

THE SUMMIT

13 VAUGHN DAIRY ROAD RYDAL GA 30171



TIG
CUSTOM HOMES




Bamford and Company
678-848-8149


ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE
770-240-2007

WELCOME HOME

The Summit is an exclusive gated community that embodies serene luxury and exceptional living. This community offers premium two-acre estate homesites with picturesque views that create a tranquil backdrop for your dream home. Each residence showcases quality craftsmanship and top tier selections. Offering a completely custom experience for all homeowners to bring their vision to life by selecting what they want even down to hinge colors. TIG Welcomes You Home, To The Summit



Exclusivly Marketed By



678-848-8149



THE
Summit



For More Information Contact Us Today!

ROXANNE BRIDWELL

678-848-8149

ROXANNE@BAMFORDANDCOMPANY.COM

BAMFORDANDCOMPANY.COM

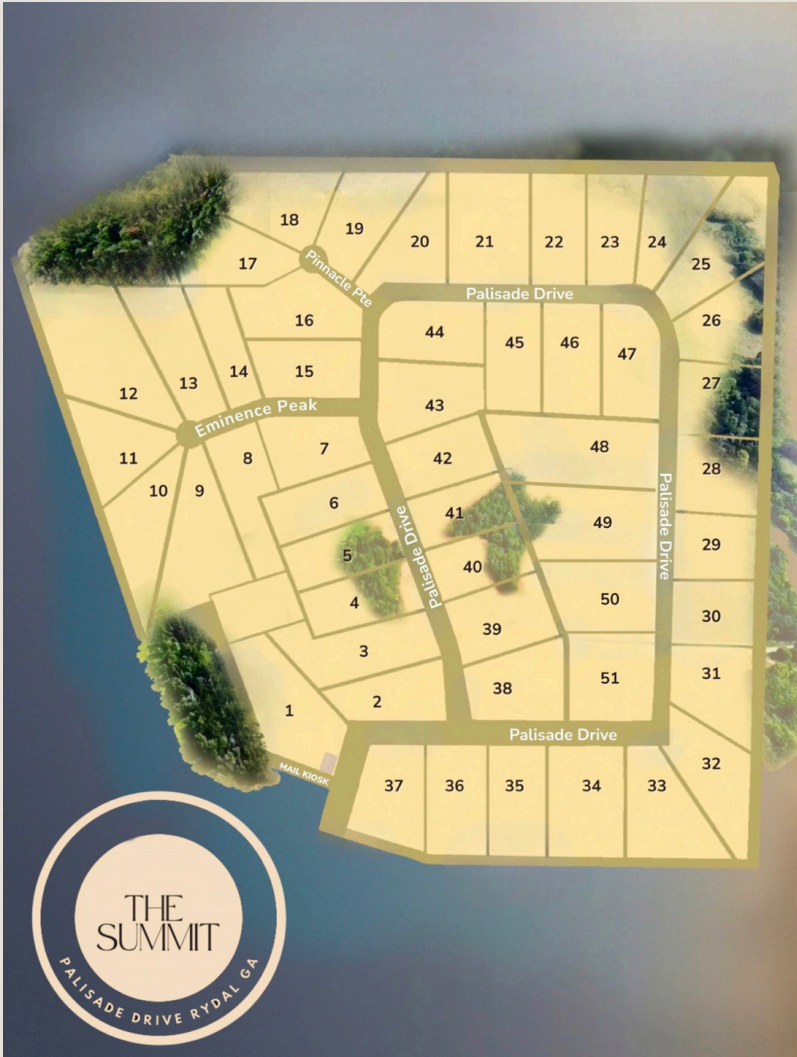
DOMINIC BAMFORD

678-753-6050



THE SUMMIT

SITE PLAN



THE SUMMIT

13 VAUGHN DAIRY ROAD RYDAL 30171

Schools

- Pine Log Elementary
- Adairsville Middle
- Adairsville High

Medical

- Piedmont Hospital Cartersville, 19 Min
- Northside Cherokee 30 Mins

Shopping

- Bartow Marketplace (Walmart, Lowes and More (17 mins)
- Cherokee Plaza Cartersville (Target, Belk, Publix, Ultra Beauty (20 Mins)
- Cartersville Food City and Aldi (20 Mins)
- Calhoun Outlet Mall (23 Mins)
- Ingles Cartersville (25 Mins)
- Canton Marketplace and Riverstone Plaza (28 Mins)

Dining, Theatre & Entertainment

- Dining in Downtown Cartersville (Table 20, City Cellar and Loft, Largos, Ate Track, Kobe, Allatoona Grill, Olive Tree & Vine, Appalachian Grill, Main Street and Coastal, Moore's Gourmet Market, Grand Oaks, The Mule House, Tokyo and so Much More) (20 mins)
- AMC Cinemas Cartersville (17 Mins)
- Falany Performing Arts Theater (Reinhardt College) 15 Mins
- Mission Escape (Escape Room) (19 Mins)
- Drowned Valley and Game of Throws Axe Throwing (19 Mins)
- Grand Theater (20 Mins)
- Dining In Canton, Ga. (C'est La Vie, Canyons Fresh Grill, J Michaels Prime, Riverstone Corner Bistro, Goin Coastal, La Cantina, Williams and Brothers and More) (25 Mins)
- Park (20 Mins)
- Barnsley Resort (30 Mins)

Directions

- From Highway 75 North
- Take Exit 293 (Chatsworth White)
- Turn Right Off the Exit Ramp to Merge to 411 N.
- Continue on 411 for 7 Miles
- Turn Right to Vaughn Dairy Road
- Turn Left into The Summit

Nearby Cities

- Waleska 15 Mins
- Cartersville 20 Mins
- Acworth 27 Mins
- Canton 27 Mins
- Kennesaw 34 Mins
- Atlanta (Airport) 1 Hour

Sports & Outdoors

- Pinelog Creek Trailhead (5 mins)
- Param Veers Sports Complex (2 Mins)
- Garland Mountain Horse & Hiking (15 mins)
- Wiley Creek Duck Preserve (15 Mins)
- Rienhardt College Sporting Events at C. Ken White Field at Reinhardt University Sporting Events (16 Mins)
- Pettit Creek Farms (18 Mins)
- LakePoint Station (20 Mins)
- Lake Arrowhead (25 Mins)
- Red Top Mountain State Park / Allatoona Lake (20 Mins)
- Etowah River (22 Mins)
- Lake Arrowhead (25 Mins)
- Barnsley Resort (30 Mins)

The Summit

TRUSTED VENDORS



Floorworks Lightworks

309 West Ave, Dallas, GA 30157
770-445-6263
floorandlightworks.com

CHANCE REA
Etowah Custom Pools



KITCHEN DESIGNS GROUP

700 Williams Dr. Marietta, GA 30066
770-425-6992

MATT GARCIA
SR. LOAN OFFICER

678.523.0981

NMLS# 218245 GA LIC. # 24481 BR# 422918
FAX 404.592.6487
MATT.GARCIA@SUPREMELENDING.COM
WWW.SUPREMESOUTH.COM/MGARCIA

GEORGIA RESIDENTIAL
MORTGAGE LICENSEE

Preferred Lender



The Summit

CABINETS AND COUNTERTOPS

BUILDER STANDARDS
KITCHEN PERIMETER / ISLAND & MASTER BATHROOM
SILVER SERIES CABINTRY. LEVEL 1 QUARTZ - LEVEL 2 GRANITE

GUEST BATHROOMS STEEL SERIES CABINTRY WITH LEVEL II GRANITE



MORE SELECTIONS TO CHOOSE FROM DURING YOUR KITCHEN DESIGNS MEETING



The Summit KITCHEN INSPIRATION



The Summit

BATH INSPIRATION



The Summit

FEATURES AND BENEFITS

FLOORING AND TILE

- Level 1 Scratch and Water Resistant LVP Flooring Selections in the Foyer, Great Room, Kitchen, Breakfast Area, Dining Room, Halls, Hall Closets and Office (If Labeled Per Plan)
- Level 1 Carpet Selections with a 6lb. Pad in all Bedrooms, Bedroom Closets, Media Rooms and Bonus Rooms
- 12x24" Tile Selections for the Laundry Room and Master Bathroom
- 12x12" Tile Selections for all Guest Bathrooms
- Subway Tile or Mosaic Tile Kitchen Backsplash Selections

PLUMBING

- High End Delta Plumbing Fixtures
- Choice of Single or Double Basin Undermount Stainless Sink in the Kitchen
- Utility Sink in the Laundry Room (If included Per Plan)
- Food Disposal in the Kitchen
- Comfort Height Toilets in all Bathrooms
- 2 Exterior Spigots
- Separate Framed Tile Shower and Drop-in Tub in the Master Bath (Per Plan)
- Fiberglass Tub/Shower insert in Full Guest Baths
- Handheld Shower Fixture in the Master Bathroom

TRIM

- 10' Ceilings with 8' Doors on the Main 9' Ceilings with 6' 8" Doors on the Second Floor
- Tray or Vaulted Ceilings in the Master Bedroom and Great Room Per Plan
- Painted Front Door (Per Plan) with Optional Sidelights or Transom
- 1x4" OR 371 Window and Door Casing
- 6" Baseboards Throughout

CABINETS AND COUNTERTOPS

- 42" Silver Series Cabinetry in the Kitchen
- Silver Series Cabinetry in the Master Bathroom
- Steel Series Cabinetry in all Guest Bathrooms
- Level 1 Quartz Selections in the Kitchen and Master Bathroom
- Level 1 Granite Selections in the Guest Bathrooms

ADDITIONAL INTERIOR ACCENTS

- Ventless Electric Fireplace options with Stone / Brick Surround to the Mantel
- Optional Mantel and 16" Hearth
- Framed or Sheet Mirrors in all Bathrooms
- Black or Satin Nickel Hinges
- Round or Oval Doorknobs in Black or Satin Nickel
- Optional Bench, Eye band & Niche for Master Bath
- Insulated Garage Doors with Openers
- Cloud Security System and Keypad with 3 Months of Free Monitoring

The Summit

FEATURES AND BENEFITS

ELECTRIC and ENERGY

- 3 Exterior GFCI Outlets
- Interior Outlets Per Code
- 3 Cat6 Drops
- TV Outlets in all Bedrooms and Great Room
- Fiberglass insulation (R-38 Ceiling and R-13 Walls)
- High Efficiency 50 gallon water heater
- Thermal pane low E quality windows

EXTERIOR ACCENTS

- Architectural style roof shingles in Black or Driftwood Per Builder's Standards – with a lifetime warranty
- Brick or Stone Water table on Front and Both Sides
- Concrete based Smooth lap siding on the Sides and Back of Home
- Musket brown 6” gutters with downspouts and splash guards
- Choice of Stone/ Brick based Cedar or Painted columns on front porch
- Generous Landscaping Allowance
- Wood Deck for (Basement Homes Per Plan)
- Brushed Concrete Patio (Slab Homes Per Plan)

QUALITY ASSURANCE

- Preconstruction Meeting with the Builder
- Cabinet and Countertop Selections Meeting With Custom Layout Cabinet Plans at Kitchen Design Group
- Post Framing Electrical Walk Through
- Post Electrical Pre Drywall Walk Through
- Initial Blue Tape Walk Through 1 Week Prior to Closing
- Final Walk Through The Day of Closing
- Quality Follow Up 12 Months After Closing
- 10 Year Waterproofing System Warranty for Basement Homes
- 1 Year Home Warranty from the Builder
- Active® Pest Control Termite Bait Control System

COMMUNITY

- Privately Gated with Gorgeous Mountain Views HOA
- \$400 Initiation Fee
- \$600 Annual Fee

The Amelia Plan



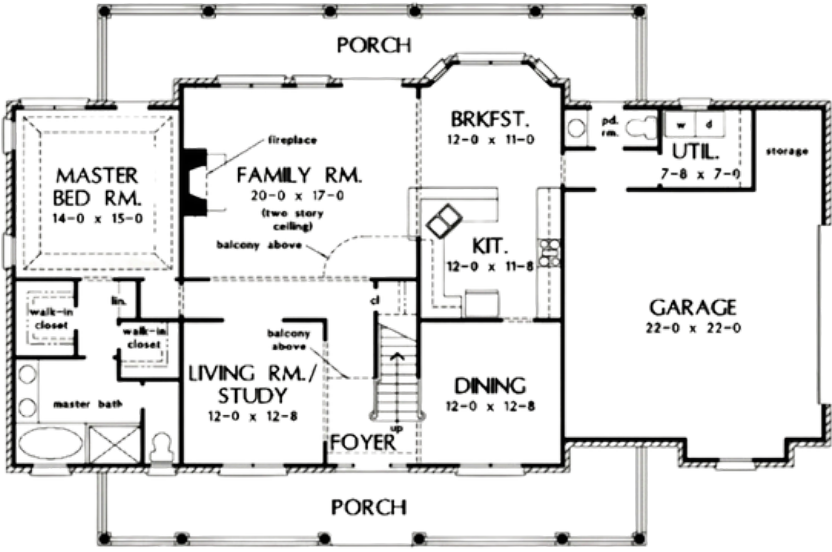
TOTAL LIVING: 2586 SQ. FT.

4 BEDROOMS | 3.5 BATHROOMS

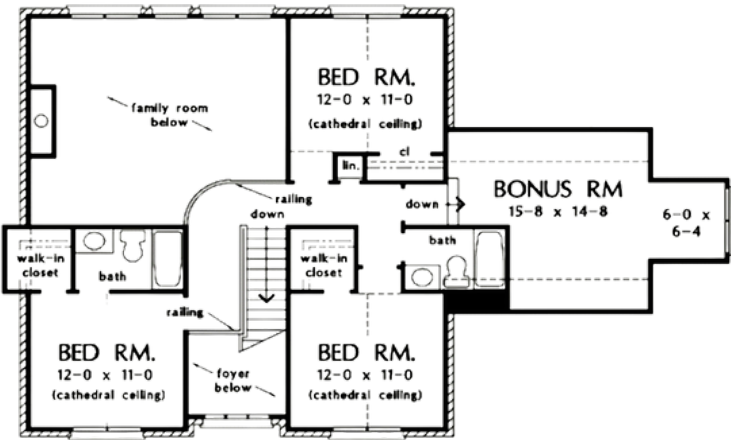
STORIES: 2

HOUSE DIMENSIONS: 70' 7" X 48' 4"

4 Bedroom | 3.5 Bath 2850 SQFT.



FIRST FLOOR



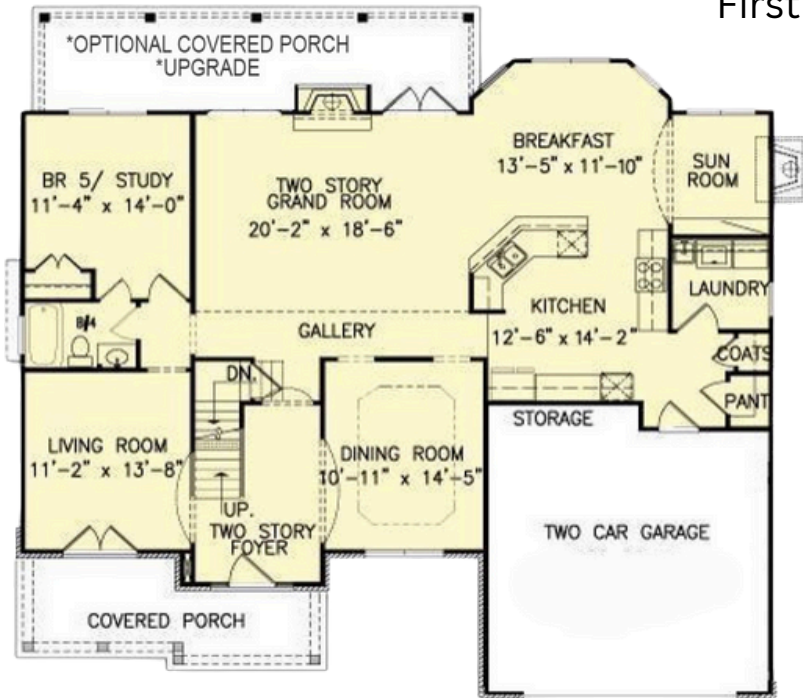
SECOND FLOOR

The Astoria Plan

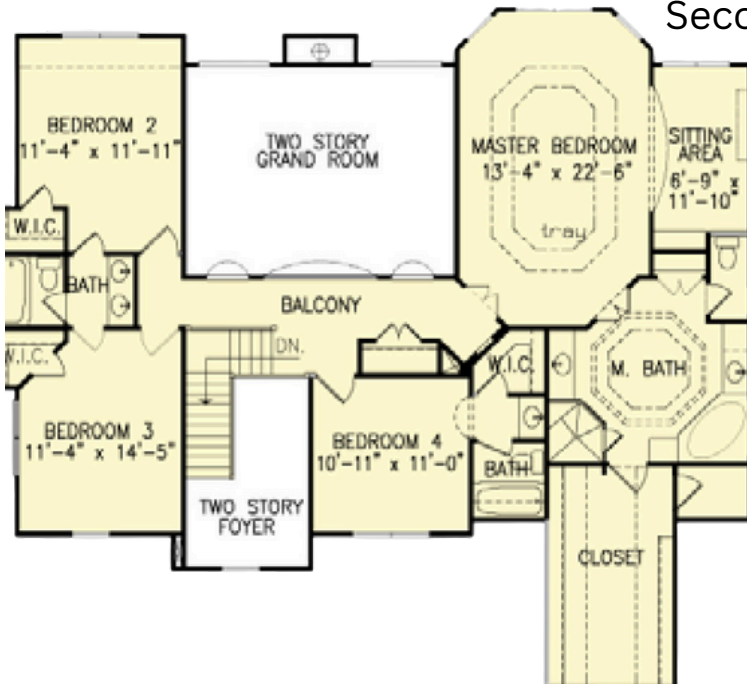


TOTAL LIVING: 3052 SQ. FT.
5 BEDROOMS | 4 BATHROOMS
STORIES: 2

First Floor



Second Floor

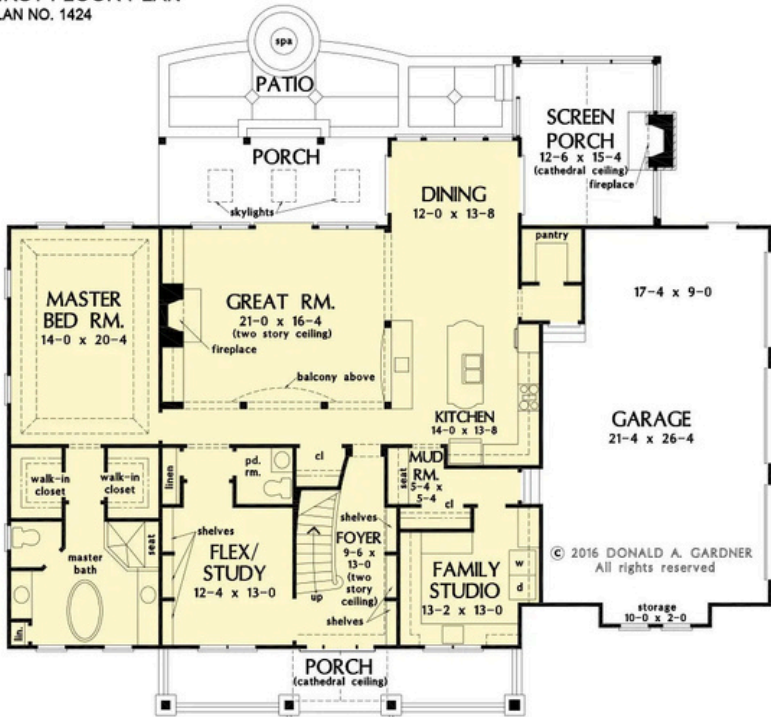


The Blarney Plan

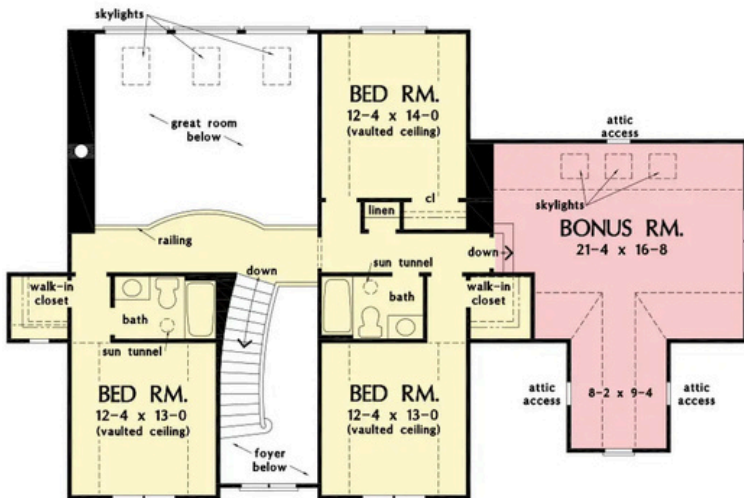


TOTAL LIVING: 3542 SQ. FT.
5 BEDROOMS | 3.5 BATHROOMS
STORIES: 2

FIRST FLOOR PLAN
PLAN NO. 1424



SECOND FLOOR PLAN
PLAN NO. 1424

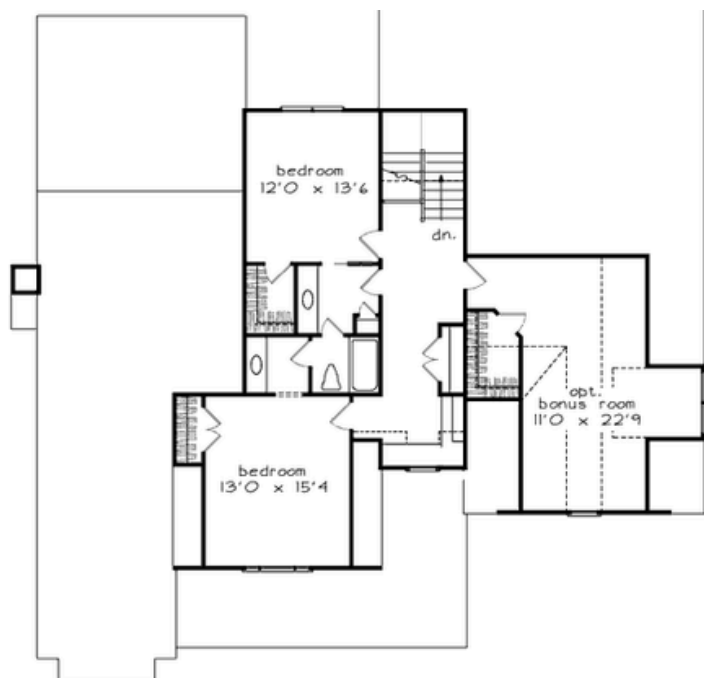
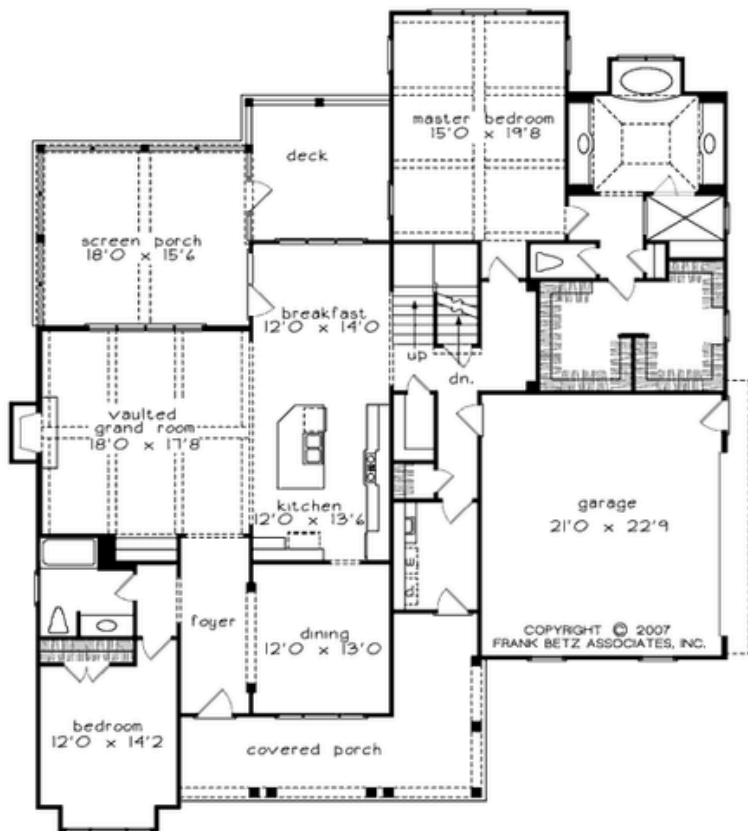


The Bucknell Place

Plan



TOTAL LIVING: 3047 SQ. FT.
4 BEDROOMS | 3 BATHROOMS
STORIES: 2



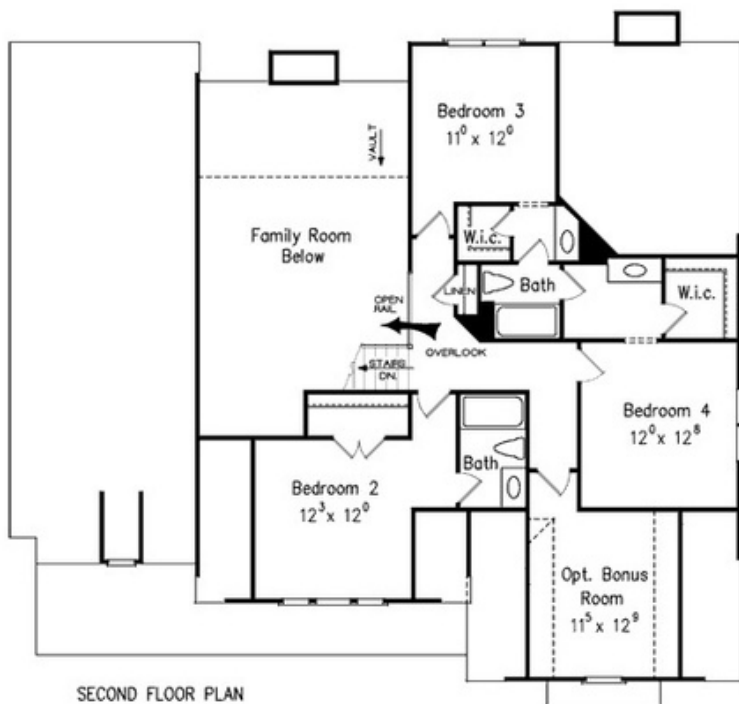
The Capistrano Plan



TOTAL LIVING: 2795 SQ. FT.
4 BEDROOMS | 3.5 BATHROOMS
STORIES: 2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Casey Plan



TOTAL LIVING: 2400 SQ. FT.
4 BEDROOMS | 3 BATHROOMS
STORIES: 1



The Ellwood Plan



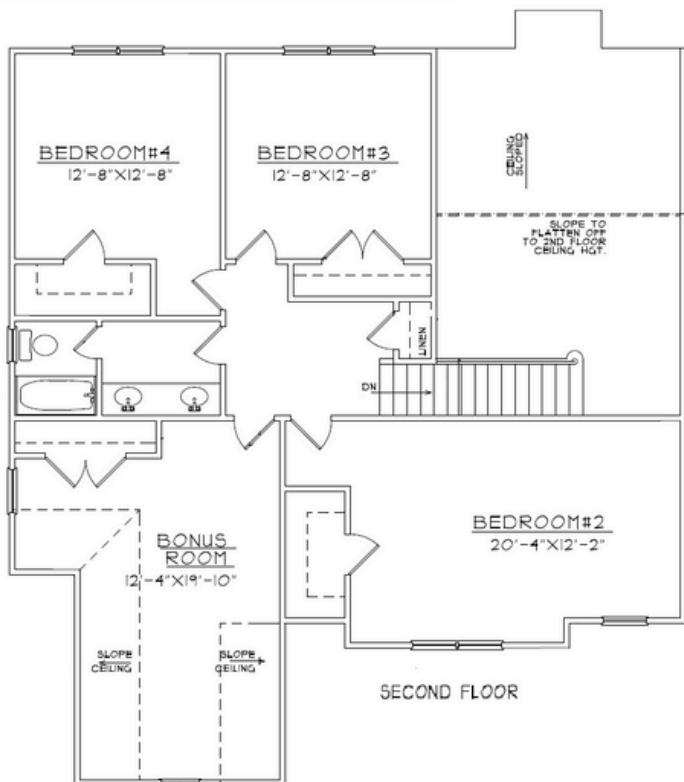
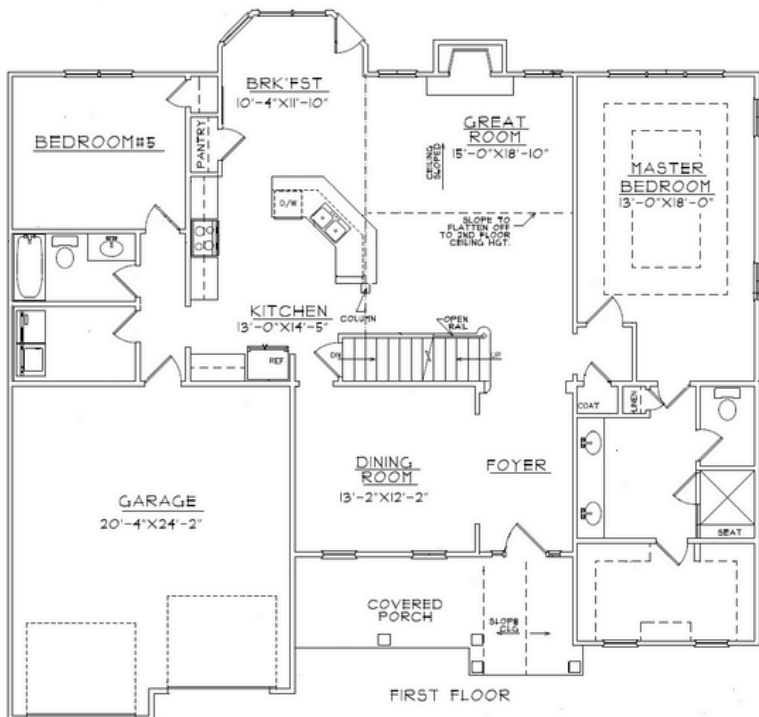
TOTAL LIVING: 2600 SQ. FT.
3 BEDROOMS | 2.5 BATHROOMS
STORIES: 1



The Garrison Pointe Plan



TOTAL LIVING: 3085 SQ. FT.
5 BEDROOMS | 2 BATHROOMS
STORIES: 2



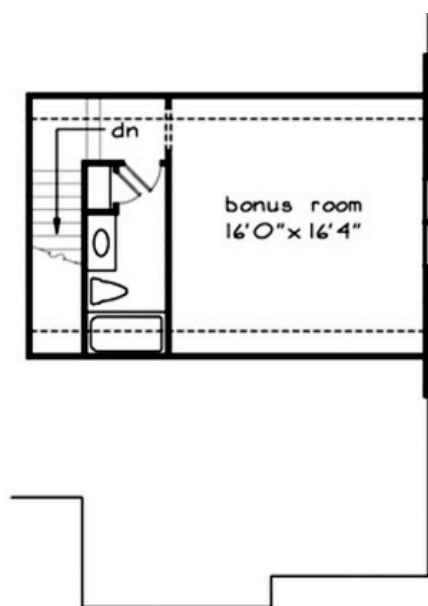
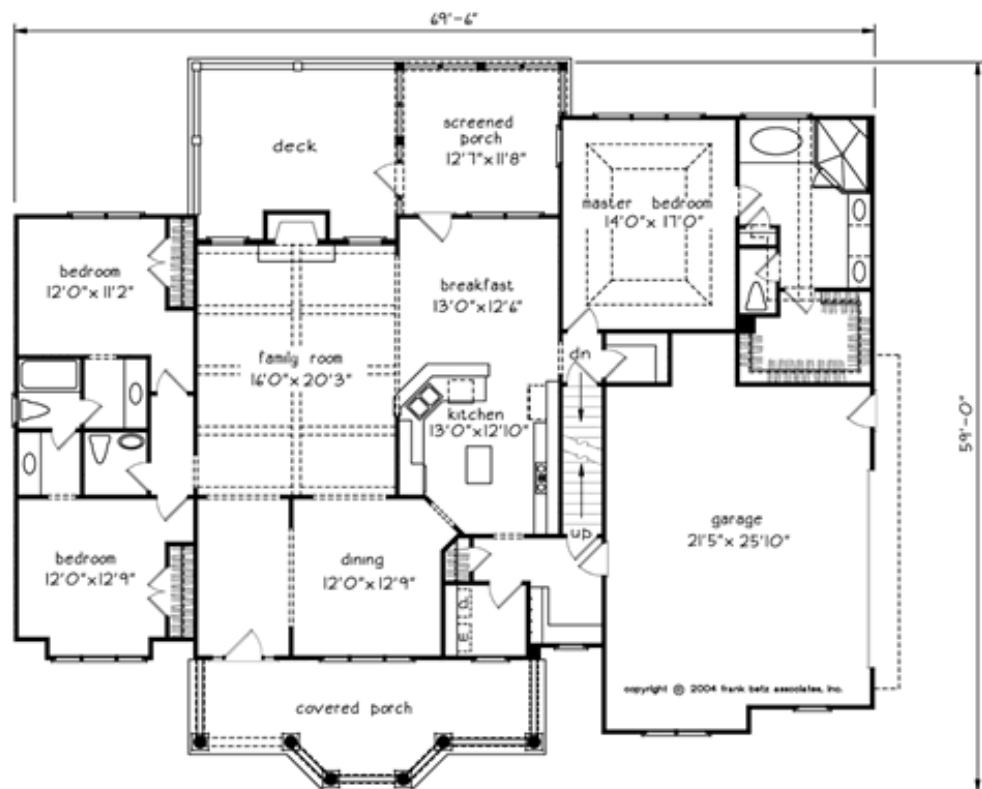
The Huntleigh Plan



TOTAL LIVING: 2524 SQ. FT.

3 BEDROOMS | 2.5 BATHROOMS

STORIES: 1

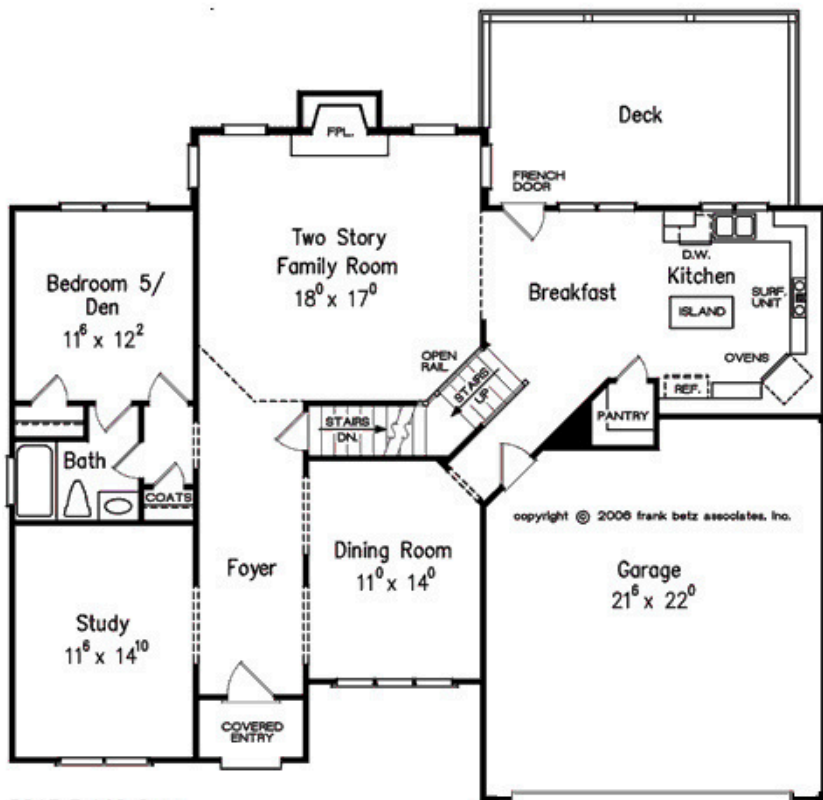


Opt. Second Floor Plan

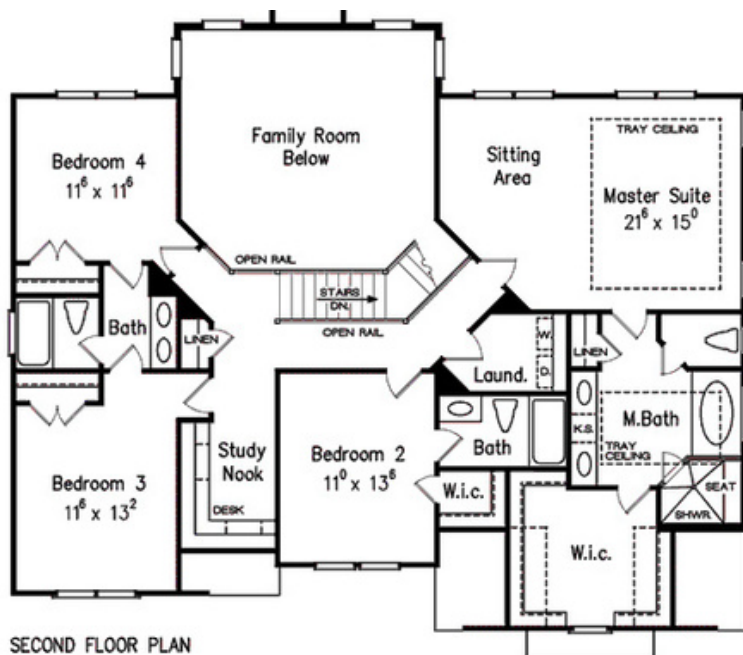
The Meadow Glen Plan



TOTAL LIVING: 3000 SQ. FT.
5 BEDROOMS | 3 BATHROOMS
STORIES: 2



FIRST FLOOR PLAN

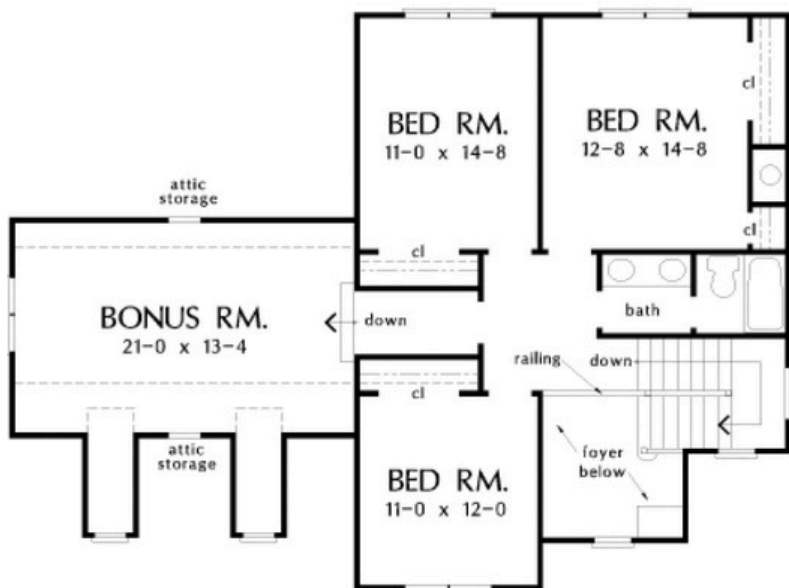
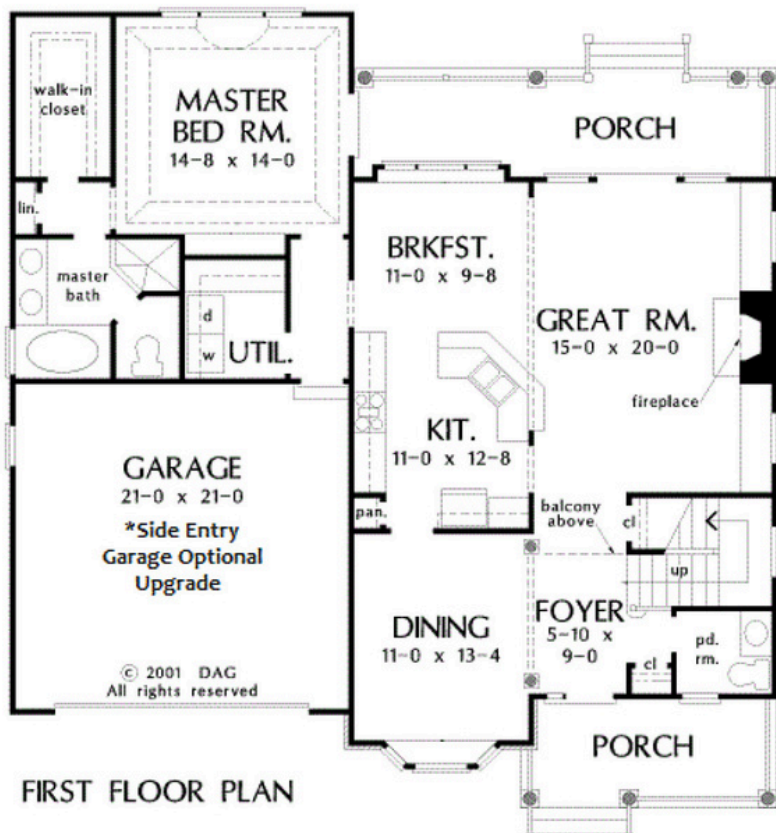


SECOND FLOOR PLAN

The Meadow Sweet Plan



TOTAL LIVING: 2585 SQ. FT.
4 BEDROOMS | 2.5 BATHROOMS
STORIES: 2



The Waldon Plan



TOTAL LIVING: 2900 SQ. FT.
4 BEDROOMS | 3 BATHROOMS
STORIES: 1

