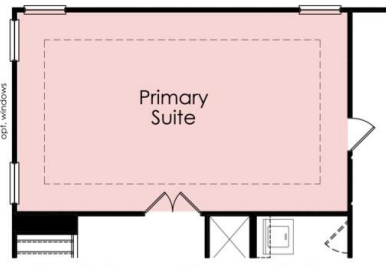


The Abby

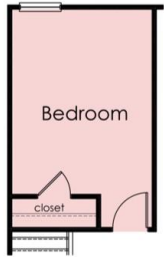
2 Story / 3 - 4 Bedroom / 2.5 Baths / Loft Up / Approx. 2,200sf

Optional Primary Bath Layouts

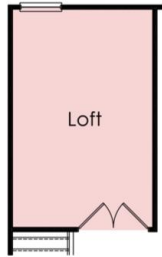
Layouts vary per community, see agents for details.



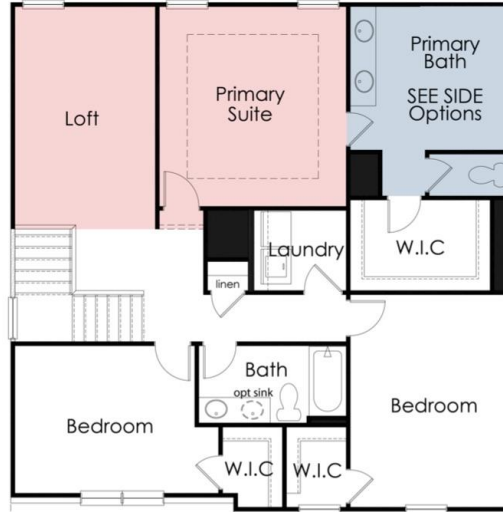
Opt Enlarged Primary Suite
ILO Loft



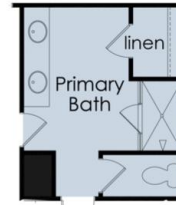
Opt Bedroom
ILO Loft



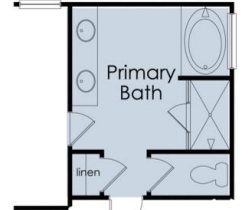
Opt Enclosed
Loft



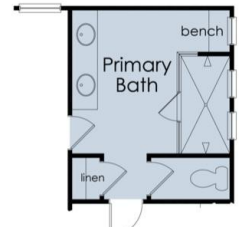
Second Floor



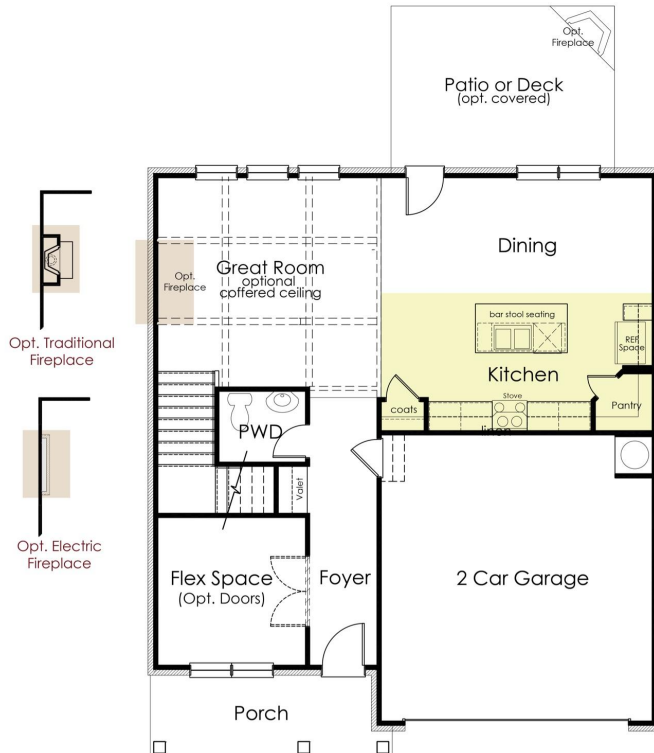
Opt Primary Bath
with Shower & Linen



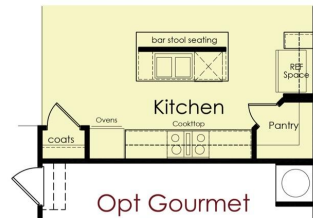
Opt Primary Bath
with Tub



Opt Primary Bath
with Enlarged Shower



First Floor



Opt Gourmet
Kitchen



Opt Designer
Kitchen

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The Colburn



More to Come Home to...



2 Story

4-6 Bedroom / 3-4 Baths
Guest Suite on Main

Opt. 5th or 6th Bedroom/4th Bath
ILO of Loft or Mini-Suite Up

Approx. 2,800 sq ft

These photos DO contain many upgrades, please see agent for prices.

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The Stanford



More to Come Home to...



2 Story
5 Bedroom / 3 Baths
Guest Bedroom on Main

**Opt. Study or Dining on Main
And Powder Room**
ILO of 5th Bedroom on Main

Approx. 2,211-2,222 sq ft

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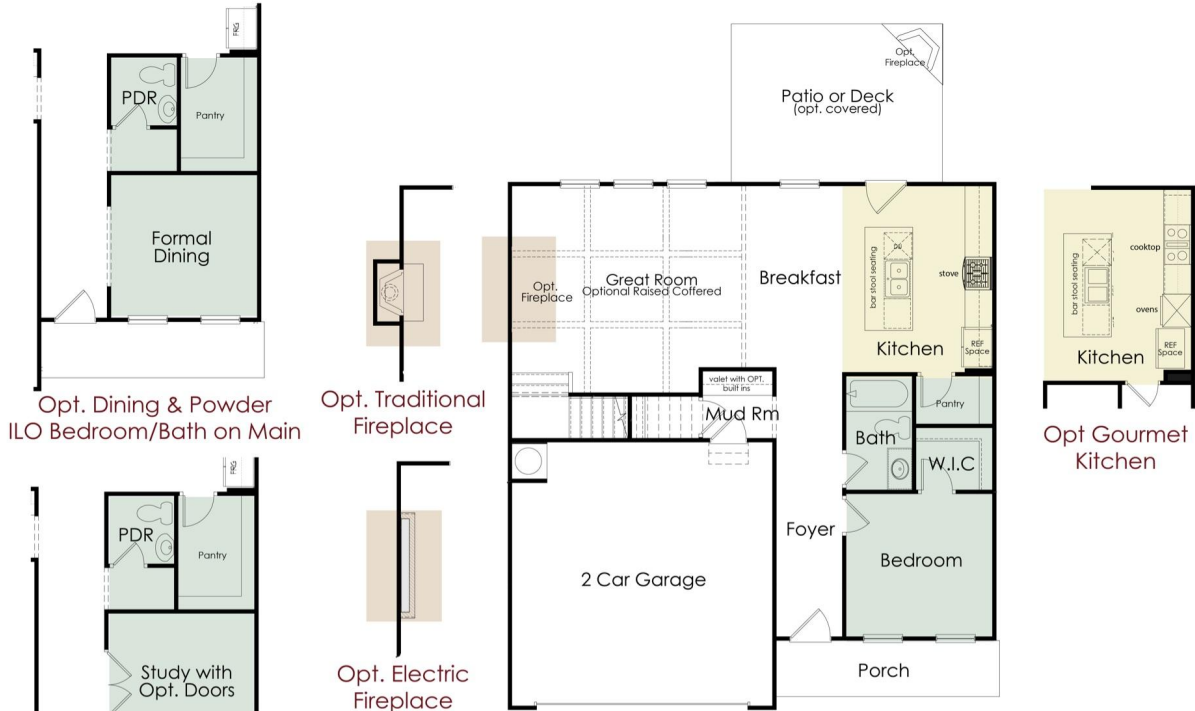
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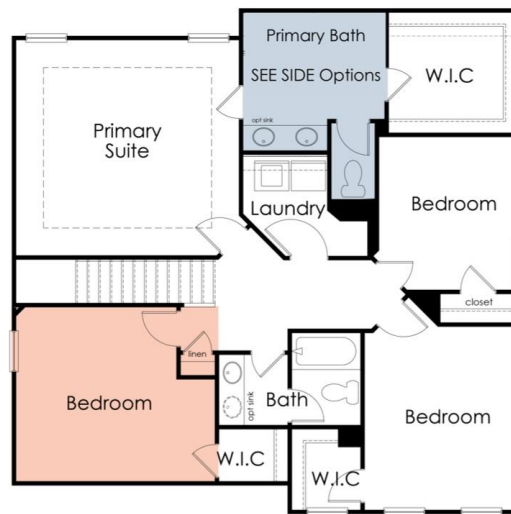
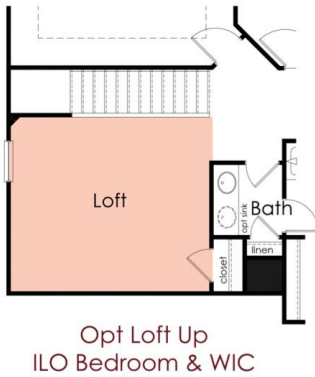
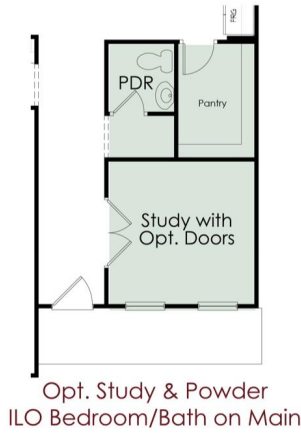


The Stanford

2 Story / 5 Bedroom / 3 Baths / Approx. 2,211-2,222sf

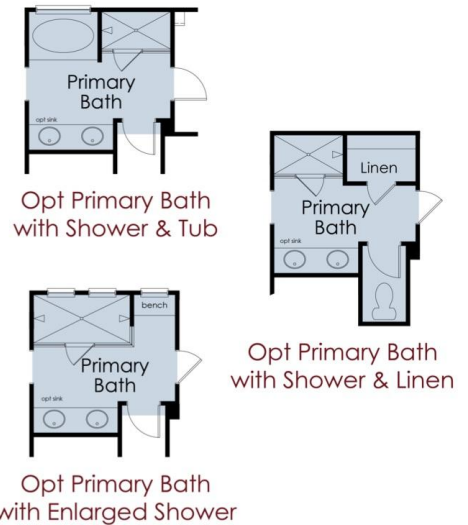


First Floor



Second Floor

Optional Primary Bath Layouts
Layouts vary per community, see agents for details.



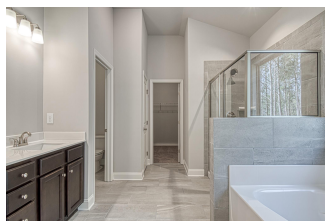
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The Wakefield



More to Come Home to...



2 Story

3 to 5 Bedroom / 2.5-3 Baths
Loft Up

Opt. Formal Dining or Study
ILO of Bedroom/Bath on Main

Approx. 2,630 sq ft

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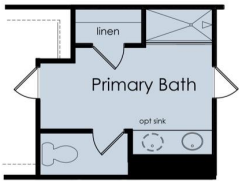
More to Come Home to...

The Wakefield

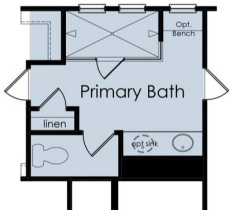
2 Story / 3 to 5 Bedroom / 2.5-3 Baths / Loft Up / Approx. 2,630 sf

Optional Primary Bath Layouts

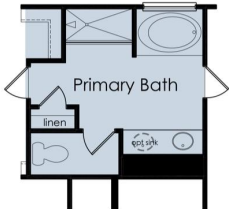
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Linen



Opt Primary Bath with Enlarged Shower

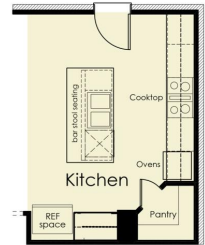
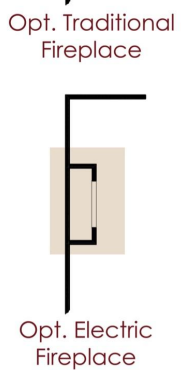


Opt Primary Bath with Shower & Tub

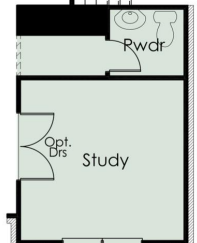


Second Floor

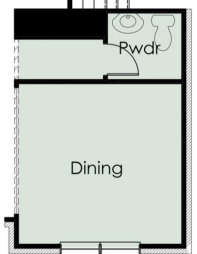
First Floor



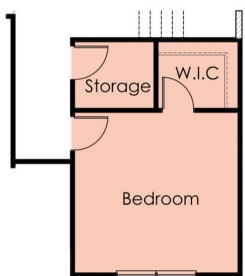
Opt. Gourmet Kitchen



Opt. Study in Lieu of Bedroom/Bath



Opt. Dining in Lieu of Bedroom/Bath



Opt Bedroom in lieu of Loft

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The Winston



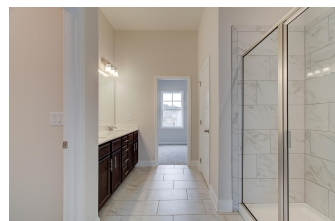
More to Come Home to...

2 Story
5 Bedroom / 3 Bath
Loft Upstairs

Approx. 2,512-2,549 sq ft

Option for 5 Bedroom / 4 Bath
ILO of Loft

Option for 4 Bedroom / 3 Bath
with Loft



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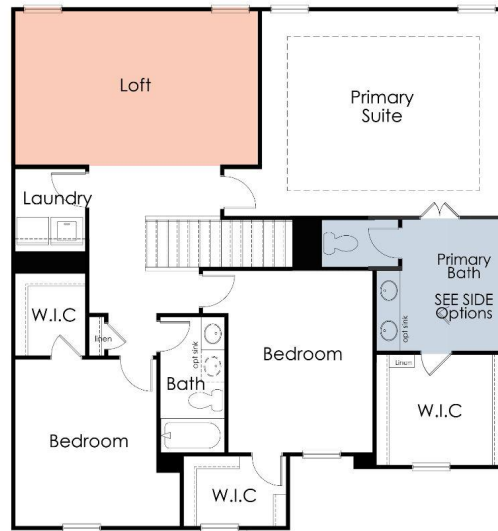
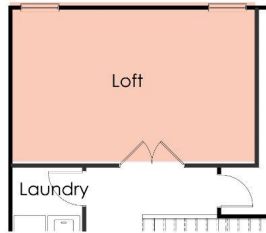
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More to Come Home to...

The Winston

2 Story / 5 Bedroom / 3 Baths / Loft Up / Approx. 2,512-2,549sf



Optional Primary Bath Layouts
Layouts vary per community, see agents for details.



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