

Rosewood Lake

Hoschton, GA • Jackson County
From \$400k - \$500k • Swim Community

Enjoy Swimming Pool, Community Trail, and Pond with a Dock

Welcome to Rosewood Lake, a swim community with spacious Ranch and 2 story homes. Build 3 and 6 bedroom plans with loft options, guest suites on the main level. Exterior farmhouse options such as painted brick with black interior accents, electric fireplaces and more! To learn more please contact 470-269-3829.



Directions: I-85N, Exit 129 (Hwy 53) and turn right. Turn left on W. Jackson Rd and left on Maddox Rd and the community is just ahead.

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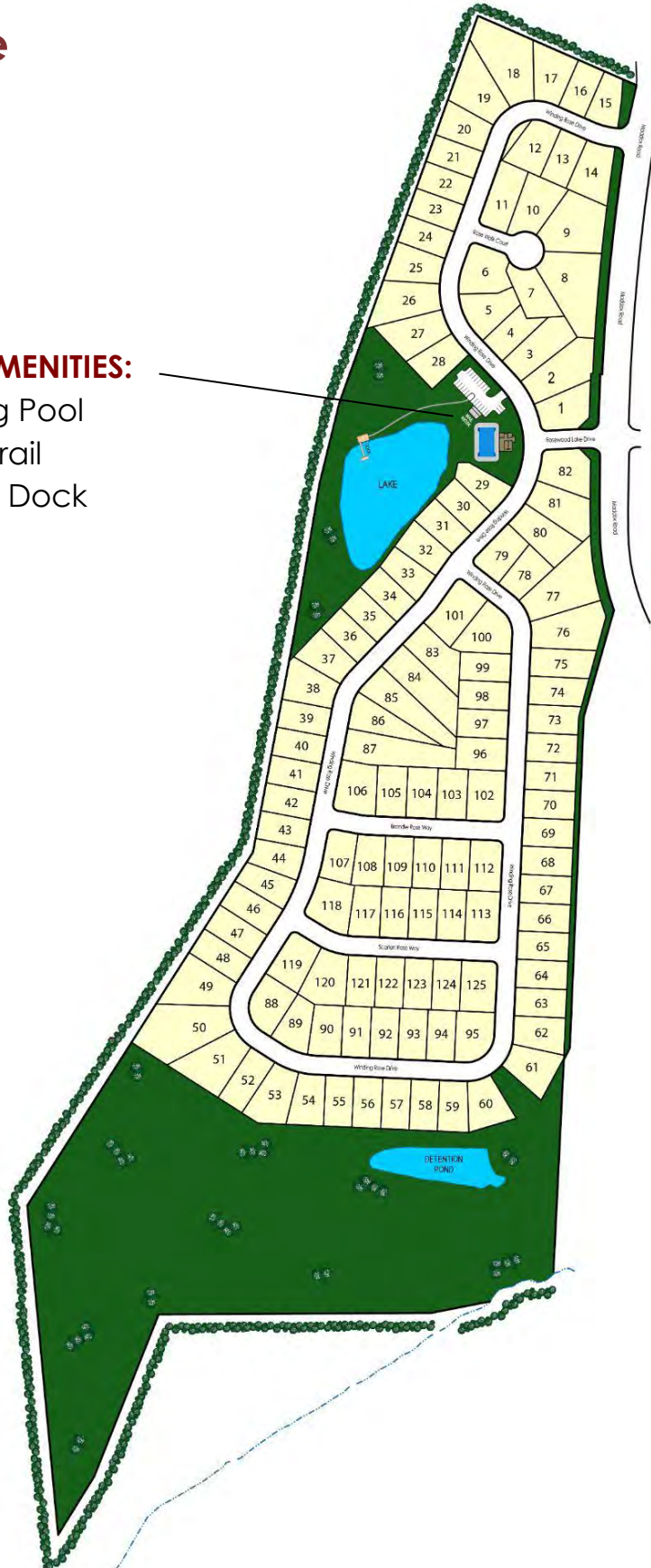
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Rosewood Lake

Site Plan

COMMUNITY AMENITIES:

- Swimming Pool
- Walking Trail
- Lake with Dock



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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Rosewood Lake

What's Included in a Chafin Home

COMMUNITY

- Swim & cabana community with a pond, dock, and walking trail
- 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

- Traditional homes with brick & stone accents
- Three car Front Entry Garage Standard on Colburn, Stanford, Wakefield, Westgate & Winston Plans
- Spacious Patio/Deck size 12'x16', Canterbury 12'x18', Colburn 12'x17', Oxford 8'x14'x6
- Exterior Shutters, Vinyl, B&B or Raised Panel Per Plan
- Metal garage doors w/handles & straps
- Fiberglass 4 Lite Front Door
- Aluminum prefinished gutters w/side downspouts
- Flood light standard on rear of home only

INTERIOR QUALITY

- 9' Smooth Ceilings on 1st & 2nd Floors per plan
- Elegant trim package customized per plan
 - Baseboards & crown molding
 - Judges paneling
- Great room double beam ceiling per plan
- *Primary Bedroom Ceiling single box tray w/ 2 Beams (per plan)
- *Ceiling Fan in Primary Bedroom
- 48" Electric Fireplace Standard all elevations, with vertical shiplap to ceiling, R/S Box mantle
- 5 Panel Interior Doors
- * Mud Rooms with valet and hooks (per plan)

KITCHEN

- 42" Cabinets with Elegant Crown Molding with pulls
- * Single Bowl Stainless Steel
- 2 Pendant Lights
- Traverse LED Lights
- Center work island (per plan)
- * Custom tile backsplash
- Granite Countertops
- *Samsung stainless steel appliances: Gas range, Built in microwave, and Multiple-cycle dishwasher
- *Ice maker connection & garbage disposal

LUXURIOUS BATHS

- Primary Suite's Bath (per Plan):Framed glass enclosed
- *Cultured marble vanities in all baths and pedestal sink in Powder rooms (per plan)
- *Mirror over vanities in baths
- *Tub is standard in all plans
- Rectangular sinks in primary and secondary bathrooms
- Elongated commodes

RESILIENT MODERN FLOORING

- Low maintenance, water and scratch resistant EVP in foyer, powder room, kitchen/breakfast area, downstairs hallway, great room, secondary bathrooms, laundry room.
- Tile flooring: Primary Suite's Bathroom
- Lush wall to wall carpeting in designated areas

ENERGY SAVING FEATURES

- Modern Energy Efficient LED Traverse Lighting
- Maintenance free Low- E energy saving vinyl Windows
- HVAC with Programmable Thermostat(s)
- 50 Gallon Gas Water Heater
- *House wrap for better moisture control

AWARD-WINNING WARRANTY

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

Last Updated: 5/4/2024

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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 Brookmont



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. 3,530 - 3,759 sq ft

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

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More to Come Home to...

The Brookmont

2 Story / 5 Bedroom / 4 Baths / Approx. 3,530 - 3,759sf



First Floor



Second Floor

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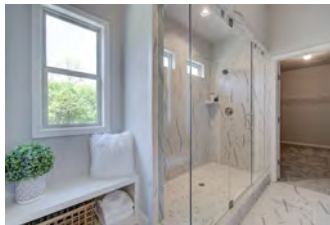
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The Cambridge



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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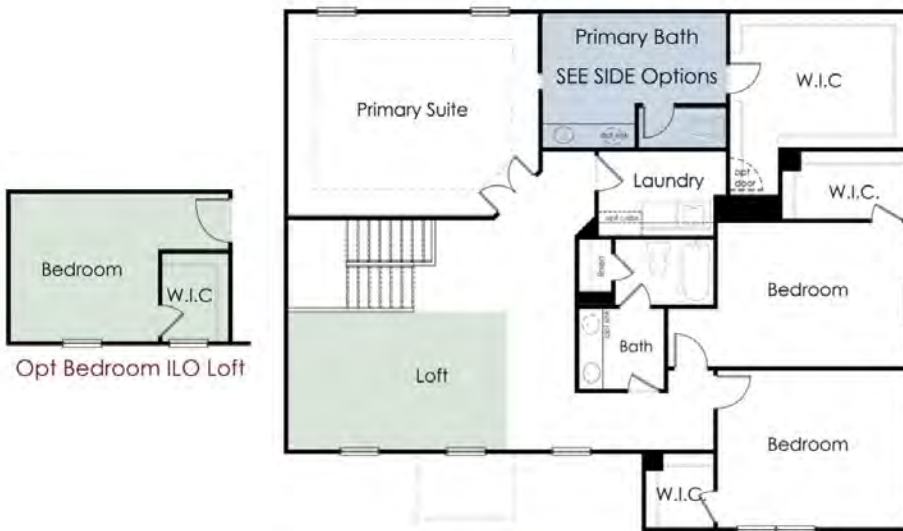
More to Come Home to...

The Cambridge

2 Story / 4 - 5 Bedroom / 3 Baths / Loft Up / Approx. 3,038-3079 sf



First Floor



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 & Linen



Opt Primary Bath with Tub & Shower

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The Camelot



More to Come Home to...



2 Story

5 Bedroom / 3 Baths

Loft Up

Flex Space on Main

Opt. 6th Bedroom Up

ILO of Loft Up

Opt. 4th Bath Up

ILO of Bedroom Space

Approx. 3,550 sq ft

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More to Come Home to...

The Camelot

2 Story / 5 - 6 Bedroom / 3 - 4 Baths / Loft Up / Approx. 3,550sf



First Floor



Second Floor

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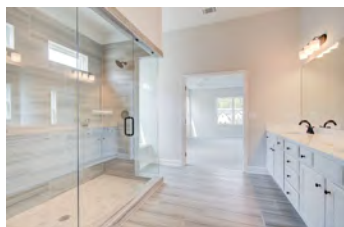
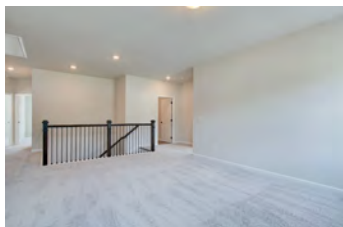
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The Canterbury



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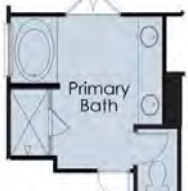
The Canterbury 2 Story / 5 - 6 Bedroom / 4 Baths / Loft Up / Approx. 3,137-3,182 sf



First Floor

Optional Primary Bath Layouts

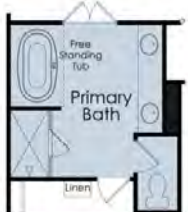
LAYOUTS VARY PER COMMUNITY. SEE AGENTS FOR DETAILS.



Opt Primary Bath with Tub & Shower



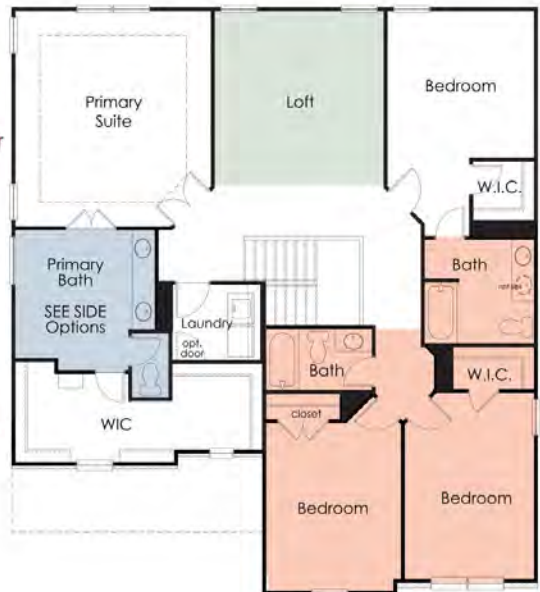
Opt Primary Bath with Enlarged Shower



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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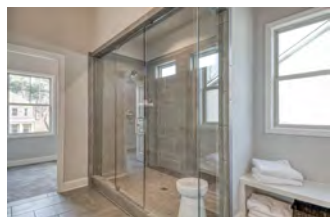
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The Colburn



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

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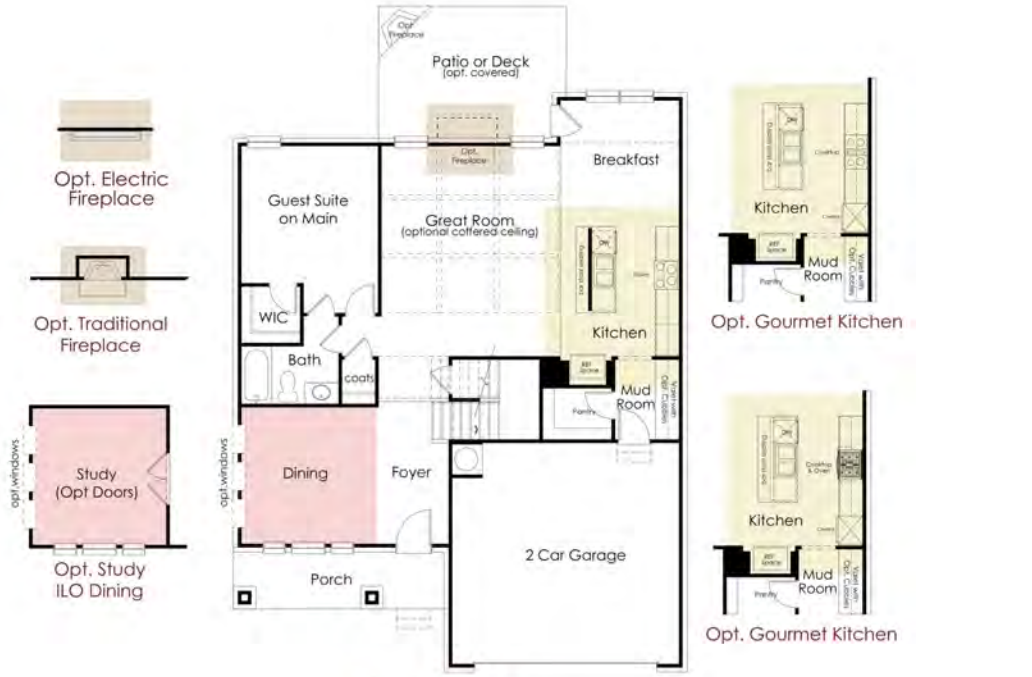
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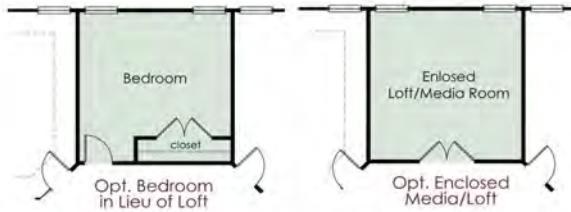
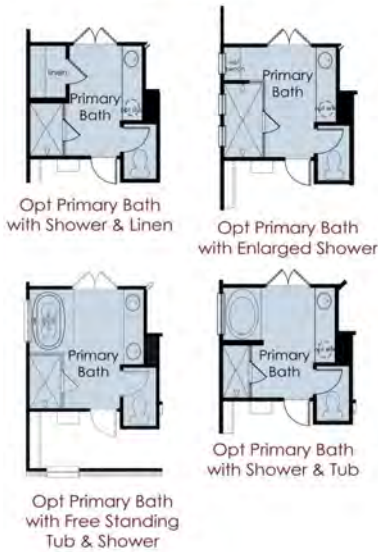
More to Come Home to...

The Colburn

2 Story / 4-6 Bedroom / 3-4 Baths / Loft Up / Approx. 2,800sf



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



Second Floor

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The Noah



More to Come Home to...



Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

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Ranch

3-4 Bedroom / 2.5-3.5 Baths
Primary Suite on Main

Opt. Bonus Rom Up

Opt. 4th Bedroom/3rd Bath Up

Opt. 4th Bedroom/3rd Bath
AND BONUS Room Up

Approx. 2,734-3,216 sq ft

NOTE: When this plan is built as a basement, the area over the garage cannot be finished.

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More to Come Home to...

The Noah

Ranch / 3-4 Bedroom / 2.5-3.5 Baths / Approx. 2,734-3,216sf



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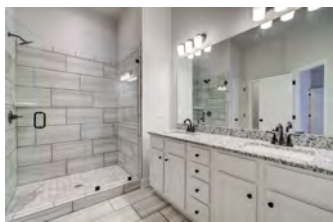
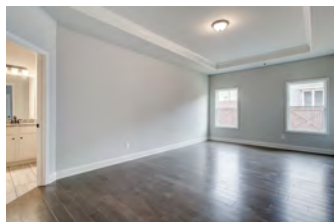
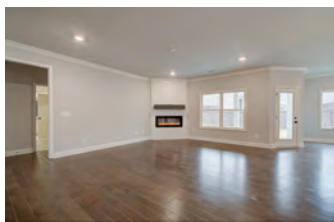
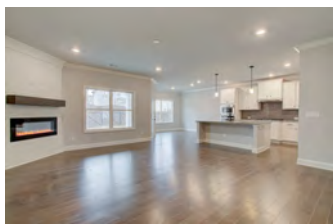
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The Oxford



More to Come Home to...



Ranch

3-4 Bedroom / 2-3 Baths
Primary Bedroom on Main

Opt. 4th Bedroom/3rd Bath
ILO of Bonus Room Up

Approx. 2,300 sq ft

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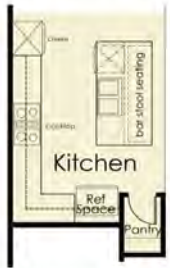
More to Come Home to...

The Oxford

Ranch / 3-4 Bedroom / 2-3 Baths / Approx. 2,300sf



Opt. Designer Kitchen



Opt. Gourmet Kitchen



Opt. Flex Space ILO Bedroom



Opt. Electric Fireplace

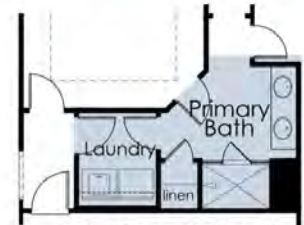
Opt. Traditional Fireplace



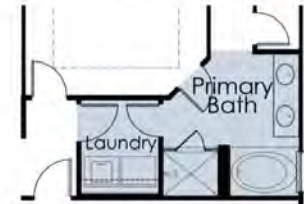
First Floor

Optional Primary Bath Layouts

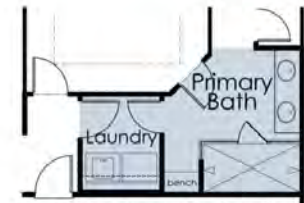
LAYOUTS VARY PER COMMUNITY, SEE AGENTS FOR DETAILS.



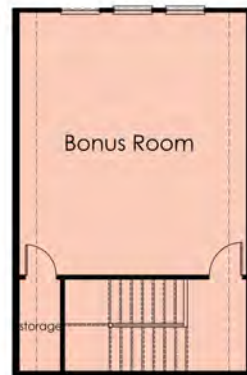
Opt. Primary Bath with Shower & Linen



Opt. Primary Bath with Shower & Tub



Opt. Primary Bath with Enlarged Shower



Bonus Room Up



Opt. Bedroom and Bath ILO of Bonus Room

Second Floor

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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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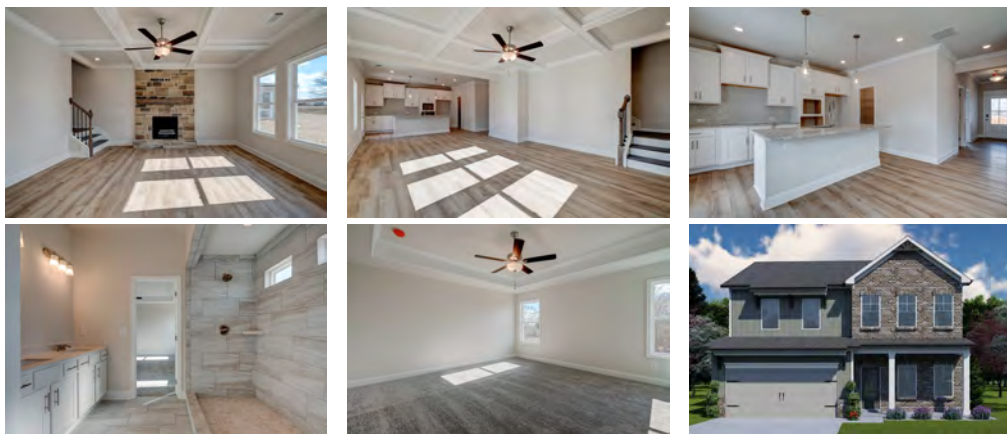
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The Stanford



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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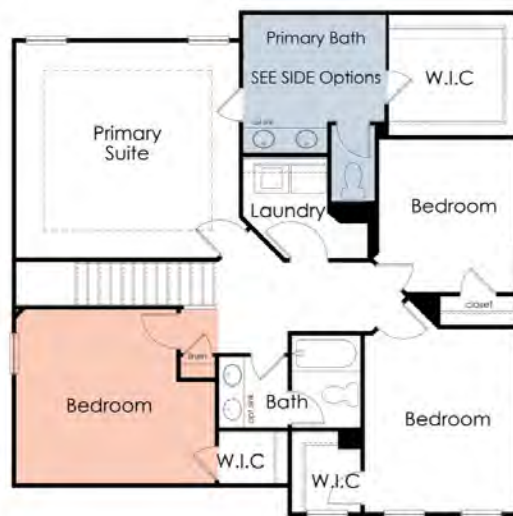
More to Come Home to...

The Stanford

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



Opt. Study & Powder ILO Bedroom/Bath on Main



Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



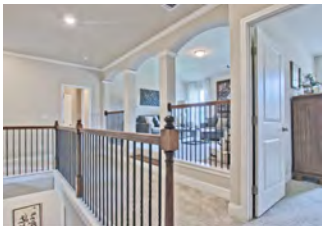
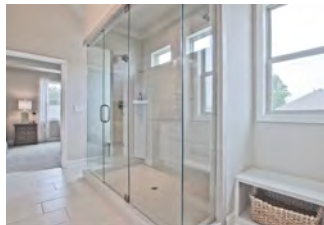
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The Turnbridge



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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More to Come Home to...

The Turnbridge

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



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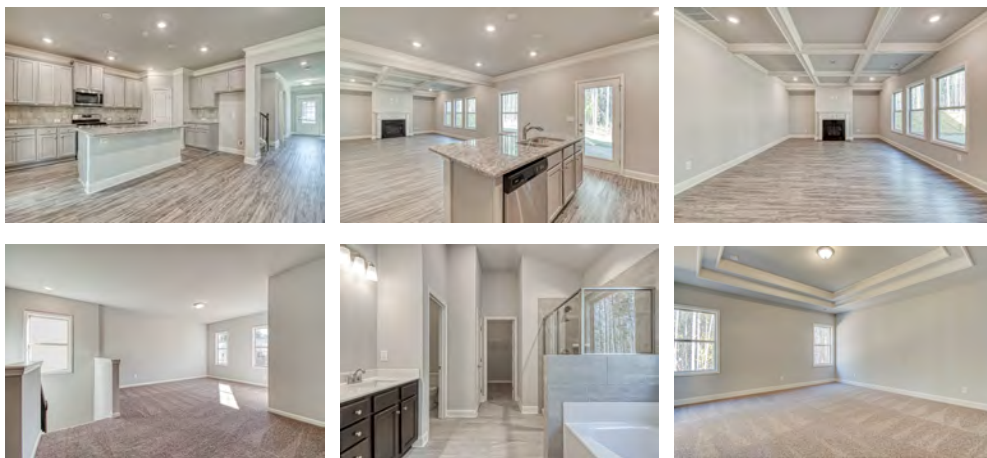
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The Wakefield



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



First Floor

Second Floor

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The Westgate



More to Come Home to...



2 Story

3 Bedroom / 2.5 Baths
Loft Up

Optional: Additional Bedroom
ILO Loft

Optional: Additional Bedroom
& Additional Bath
ILO Study & Powder

Optional: Enclosed Loft

Approx. 2,500 sq ft
(2,499 TO 2,523)

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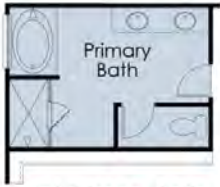
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The Westgate

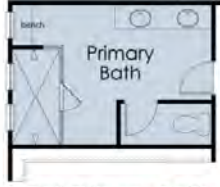
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

Optional Primary Bath Layouts

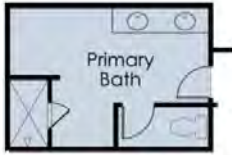
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Tub



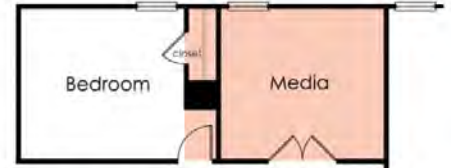
Opt Primary Bath with Enlarged Shower



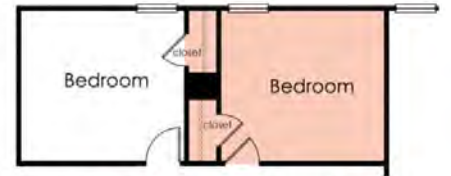
Opt Primary Bath with Shower



Second Floor



Opt Enclosed Media Up



Opt Bedroom & Closet ILO of Loft Up



First Floor



Opt. Traditional Fireplace



Opt. Electric Fireplace



Opt Gourmet Kitchen



Opt Designer Kitchen



Opt. Bedroom & Bath ILO Study, Powder, & Larger Pantry

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More To Come Home to...
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The Winston



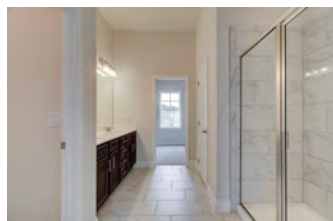
More to Come Home to...

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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More to Come Home to...

The Winston

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



Opt Bedroom & WIC ILO of Loft Up



Opt Enclosed Loft Up



Second Floor Options

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

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