

MT OLIVE HOMES PRESENTS



MODERN LUXURY IN CONYERS

W E L C O M E T O K I N G S F O R E S T



Mt Olive Homes is introducing Kings Forest. Eight Opportunities await homeowners seeking a luxurious home in the Conyers area. These homes are Located near Hwy 138 SE off of Flat Shoals Rd House. Surrounded by a thriving community of schools, top dining, retail and entertainment, Kings Forest is an ideal location.

Each home within this small community is thoughtfully designed by Cozi Spaces, offering a modern aesthetic, open living and dining spaces, lustrous eat-in kitchens, quality finishes, and design packages.

Exclusively Listed By:



P R E F E R R E D L E N D E R S



Our preferred mortgage lenders have years of experience, offer competitive rates, and will guide you through each step of the loan process. Please take advantage of our lender's incentive for closing cost rates. Use any of our Preferred Lenders and receive \$5,000 in closing costs.



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Loan Officer and Mortgage Banker

NMLS #116216

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Mortgage Originator

NMLS #202397

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PREFERRED CLOSING ATTORNEY



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REAL ESTATE
ATTORNEYS

KIMBROUGH LAW, LLC

3384 Peachtree Rd | Suite 375

Atlanta, GA 30326

Office: 404.994.4610

kimbrough-law.com

SCHOOLS



ELEMENTARY SCHOOL

Flat Shoals - Rockdale Elementary School

455 Flat Shoals Rd SE

Conyers, GA 30013

770.483.5136

MIDDLE SCHOOL

Memorial Middle School

3205 Underwood Rd SE #2309

Conyers, GA 30013

770.922.0139

HIGH SCHOOL

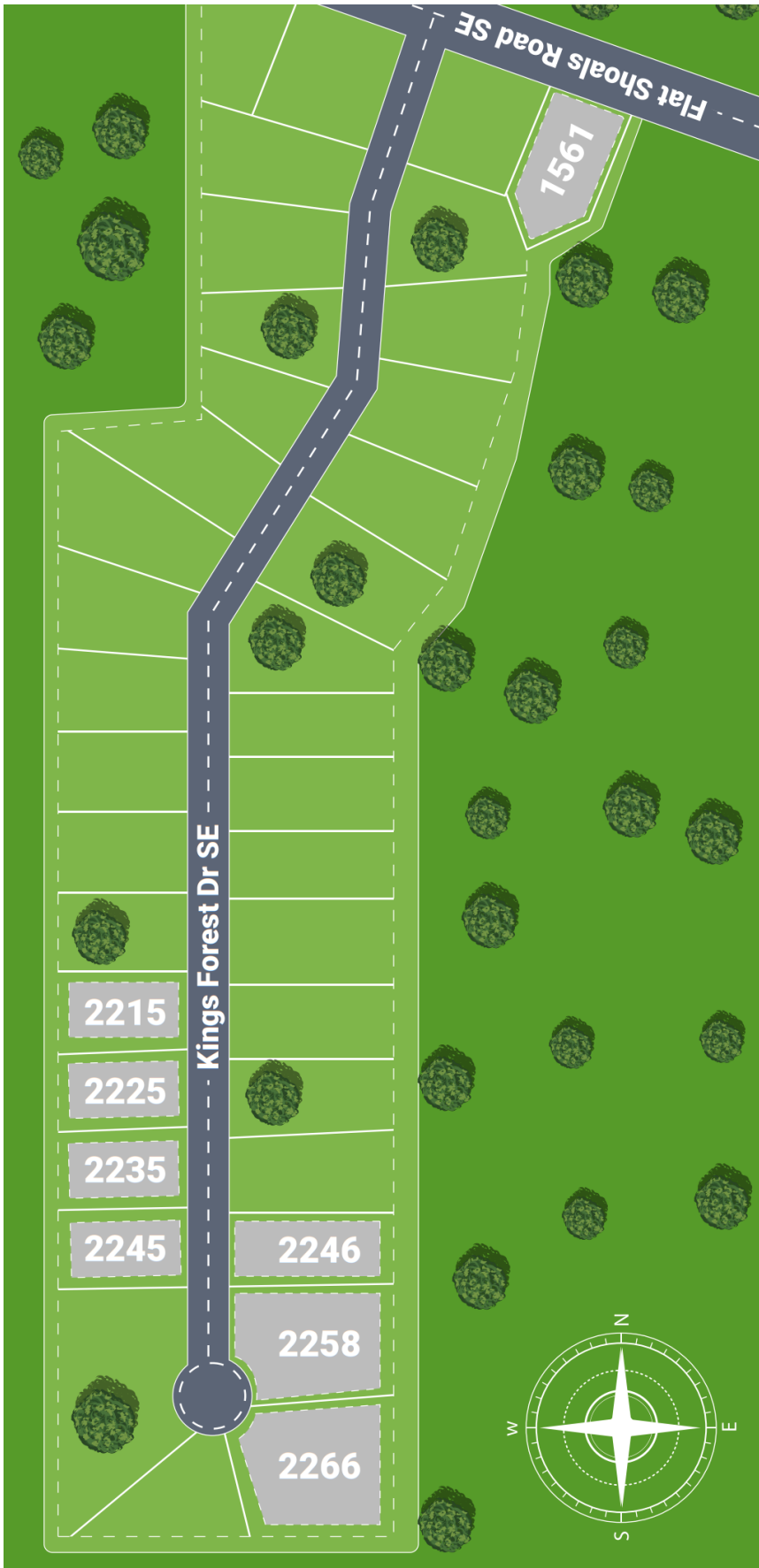
Salem Highschool

3551 Underwood Rd SE

Conyers, GA 30013

770.929.0176

NEIGHBORHOOD SITE MAP



DESCRIPTION



1,599 SQ FT | 3 BEDROOMS | 2.5 BATHROOMS | 2 CARS The Nyon is an adequate two-story style plan. The front of the home creates breathtaking curb appeal with its covered porch and contrasting siding. The open floor plan on the main level seamlessly connects the family room, dining room & kitchen. Nyon features a fireplace in the family room with large front windows that allow plenty of natural light and a working island in the kitchen. You will find three spacious bedrooms on the second level & a built-out laundry room. The master suite lies under a soaring cathedral ceiling and includes a large walk-in closet and an ensuite bathroom featuring a spacious walk-in shower.

1,999 SQ FT | 3 BEDROOMS | 2.5 BATHROOMS | 1 CAR The Gaeta showcases an open floorplan. Upon entry into this home reveals extra space for an office/den area or spare bedroom on the main level. Further down the small hallway, you'll find a large open kitchen adjacent to the dining area & living room. Upstairs, the master suite offers ample space with a large ensuite master bathroom. The bathroom reveals his/her vanities, a soaking tub & a spacious walk-in shower. The home has two additional bedrooms upstairs for ample guests.



1,748 SQ FT | 3 BEDROOMS | 2.5 BATHROOMS | 1 CAR The Gordial greets the homeowner with a roomy foyer to an expansive open concept floor plan. This home reveals a living room, an adjacent dining area, & a kitchen displaying a large island with access to the outdoors. The Gordial offers additional space with an office/den on the main level. Upstairs, the master suite provides an ensuite master bathroom and a sizeable walk-in closet. In the master bath, you'll find a includes a walk-in shower, along with a soaking tub. The two secondary bathrooms share a jack and jill bathroom.

2,682 SQ FT | 4 BEDROOMS | 3 BATHROOMS The Verdial has large glass openings, uncomplicated geometries, and contrasting elements, creating a beautiful contemporary element. A floorplan perfect for entertainment provides all the amenities homeowners desire. The plan features an open living area, kitchen, and dining room. The master bedroom is located on the main with a breathtaking master bath featuring a walk-in shower, floating tub, & his/her vanities. In addition to the master, you'll find an additional bedroom, bathroom, and laundry space. The lower level contains two additional bedrooms with a jack-and-jill bathroom, a movie there an endless entertainment space & a bar.



2,318 SQ FT | 4 BEDROOMS | 4 BATHROOMS | 2 CAR The Leccino plan is a gorgeous plan that is packed with ample space. Inside the home, you're welcomed with a wide entryway and a full in-law suite on the main level equipped with a seating area featuring a fireplace, kitchenette, ensuite bathroom & bedroom. As you venture further into the home, you're greeted with an extensive great room and a large kitchen with luxurious amenities & walk-in pantry. On the second level, you'll find a fantastic loft that makes a great play area. The master bedroom presents as another suite as it showcases a private entry to a grand bedroom and en-suite bathroom featuring a soaking tub, his/her vanities, & walk-in shower. The master bath provides passages to a luxurious custom-built walk-in closet & a laundry room.

FLOORPLANS

NYON

GAETA

GORDAL

VERDIAL

ARAUCO



FEATURES

EXTERIOR DETAILING

- Distinctive Elevations with
- Designer Color Accents
- Hardie Plank Siding
Premium Architectural Roof
- Siding
- Outdoor Deck Space
- Expansive Backyards
Concrete Driveways & Patios

INTERIOR DETAILING

- Distinguished Lighting Fixtures
- Smooth - Finished Ceilings 10'
Main Floor & 9' Second Floor
- Luxury Engineered Hardwood
Floors through Main Floor &
2nd Floor Hallway
- Designer Interior Hardware
throughout
- Shelving in all Closets &
Pantries

GOURMET KITCHEN

- Stainless Steel Appliances:
Dishwasher, Range & Microwave
- Quality Crafted Wood Cabinetry
- Quartz Countertops
- Large Island*
- Walk-in Pantry with Shelving
- Single Lever Faucets
- Designer Perimeter Wall
Backsplash
- Quality Custom Trim Package

OWNER SUITE

- Walk-in Custom Built Closet
- Expansive Owner Suites
- Walk-in Shower with Frameless
Glass
- Designer Wall & Floor Tile
- Large Plate LED Mirrors
- Comfort Height Elongated
Toilet
- Floating Tub
- Custom Vanity Cabinets

ELECTRICAL

- Recessed Can Lighting
Throughout
- Designer Lighting Fixture
Package
- All Bedrooms Equipped with
Ceiling Fans
- Fittes Covers on Electrical
Switches & Outlets
- Smoke Detectors Wired on
Each Floor
- Carbone Monoxide Detector
on Each Floor
- Custom Vanity Cabinets

CUSTOMER SERVICE COMMITMENT

- One Full Year Warranty Against
Defects in Workmanship & Materials
- Ten Year Structural Warranty
- Certified Professional Homebuilder

HVAC

- 14 Seer High Efficiency Dual
Air Conditioning
- Fittes Cover on HVAC Vents &
Exhausts Fans
- Thermostats Located on Each
Floors
- House Wrap for Moisture Barrier

PLUMBING

- Designer Plumbing Fixture
Package
- 50-Gallon Water Heater
- Front & Rear Exterior Hose Bibs



NYON

1,599 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 2 CARS

ELEVATION A



ELEVATION B

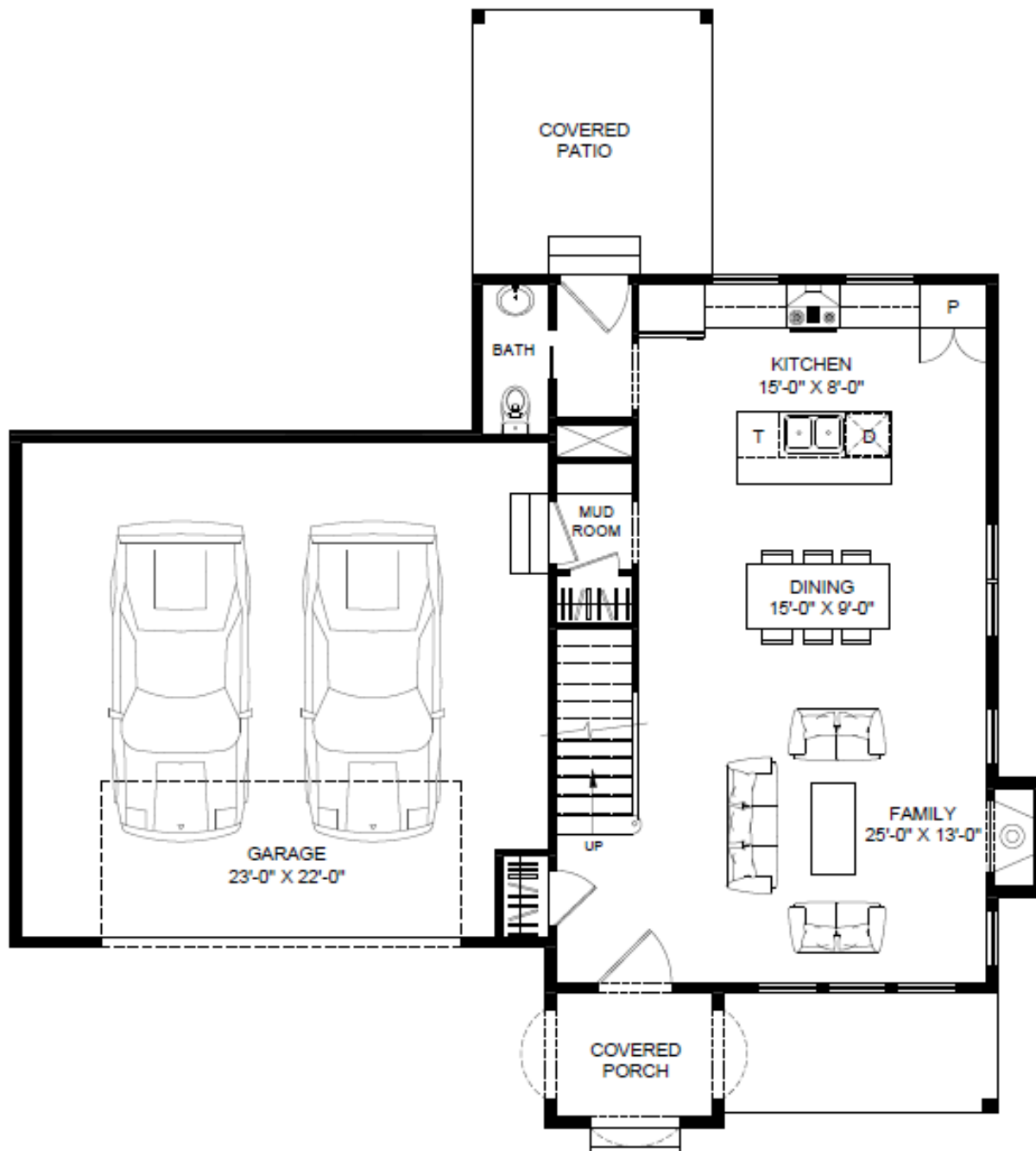




NYON

1,599 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 2 CARS

MAIN LEVEL

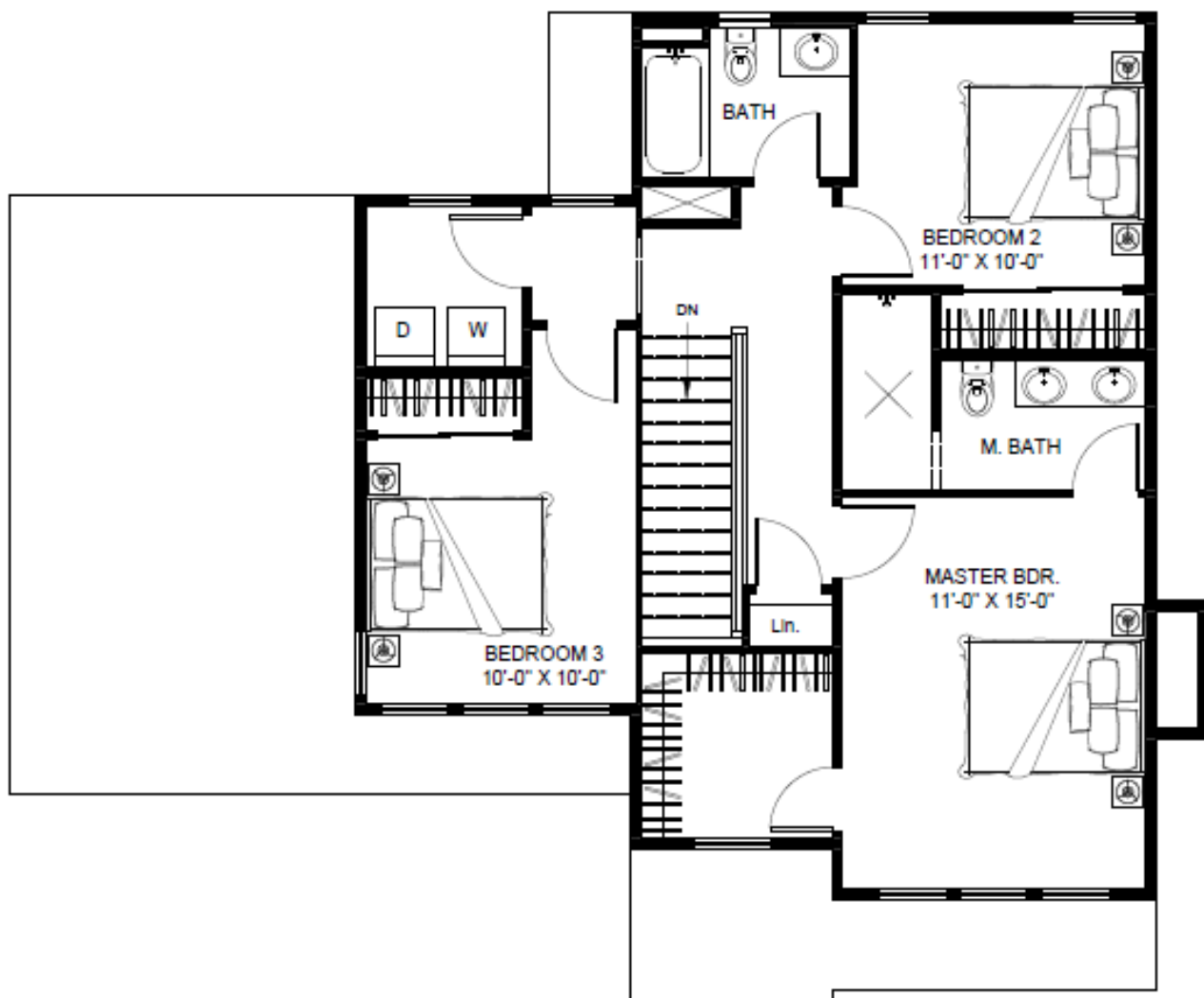




NYON

1,599 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 2 CARS

UPPER LEVEL





GAETA

1,999 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

ELEVATION A



ELEVATION B

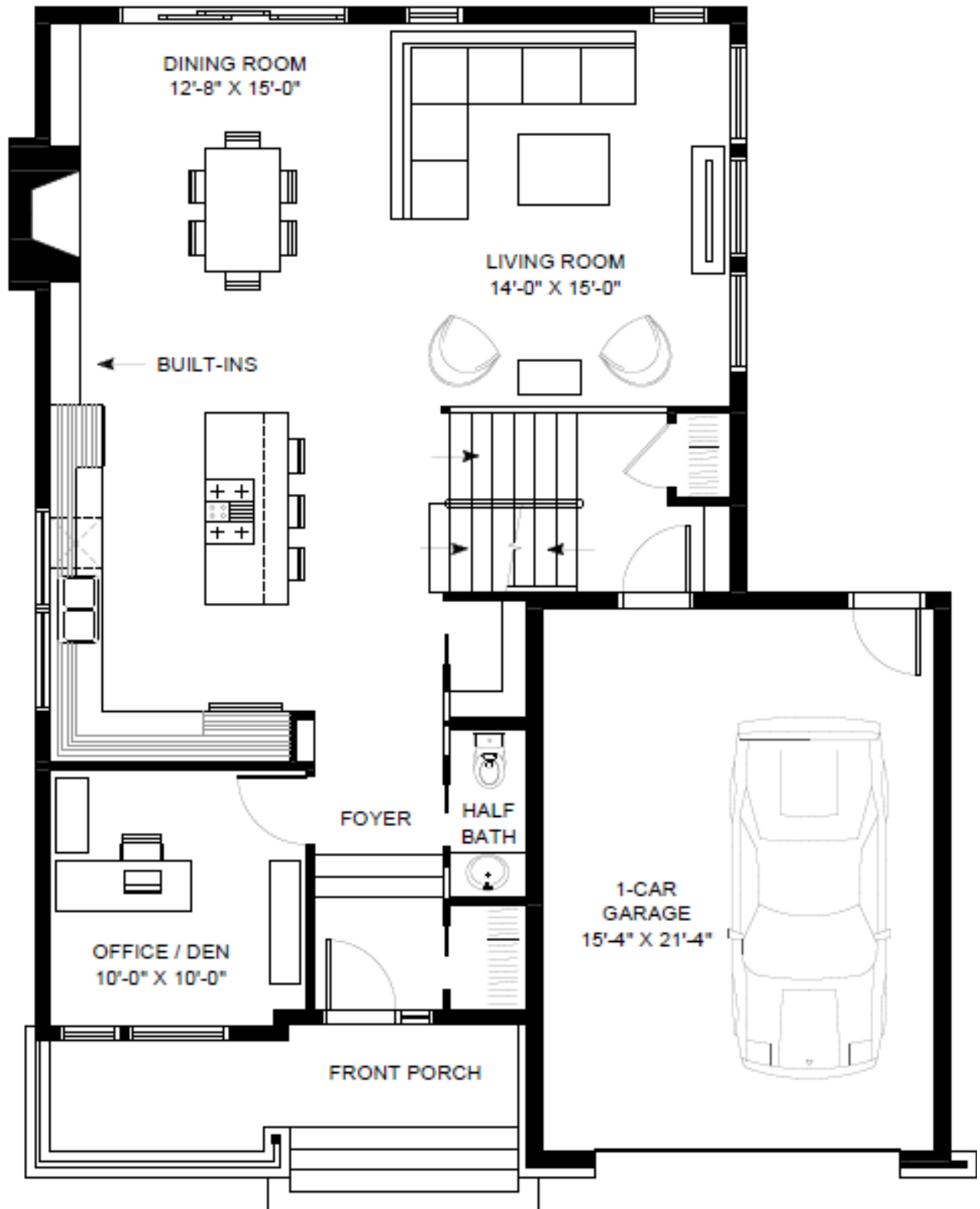




GAETA

1,999 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

MAIN LEVEL

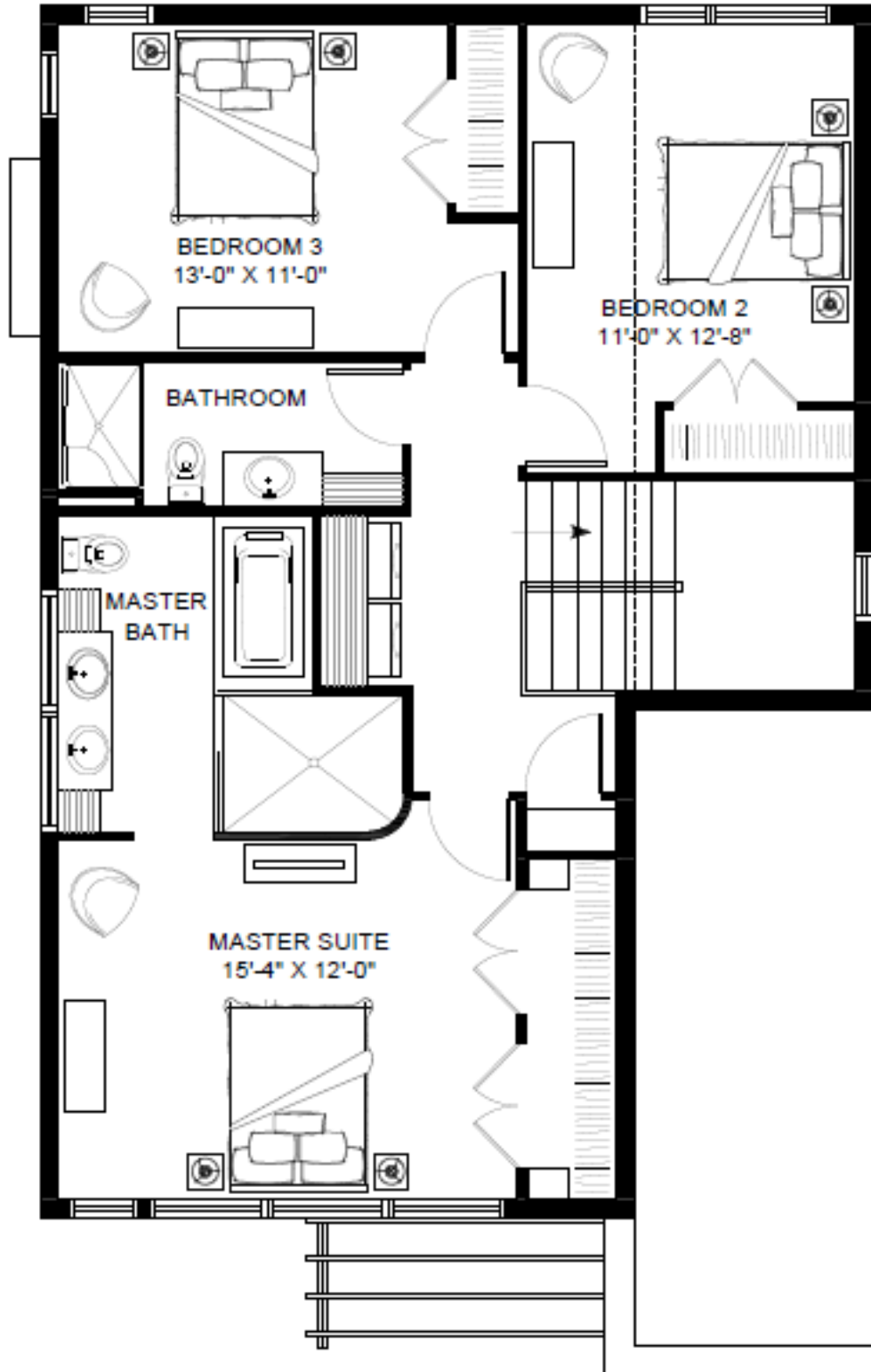




GAETA

1,999 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

UPPER LEVEL





GORDAL

1,748 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

ELEVATION A



ELEVATION B

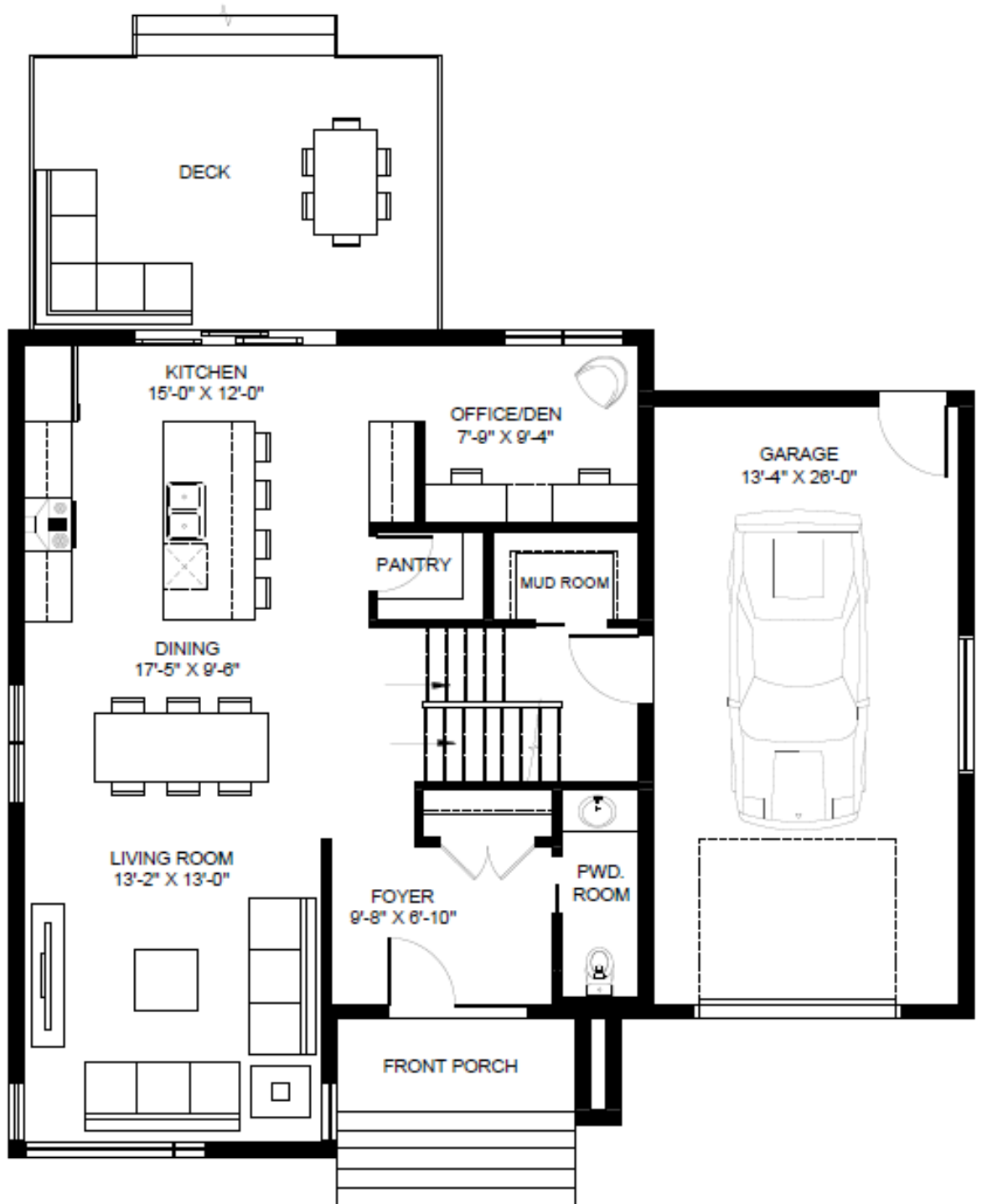




MAIN LEVEL

GORDAL

1,748 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

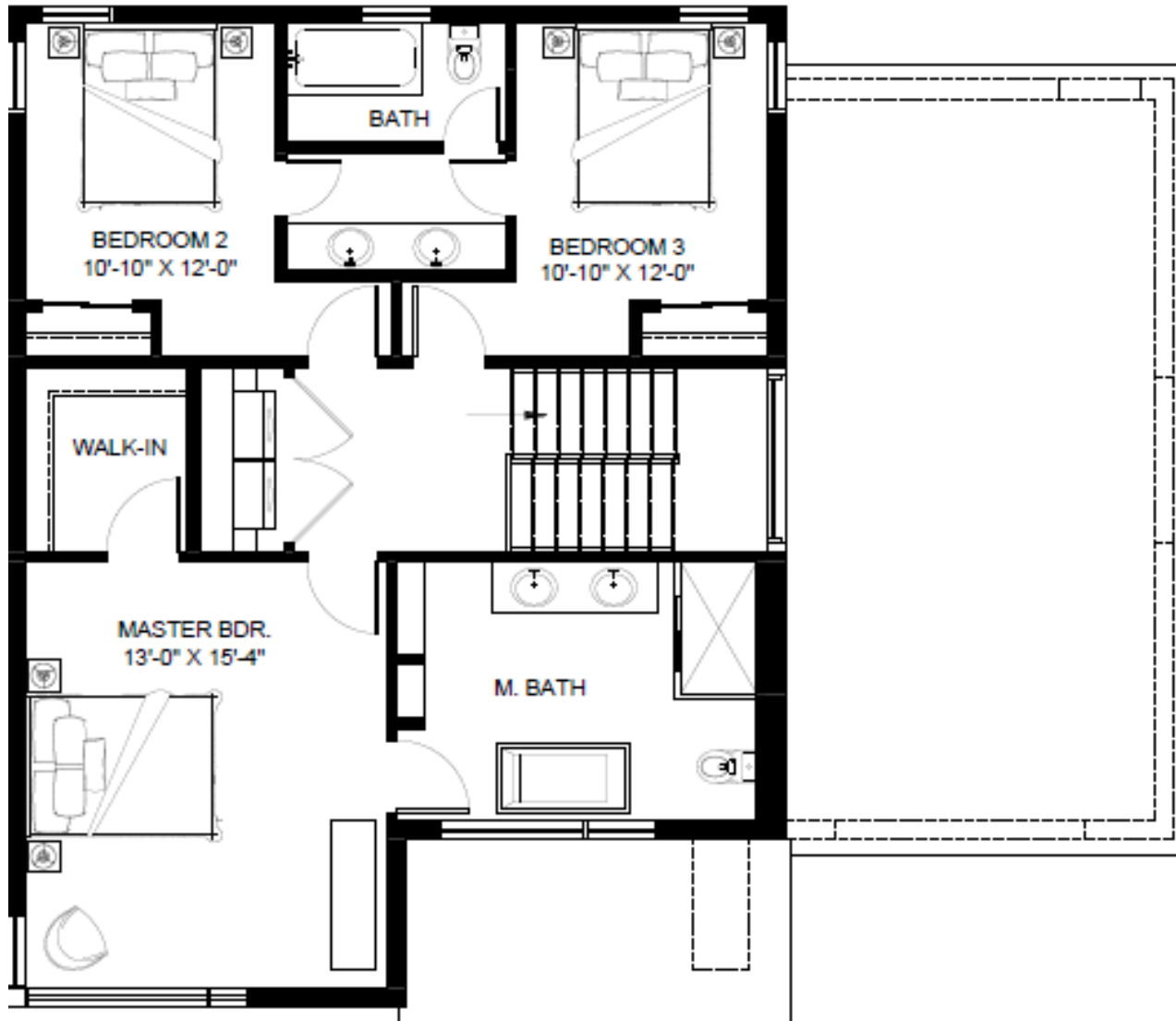




GORDAL

1,748 SQ FT | 3 BEDROOMS | 2.5
BATHROOMS | 1 CAR

UPPER LEVEL





VERDIAL

2,682 SQ FT | 4 BEDROOMS | 3
BATHROOMS

ELEVATION

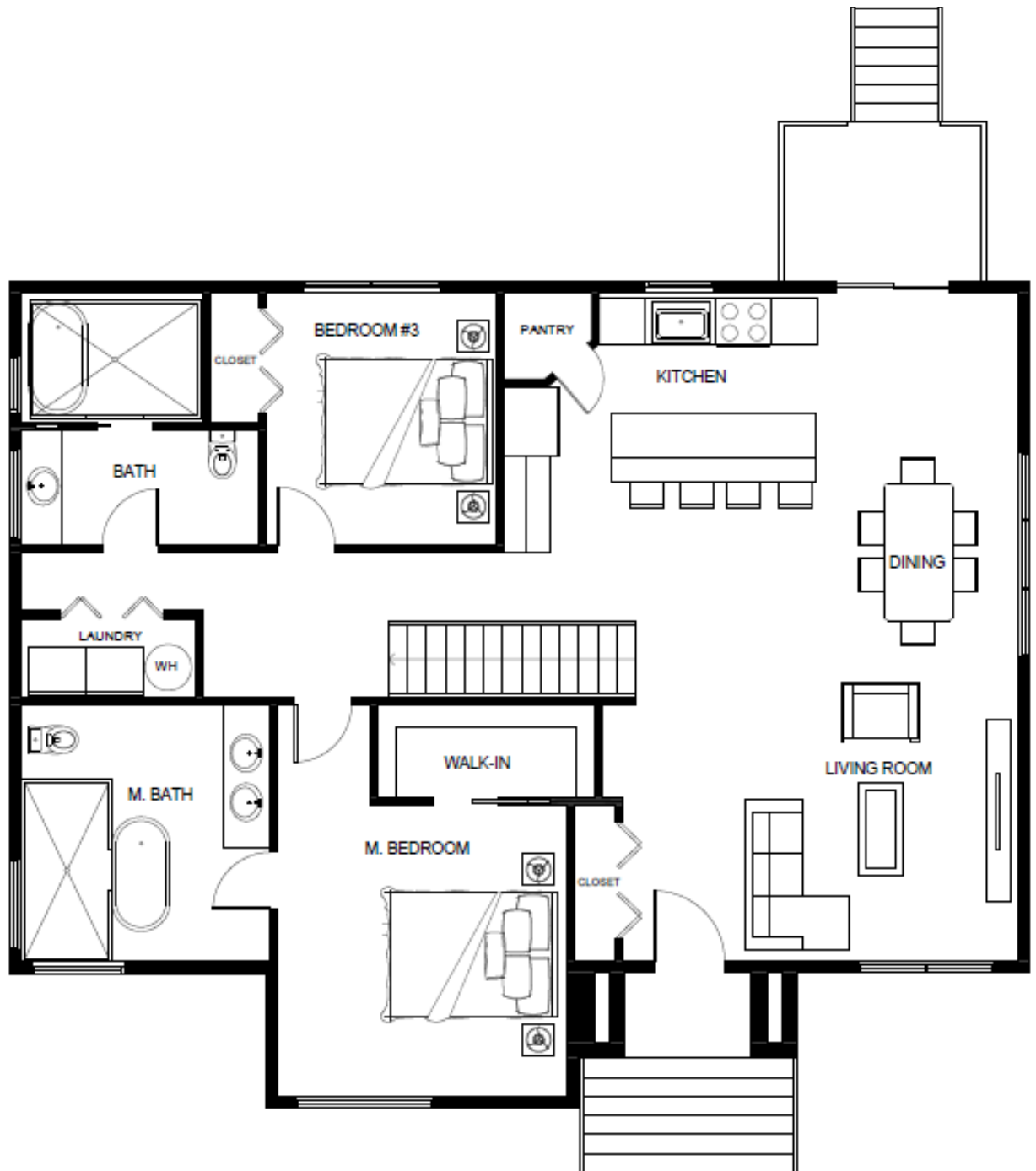




VERDIAL

2,682 SQ FT | 4 BEDROOMS | 3 BATHROOMS

MAIN LEVEL





VERDIAL

2,682 SQ FT | 4 BEDROOMS | 3
BATHROOMS

LOWER LEVEL





ARAUCO

2,318 SQ FT | 4 BEDROOMS | 4
BATHROOMS | 2 CAR

ELEVATION

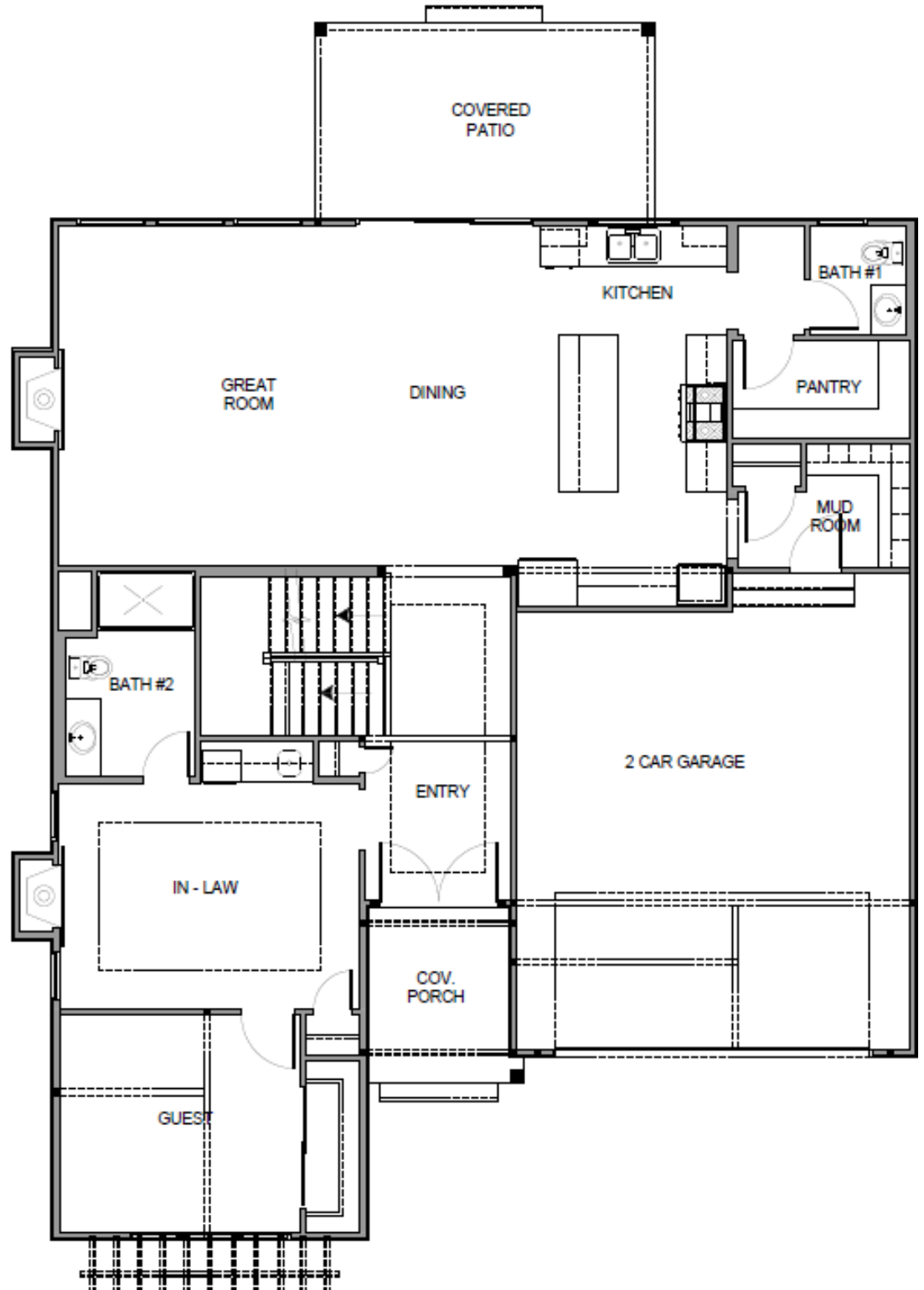




MAIN LEVEL

ARAUCO

2,318 SQ FT | 4 BEDROOMS | 4
BATHROOMS | 2 CAR

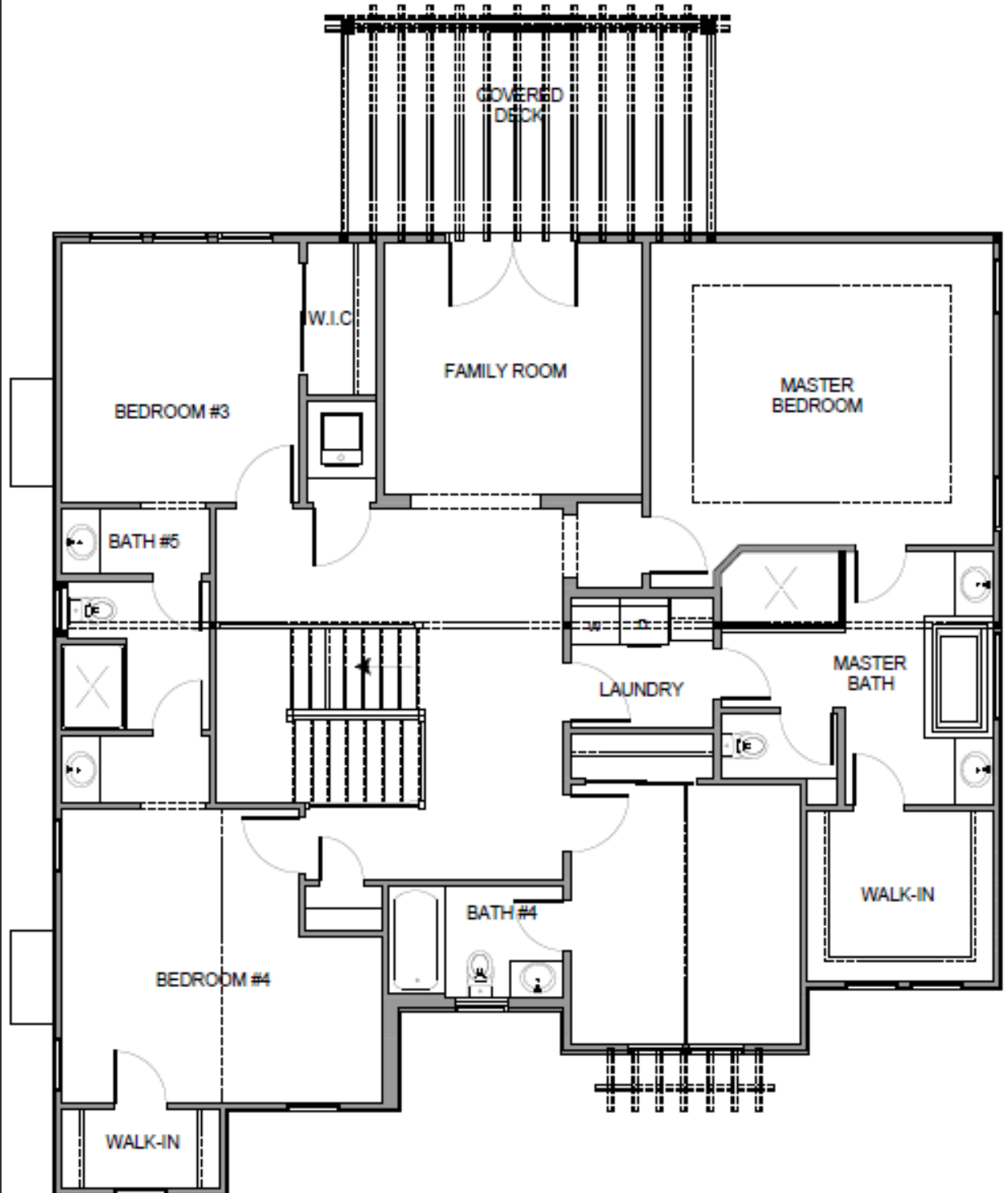




ARAU CO

2,318 SQ FT | 4 BEDROOMS | 4
BATHROOMS | 2 CAR

UPPER LEVEL



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more information.