



**CHAFIN**  
COMMUNITIES  
*More To Come Home to...*  
A Berkshire Hathaway Company

## Westgate - Enclave

Loganville, GA • Gwinnett County  
From \$400k and up

### Enjoy Cabana and Swimming Pool

Welcome to Westgate! A swim community of single family homes located in Grayson High School District of Loganville, Ga. Enjoy both traditional style and farmhouse style exterior options. Choose from 2 story plans with 3 & 4 bedroom options.



Directions: From Atlanta, I85N, Exit Sugarloaf Parkway, Turn Right. Go about 10 miles to a right onto Hwy 20, go thru Grayson, turn right onto Cooper Rd. Community almost immediately on the left.



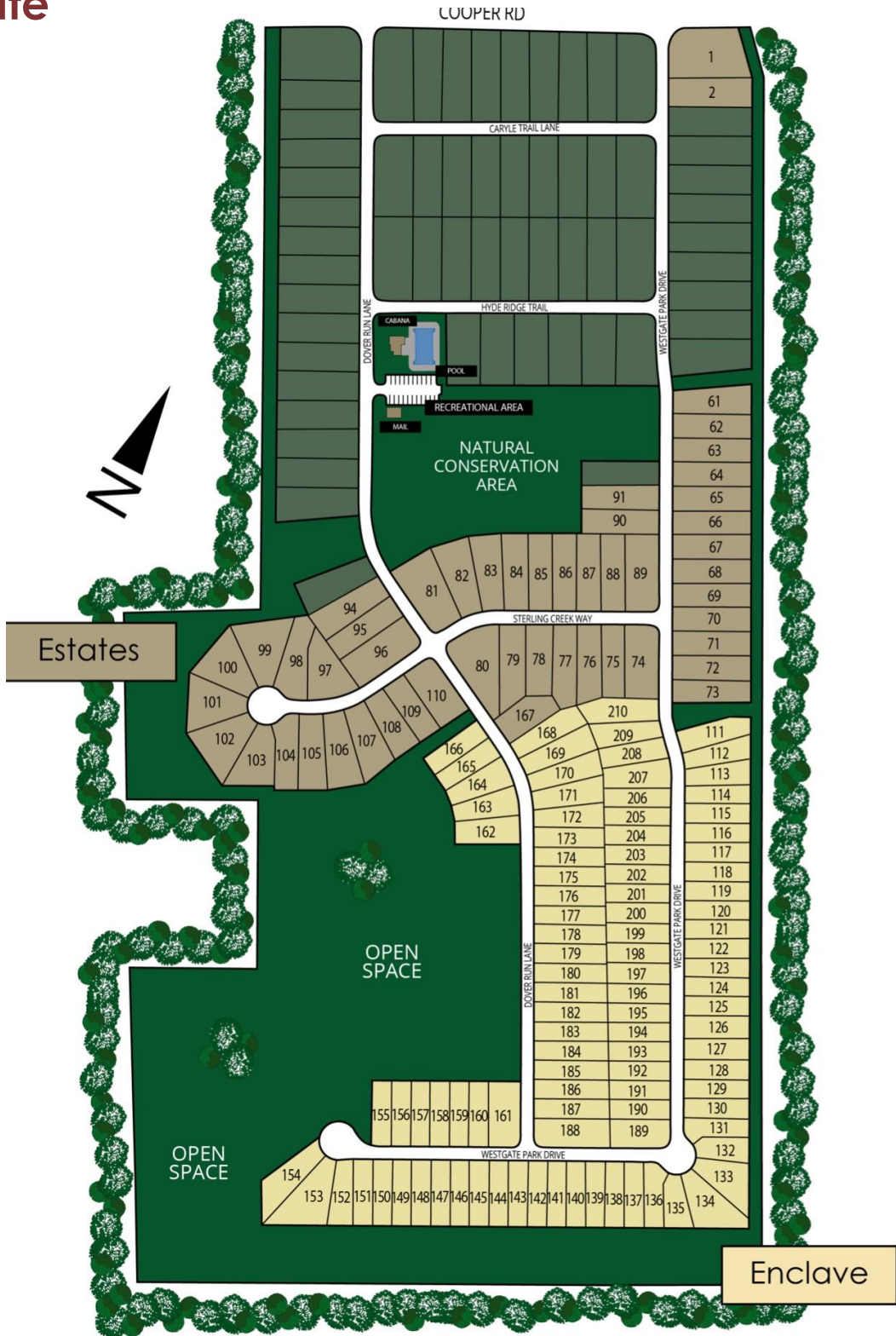
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# Westgate

Site Plan



This site map artist's rendering are concept drawings and are not intended to be used for any legal or financial purposes. 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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## Westgate - Enclave

### What's Included in a Chafin Home

#### COMMUNITY

- Swim Community with Cabana
- Professionally landscaped & sodded home sites (per builder discretion)

#### SMART HOME PACKAGE:

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

#### EXTERIOR QUALITY

- Traditional homes with brick accents & durable concrete siding
- Rear patios
- Stamped garage doors with finished interiors
- Aluminum pre-finished gutters with side downspouts
- Architectural Roof Shingles Weathered Wood

#### INTERIOR QUALITY

- 9' smooth ceilings first floor (per plan) & 8ft second floor (per plan)
- Elegant trim package throughout the homes
- Mud Rooms with valet and hooks (per plan)
- Optional Upgrade: Fireplace in Great Room
- Primary Suite single box tray ceiling (per plan)
- 5 panel interior doors
- Satin nickel OR black matte door hardware, plumbing and lighting package per elevation - PB elevations only get black and the rest are satin
- Ceiling fan in great room and Pre-wire/brace for future ceiling fans in Primary Suite & bedrooms on the main for plans with that bedroom
- Cable outlets and data outlets in great rm & primary suite to access point
- Laundry room with dryer vented outside

#### AWARD-WINNING "AFTER THE CLOSING" CARE

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

#### KITCHEN

- 42" Flat panel kitchen cabinetry with crown molding
- Center Kitchen Work Island (per plan)
- Granite Countertops
- Ceramic Tile Backsplash
- Pendant lights over island
- Stainless Steel Whirlpool appliances
  - Free standing gas range
  - Multiple-cycle dishwasher
  - Built-in Microwave
- Undermount single bowl stainless steel sink with single lever faucet & convenient spray attachment
- Ice maker connection
- Garbage disposal

#### LUXURIOUS BATHS

- Primary Bath:
  - Glass framed enclosed fiberglass shower with optional upgrade to tile surrounds
  - Optional Upgrade to tub & shower
- Cultured marble sink all baths (per plan)
- Optional second sink upgrade in secondary baths with vanity's large enough to accommodate
- Pedestal sink in half baths (per plan)
- Fiberglass tub/shower combination in full baths
- Elongated commodes
- Mirrors over vanities in all baths

#### RESILIENT MODERN FLOORING

- Low maintenance EVP:
  - Entry foyer, powder room, great room, kitchen, breakfast, all baths, laundry room, & halls on main (per plan, may vary slightly)
- Lush wall to wall carpeting in designated areas

#### ENERGY SAVING FEATURES

- LED Traverse lights for energy efficient lighting
- Gas 50 gallon water heater
- Zoned HVAC Programmable thermostat(s)
- Housewrap for moisture control
- Gas furnace
- LOW E Energy Efficient Windows

Last Updated: 04/25/2023

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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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# One Stop Financing

## Get The Silverton Advantage



### Closing Cost Incentives

Receive full incentives offered in all Chafin Communities with approved lender. If you use another lender, you no longer qualify for the incentives.

### Smooth Closing Experience

Our Team has a decades long seamless working relationship with Chafin. Combine that with Silverton's high customer ratings, and you have a great closing experience..

### Wide Range of Mortgage Options

Silverton Mortgage is a full service mortgage provider that offers a wide range of mortgage options: FHA, VA, Non-conforming, Portfolio and more. They add new programs daily.

### Competitive Interest Rates

Silverton Mortgage offers market competitive interest rates. This ensures you lower closing costs and a lower overall cost of your mortgage.

### It Will Not Affect Credit Score

Silverton Mortgage will pull your credit and it can still be pulled again by another lender without hurting your credit score if you do it within 30 days. See agent for more details.\*

### It is NO Obligation, Free & Easy

There is no obligation to use Silverton Mortgage. You can choose up until you are under contract which lender you prefer. It is free, easy, and takes about 10 minutes.

Getting Pre-qualified by Silverton is **your first step to buying a Chafin home.**

All loans are subject to credit approval. Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license, Licensed by the N.J. Department of Banking and Insurance, Licensed by PA Dept. of Banking, Rhode Island Licensed Lender. Licensing information: <https://silvertonmortgage.com/licensing/>  
\*All information is believed accurate and is subject to change without notice. Equal Housing Opportunity. Clayton Properties Group, Inc., doing business as Chafin Communities, and Vanderbilt Mortgage and Finance, Inc., doing business as Silverton Mortgage ("Silverton") are each indirect, wholly owned subsidiaries of the same parent company. Because of this relationship, the referral of a customer by Chafin Communities to Silverton, may provide Chafin Communities and Silverton with a financial or other benefit.



# The Chestnut



*More to Come Home to...*



**2 Story**  
**4 Bedroom / 3 Baths**  
**Loft Up**  
**Bedroom on Main**

**Optional 5th Bedroom**  
**& 4th Bath**  
**ILO Loft Up**

**Approx. 2,537 sq ft**

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

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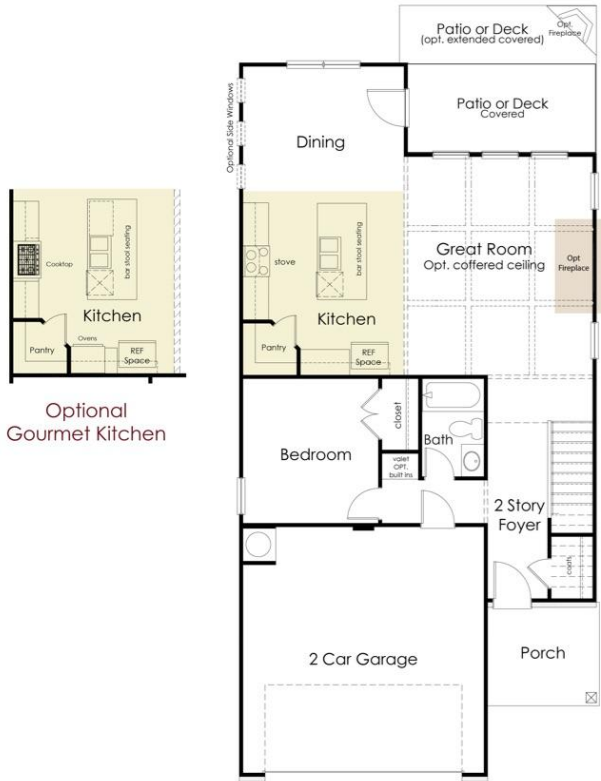
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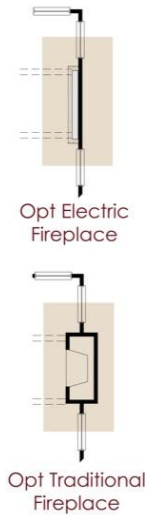


# The Chestnut

2 Story / 4 - 5 Bedroom / 3 - 4 Baths / Loft Up / Approx. 2,537sf



**First Floor**



Opt Bedroom ILO of Loft

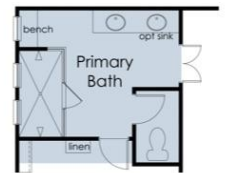


Opt Bedroom & Bath ILO of Loft

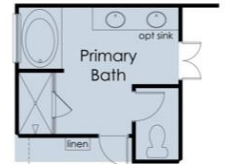


**Second Floor**

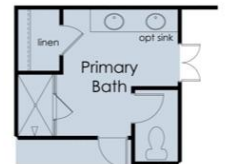
**Optional Primary Bath Layouts**  
Layouts vary per community, see agents for details.



Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Shower & Tub



Opt Primary Bath with Shower & Linen

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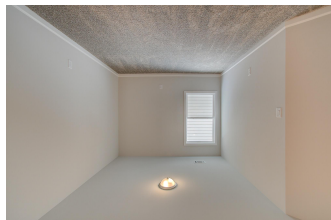
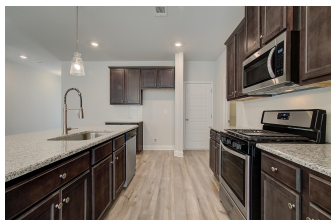
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# The Coleford



*More to Come Home to...*



**2 Story**

**3 Bedroom / 2.5 Baths  
Loft Up**

**Optional:  
Enlarged Secondary Bedroom  
ILO Loft**

**Approx. 2,016 sq ft**

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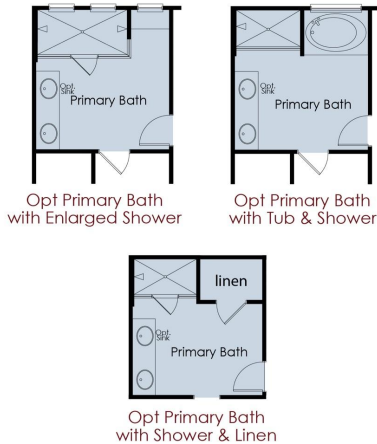
# The Coleford

2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,016sf



**First Floor**

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



**Second Floor**

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# The Jackson



*More to Come Home to...*



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

**2 Story**  
**3 Bedroom / 2.5 Baths**  
**Loft Up**

**Optional:**  
**Enlarged Secondary**  
**Bedroom**  
ILO Loft

**Approx. 2,016 sq ft**

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# The Jackson

2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,016sf



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# The Pembroke



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**2 Story**  
**4 Bedroom / 2.5-3.5 Baths**  
All Bedrooms Up

**Opt. 3rd BathUp**  
ILO of Walk-in Closet

**Approx. 2,250 sq ft**

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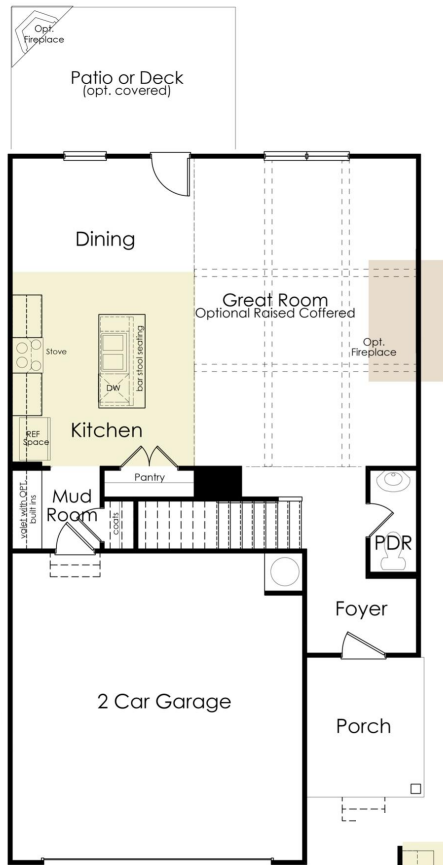
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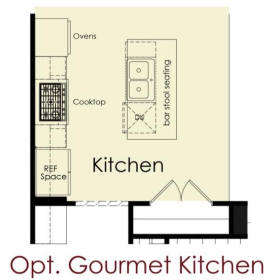
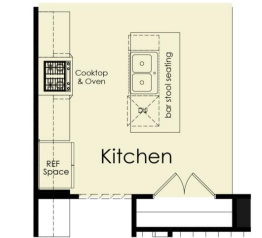
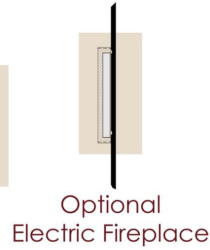
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# The Pembroke

2 Story / 4 Bedroom / 2.5-3.5 Baths / Approx. 2,250 sf

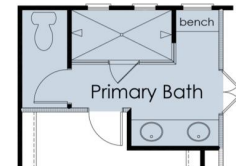
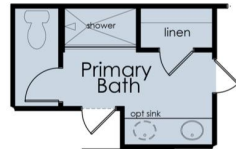
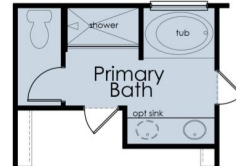


**First Floor**



## Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



**Second Floor**



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