ROCKLYN HOMES

The Most Important Home We'll Build Is Yours

EXCLUSIVE HOMEBUILDER OF THE ATLANTA FALCONS

Shoals Crossing

STANDARD LUXURY FEATURES

COMMUNITY APPEAL

- Swimming Pool and Cabana
- Carefully Planned and Coordinated Streetscape Design with Sidewalks and Street Lights
- Professionally Managed Homeowners Association
- Professionally Landscaped and Maintained Yards

EXTERIOR HOME FEATURES

- Exterior Elevations include Brick, Concrete Siding, Shake and Board & Batten
- Carriage Style Garage Door with WiFi Enabled Opener *(Front and Rear Entry, per plan)*
- Craftsman Style Front Door
- Private Concrete Rear Patio *(per plan)*
- Deadbolt Locks on all Exterior Doors
- Cement Siding
- Steel Full Light with 10" Transom Rear Door
- Flood Lights Front and Rear

INTERIOR HOME FEATURES

- Satin Nickel Hardware
- Single Hung Tilt Sash Vinyl Windows
- Smart Home Structured Wiring with Cat-5 and RG-6 Wiring for Cable and Satellite
- 9' Smooth Ceilings on Main Floor
- Smoke Detectors
- Full Security System
- Ceiling Fans in Family Room and Owner Bedroom
- Pre-wire for Ceiling Fans in Secondary Bedrooms and all Bonus / Loft / Game Rooms
- 36" Electric Fireplace with Granite Surround, Decorative Mantel and Remote Control
- Stained Oak Newel Posts and Handrails
- 36" Metal Balusters
- LVP on Main Floor and Stairs
- Carpet Upstairs with 6 lb Pad
- Owner Bedroom Walk-in Closets
- Owner Bedroom Vaulted and Tray Ceiling *(per plan)*

ENERGY SAVING FEATURES

- R-13 Formaldehyde-free Insulation in Exterior Walls
- R-19 Insulation in Vaulted Ceilings
- R-30 Blown Insulation in Attic
- 14-Seer Rated Heating and Air System with Programmable Thermostat and Damper System
- Low E Double Pane Insulated Windows
- 220v Dryer Outlet with Dryer Vent

KITCHENS

- 42" White Cabinets with Crown Molding
- Granite Counter Tops with Tile Backsplash
- Chrome Faucet with Side Spray
- Stainless Steel Double Bowl Sink
- Complete Black Appliances include Dishwasher, Built-in Microwave, and Electric Range
- Garbage Disposal
- Icemaker Connection
- Kitchen Island and Cabinets *(per plan)*

BATHROOMS

- Powder Room Pedestal Sink with Chrome Faucets and Decorative Mirror
- Owner Bath offers 5' Garden Tub, Glass Door Enclosed Shower and Private Water Closet, Tile Flooring
- Hall and Owner Bath include Raised Granite Countertops, Single Lever Chrome Faucets, Hall Bath Vinyl Flooring

UTILITY SERVICES PROVIDED BY

- Water and Sewer - Rockdale County
- Electric - Sapping Shoals

CUSTOM CARE SERVICES

- 2-10 Home Buyers Warranty Service Program
- Rocklyn Homes 1 Year Limited Warranty
- Pre-Closing Homeowner Orientation

** Rocklyn Homes reserves the right to change features, designs and specifications without prior notice at any time. Information is believed to be accurate, but not warranted. Effective date 05/03/23*

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Award-Winning **Rocklyn Homes** is a family owned company that prides itself on producing every home as they would their very own. **Rocklyn Homes** was created with a unique vision and passion to build the best designed homes at the greatest value in the best locations, all while ensuring their homes are built with the utmost quality and making sure their homeowners are completely satisfied.

It takes talent and tenacity to make a good builder, but it takes a strong team of dedicated individuals to make a good builder great. **Rocklyn Homes** promises to always deliver the quality, value, and reliability that makes a **Rocklyn Home** a home you will value today, tomorrow, and for years to come.

Rocklyn Homes is one of the Industry's most Recognized and Awarded Builders in the Metro Atlanta area.

Noted by Atlanta Business Chronicle Lists as one of the largest Home Builders in Metro Atlanta over the last five+ years.

Ranked Nationally in the Top 100 in the 2019, 2020 and 2022 Builder 100 List by Builder Magazine.

Rocklyn Homes is a Local, Family-Owned Business Building On Tradition

BIE AWARDS

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EQUAL HOUSING OPPORTUNITY