



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 Manor: 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
- Shutters: Vinyl (B&B or Paneled Per Plan & Elevation)
- Hardware: Satin Nickel, Standard Non PB Elevations (Black Optional), Black, Standard with PB Elevations
- Gutters: Non PB Elevations on canopies, PB Elevations no gutters
- 4 Lite Front Entry Door: Sidelights and Transom Per Plan

INTERIOR QUALITY

- 9' Ceilings on 1st Floor and 2nd Floor
- Coffered Ceilings in Great Room per plan
- Primary bedroom ceiling double box tray per plan
- Mudroom Valet and Cubbies Options Available Per Plan
- Judges Paneling with Dining Room Plans Only
- 5 Panel Raised Interior Doors
- Fireplace: 48" Allusion Recessed Linear Electric Fireplace on All Elevations

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 (Stainless Steel)
- 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
- Primary Bath: 7' Shower option with dual shower heads

RESILIENT MODERN FLOORING

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

ENERGY SAVING FEATURES

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



More to Come Home to...



2 Story
4 Bedroom / 3 Baths
Guest Suite & Study on Main

Opt. 5th Bedroom Up
ILO of Loft

Approx. 3,038 - 3,079 sq ft

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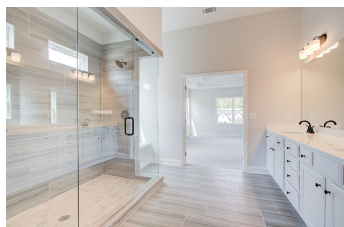
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The Canterbury



More to Come Home to...



2 Story
5 Bedroom / 4 Baths
Loft Up

Opt. 6th Bedroom Up
ILO of Loft Up

Approx. 3,137 - 3,182 sq ft

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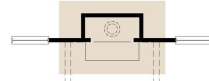
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More to Come Home to...

The Canterbury 2 Story / 5 - 6 Bedroom / 4 Baths / Loft Up / Approx. 3,137-3,182 sf



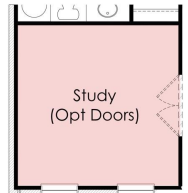
Opt. Electric Fireplace



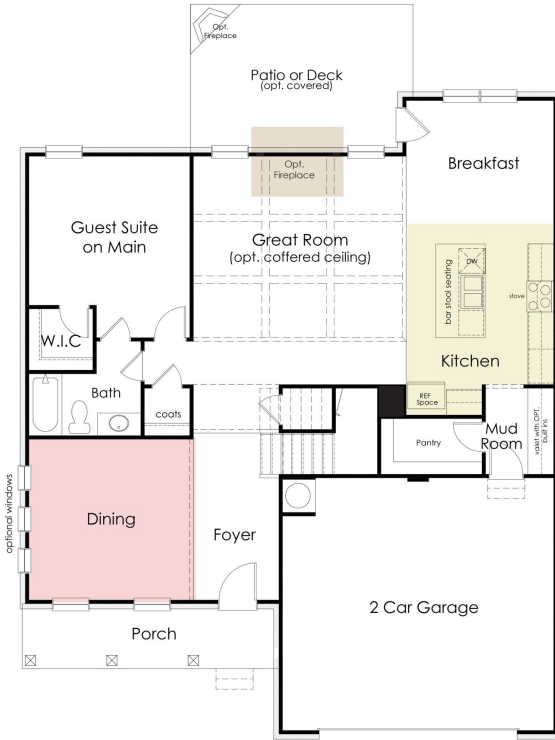
Opt. Traditional Fireplace



Optional Gourmet Kitchen



Optional Study I/O Dining



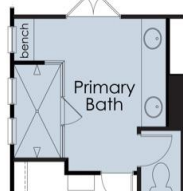
First Floor

Optional Primary Bath Layouts

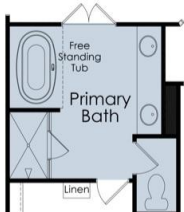
Layouts vary per community, see agents for details.



Opt Primary Bath with Tub & Shower



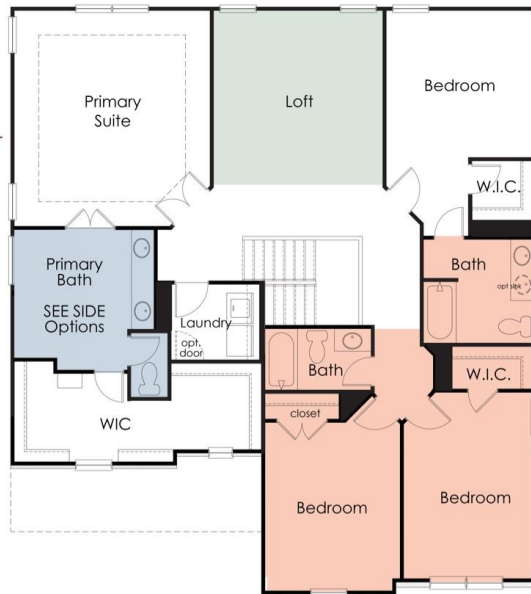
Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Free Standing Tub & Shower



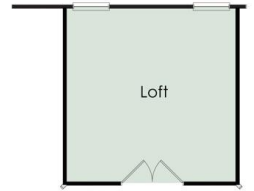
Opt Primary Bath with Shower & Linen



Second Floor



Opt. Bedroom I/O Loft



Opt. Enclosed Loft



Opt. Enlarged Bedroom & Changed Bath I/O Two Front Bedrooms & One Hall Bath

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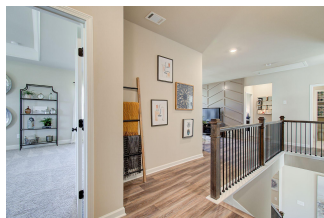
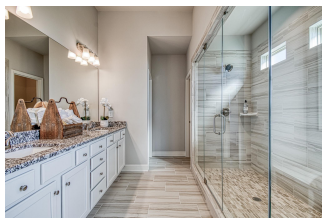
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The Rosewood



More to Come Home to...



2 Story
5 Bedrooms / 3 Baths
Guest Suite on Main Level

Loft Upstairs

Opt. 4th Bath Upstairs

Approx. 3314-3393 sq ft

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More to Come Home to...

The Rosewood

2 Story / 5 Bedrooms / 3 Baths / Approx. Sq Ft. 3314-3393



First Floor



Second Floor

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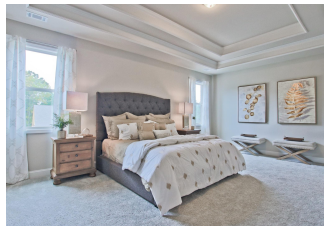
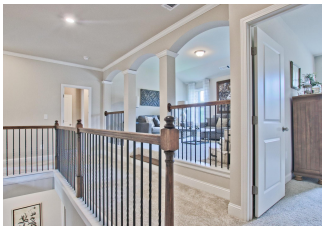
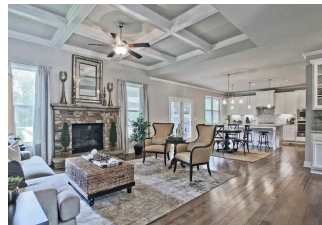
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The Turnbridge



More to Come Home to...



2 Story

5 Bedroom / 4 Baths
2 Story Great Room

Opt. Loft/Media Room Up
ILO of 2 Story Great Room

Approx. 3,245-3,445 sq ft

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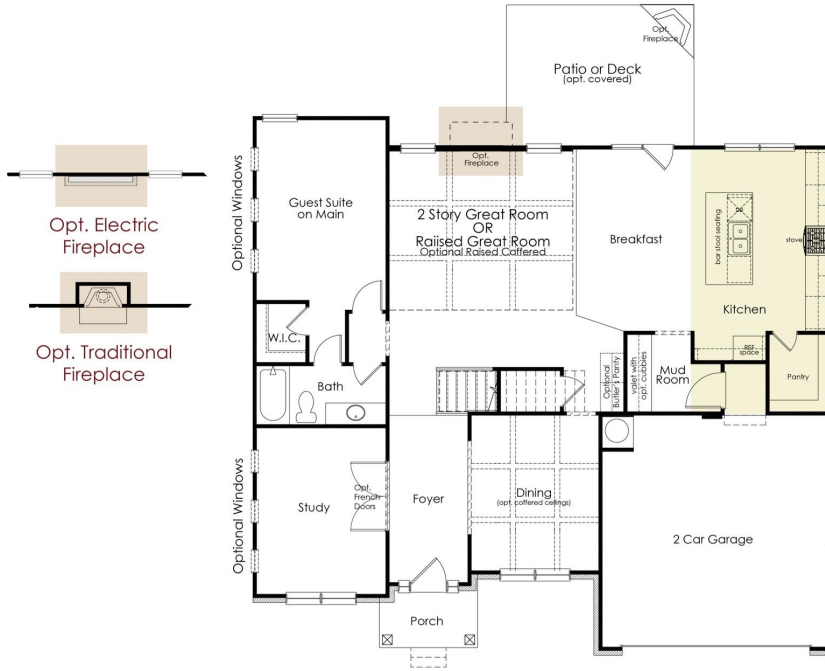
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More to Come Home to...

The Turnbridge

2 Story / 5 Bedroom / 4 Baths / Approx. 3,245-3,445sf



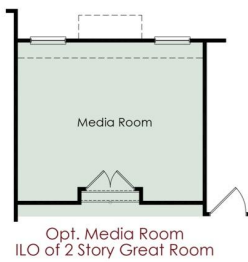
First Floor



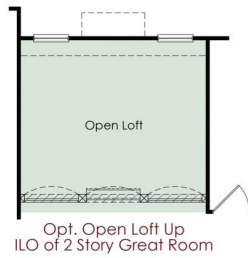
Opt. Gourmet Kitchen



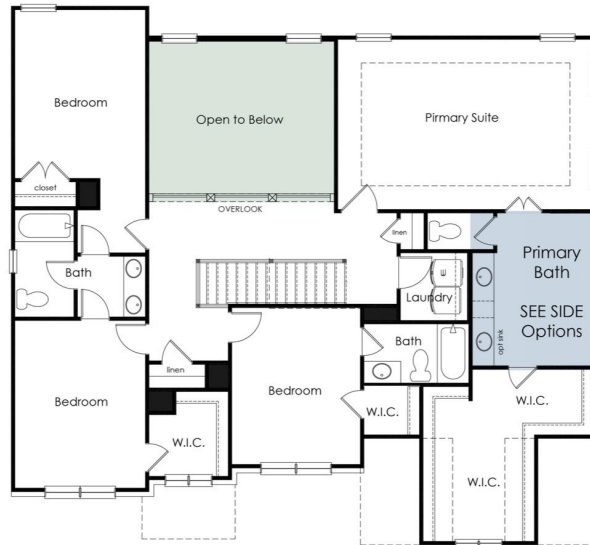
Opt. Designer Kitchen



Opt. Media Room ILO of 2 Story Great Room

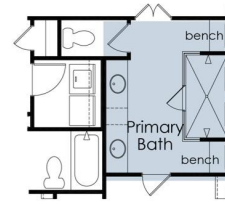


Opt. Open Loft Up ILO of 2 Story Great Room

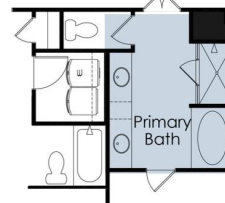


Second Floor

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



Opt. Primary Bath with Enlarged Shower



Opt. Primary Bath with Tub & Shower

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