



- Reasonably priced, beginning at \$169,900
- Annual homeowner's association fee \$175

Hours of Operation:

Monday - Saturday: 11:00 am - 5:00 pm

Sunday: 1:00 pm - 5:00 pm



Call 706-863-8683 for a personal tour of the properties or to answer specific questions about the neighborhood.



Patsy Rector 706-840-5704

Jackie Baker 706-831-6633



Maples Ferry

“Welcome Home”

North Belair Road, Evans, Georgia 30809

Amenities, Standard Features, Custom Options, and Home Owners Association Benefits

AMENITIES

- Spacious Sidewalks
- Street Lights to provide safety and personal comfort
- Welcoming Landscaped Entrance to Your Neighborhood
- HOA fees \$175 per year

INTERIOR FEATURES

- Extra High 9 foot ceilings downstairs
- Chair Rail Detail in the Dining Room
- 5 ½ inch Heavy Baseboard in ALL the Main Family Living Areas
- Fireplace in the Great Room
- 6 Panel interior doors
- Rubbermaid Closet Systems

KITCHEN FEATURES

- Ceramic Tile Floors
- Whirlpool Profile Appliance Package includes:
 - Smooth Top Range
 - Built-In Microwave with Vent Hood
 - Built-In Dishwasher
 - Garbage Disposal
 - Ice Maker Connection for Refrigerator

BATHROOM FEATURES

- Ceramic Tile Floors
- Cultured Marble Vanity for easy cleaning and durability
- Elongated Toilets
- Cabinets with maintenance free finish

EXTERIOR FEATURES

- Ultra Low Maintenance Exterior Finishes
- Energy Saving Insulated Windows and Doors
- Classic Styling with Three Dimensional Architectural Shingles
- Extra Easy Access Double Garage with Remote Controls
- “Set It and Forget It” Rain Bird In-Ground Irrigation System
- Extensive Landscaping with sod and irrigation systems in the front and back yards
- Covered back porches on most homes

INSULATION AND MECHANICAL FEATURES

- HIGH ENERGY Efficiency with ALL ELECTRIC Homes
- Latest Technology S.E.E.R. 13 Heat Pump
- NON-Intrusive Underground Utilities
- Exterior Water Spigots in Front and Back for Easy Use
- Deluxe 50 Gallon Water Heater
- Climate Controlling Insulation Keeps the Heat OUT in Summer and the Cold OUT in the Winter:
 - R-30 Ceilings
 - R-19 Vaulted Ceilings
 - R-13 Exterior Walls
- Washer and Dryer Connections in Laundry Room

OPTIONS

- **YOUR Choice*** of Two Paint Colors for Interior Walls of Your Home
- **YOUR Choice*** of Hardware Finishes for Door Hinges and Door Knobs
- **YOUR Choice*** of Lighting Package Options
- **YOUR Choice** of Finishes for Kitchen Cabinets (Either Old World Maple or Ultra-Low Maintenance White)
- **YOUR Choice*** of Ceramic Tile Selection for Bathrooms

*Choice is to be made from the decorative selections Four Seasons Homes has made available.

Four Seasons Homes, LLC reserves the right to substitute materials or finishes of greater or equal value to those specified herein, taking YOUR desire into consideration whenever possible to do so.

The information contained herein is deemed reliable but subject to verification/change.