

Granite Hill

**From the \$150's
Augusta, Georgia**

Located in popular Richmond County, Granite Hills is conveniently located just minutes to great schools, shopping and Fort Gordon. On home sites up to 1.75 acres, Crown Communities presents a limited offering of spacious homes with name brand features and superior craftsmanship perfect for today's families.

Directions

Travel I-20 West to Exit #194. Turn left onto Jimmy Dyess Pkwy, travel 1½ miles and turn left onto Belair Road. Travel 1 mile and turn right into Buckhead community (Norwood Drive). Granite Hill is ahead ¼ mile.

Sales Center Open Daily

706.993.1231

Granite Hill

Community Amenities

- Estate-sized home sites up to 1.75 acres
- Homeowner's Association with protective covenants - \$60 annually

Customer Satisfaction and Assurance

- Comprehensive internal quality assurance inspections
- Two customer orientations before closing to assure total customer satisfaction
- Builder Warranty includes a two month and a ten month Quality Home Inspection
- **Quality Builder's Warranty** – 10 Year Premier Protection Plan **insured by Liberty Mutual and protected by the Georgia State Guarantee Fund**

Kitchen Features

- Luxurious Granite kitchen countertops
- **Armstrong** 42" cherry finish kitchen cabinetry with hidden hinge cabinet door design
- Custom **Mohawk** ceramic kitchen tile backsplash
- **Armstrong** no wax kitchen vinyl flooring with **5 year "Tough Guard" warranty**
- Stainless steel under mount kitchen sink with vegetable sprayer and granite lip
- General Electric's "Hotpoint" Appliance package including:
 - Efficient Gas Range with coil top
 - 1.6 cubic ft High Capacity, 1000w Microwave w/ turntable
 - Dishwasher features "**PowerScrub**" wash system with "**Quiet Power**" disposer
 - 18 cubic ft Refrigerator with icemaker

Interior Features

- Soaring vaulted ceilings (as plan allows)
- 2 story foyers & family rooms (per plan)
- **Shaw 5" Plank Hardwood** Foyer with 25-Year Finish Warranty
- **Coffered Dining Room Ceilings**
- 9ft. smooth ceilings on the first floor
- Elegant arched room entries on the first floor
- Spacious walk-in closets
- **Closet Maid** ventilated white wire pantry and closet shelving
- **Capital** brushed nickel lighting package
- Wooden stair spindles and handrail
- FREE 2" faux wood blinds on the front of the home
- Upgraded **Cheyenne** two panel arched interior doors
- **Matco Nortca** brushed nickel faucet hardware in Owner's Bath
- Owner's bath features **Spurlin** garden tub with **Mohawk** ceramic tile surround
- Enlarged 4' separate stand in shower
- Double vanity in owner's bath
- Laminate countertops in owner's bath (marble option available)
- 36" **Bungalow** wood burning fireplace in Family Room **with lavarock surround and gas starter**
- **Armstrong** "no wax" vinyl flooring in the kitchen, baths, and laundry **protected by a 5 Year "Tough Guard" warranty**
- **Shaw and Mohawk** carpet selections with **5 and 10 year quality assurance warranty**
- Chair rail molding in Owner's Suite
- Custom shadow box trim and crown molding in foyer, dining room, and breakfast area
- Stylish **Callen** brushed nickel door hardware on interior and exterior doors
- **Sherwin Williams** latex wall paint (one color on walls throughout)
- **Duron** high gloss latex trim paint

Contact Crown At
706-993-1231

CROWN
COMMUNITIES, INC.

Crown Communities' Standard Features are plan specific and may vary based on individual floor plans. We reserve the right to modify elevations, floor plans, product specifications, and pricing without notice. Information contained herein is subject to errors, omissions, changes, withdrawals, and prior sales without notice. Rev 11.17.09



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Exterior Features

- **Spiegel Grove** vinyl siding with **LIFETIME transferrable warranty**
- **Fortifiber** wind resistant house wrap for increased weather protection, energy savings and comfort
- **Cherokee** brick exterior accents
- Architecturally controlled exteriors
- Low maintenance premium vinyl soffit & shutters
- Conventional stick built roof framing on 16" centers- minimizes roof sag
- **Georgia Pacific** engineered "I"-Joist flooring systems
- **Edge-Gold** second floor tongue and groove decking - glued and screwed to reduce floor squeaks
- Steel reinforced monolithic slab foundations **insured by QBW and Liberty Mutual**
- OSB (Oriented Strand Board) solid exterior construction on all four sides- includes roof decking
- **Tamco** 20 year warranted fiberglass roof shingles
- **Magnolia** maintenance free low-E double insulated tilt sash windows with **LIFETIME window frame warranty** and 20-year glass warranty
- Private 10'x12' rear concrete patio per plan (10'x 24' optional)
- PVC flashing around all windows and brick ledges
- Professionally landscaped homesite includes sod ON ALL FOUR SIDES
- Integrated sprinkler systems installed on the front and side yard with zoned timer
- Full perimeter bait system warrants home from termites
- Pre-wired for garage door openers
- Fully painted two-car garage with painted doors
- Decorator selected exterior light fixtures
- Two exterior water hose bibs
- Gutters on front of home

Energy & Technology Features

- **Lennox** High Efficiency 13 SEER heat pump and air handling system
- **Rheem** rapid recovery 50-gallon plus hot water heater
- Quality copper wiring with 200 AMP service
- Cable TV outlets in each bedroom & family room
- **CATEGORY 5** telephone outlets in each bedroom, kitchen and family room
- Technology- ready home with all telephone and cable tv wiring located in central location
- Ceiling fans in family room & owner suite with separate switches for the light and fan
- R30 loose blown ceiling insulation in flat areas
- R13 fiberglass wall insulation with backing in exterior walls
- R19 insulation batts in vaulted ceilings
- Weather stripping around all exterior doors
- **Magnolia** rich wood grain front door
- Adjustable thresholds at front, garage entry, and rear doors
- Smoke and carbon monoxide detectors (per plan)
- Safety-First electrical system with Tamper-proof duplex outlets and Arc-fault circuit breaker system
- Complete security system installed and ready for activation (includes central panel, key pad and in-house siren alarm)

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Government Numbers

Augusta, Georgia Website

www.augustaga.gov

Augusta-Richmond

County Info. 706-821-2300

Board of Education 706-826-1000

Clerk of Superior Court 706-821-2460

Driver's License 706-771-7814

Emergency 911

Fire Dept (non-emer) 706-821-2909

Humane Society 706-860-5020

Police Dept (non-emer) 706-821-1095

Richmond Courthouse 706-771-7814

Senior Services 706-721-6991

Sheriff's Dept 706-821-1095

Social Security Admin 800-722-1213

State Court 706-821-2825

Tags 706-821-2476

Tax Assessor 706-821-2310

Voter Registration 706-821-2340



Utilities

Bellsouth 888-757-6500

Comcast 706-733-7712

Knology 706-364-1000

Georgia Power 888-660-5890

City of Augusta

Water 706-821-1851



Area Schools

Sue Reynolds Elementary School

3840 Wrightsboro Road

Augusta, GA 30909

706-855-2540

Langford Middle School

3019 Walton Way Ext.

Augusta, GA 30909

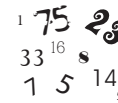
706-737-7301

Richmond Academy

910 Russell Street

Augusta, GA 30909

706-737-7152



Miscellaneous Numbers

Chamber of Commerce 706-821-1300

Crown Realty 706-993-1231

Eisenhower Medical Ctr. 706-787-5811

Humana Hospital 706-863-3232

University Hospital 706-722-9011

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EQUAL OPPORTUNITY

Granite Hill

Choose a Builder of Integrity

When you see a homebuilder that displays the QBW logo, you can look no further. This builder provides the QBW 10-year warranty on his homes and has been carefully screened for technical knowledge, craftsmanship, and financial stability.

The 10-year new home warranty industry began in the United States in 1975 as a method to restore integrity to the home building industry. The federal legislature's pending regulations were avoided with the creation of a warranty industry that would do business with only the best builders. Although several companies in this industry have strayed from those principles since that time, QBW has maintained the original intent of the industry by continuing to do business with only those builders who hold the highest standards of quality construction and customer service.

Benefits

As a member of Quality Builders Warranty, you can take comfort, knowing that this builder strives for excellence, consistently creating quality homes and providing dedicated customer service.

With QBW, you also benefit from:

10 years of premier protection.

The stability of a warranty backed by Liberty Mutual, one of the largest insurance companies in the United States.

Potential discounts on homeowner's insurance, because Liberty Mutual recognizes the higher caliber of construction by builders in the Quality Builders Warranty Program.

Potential Group auto insurance discounts, made available through Liberty Mutual.

A simple and efficient complaint resolution process, should a problem ever arise. This process is designed to save both the homeowner and the builder time and money.

A clear understanding of what is covered by the warranty and who is responsible for replacement or repair.

Confidence in the construction of your home - your greatest asset.

Coverage under QBW's Premier Protection Plan

The First Year

The builder warrants the home against specified defects in workmanship and materials that are the result of non-conformity with QBW's warranty standards, as well as any major structural defects as defined in the warranty.

The Second Year

The builder warrants the home against specified defects in the wiring, piping and duct work, as well as any major structural defects as defined in the warranty.

The Third through Tenth Years

Should any major structural defect (as defined by the warranty) occur during this period, QBW will replace, repair or pay the reasonable cost of the repair or replacement, through its insurer.

Throughout the 10-year period, the warranty is automatically transferable to subsequent buyers, protecting you and the buyer.

Achieve Peace of Mind

The warranty specifies a clear set of written standards that help to eliminate gray areas and possible disputes between homeowners and builders. In the event that a concern does arise, the complaint resolution process is simple and efficient. QBW is committed to providing the most efficient and fair complaint handling service possible. If the homeowner and builder cannot resolve the dispute, QBW will review the claim and assign an investigator, if necessary. If the dispute is still unsettled, QBW will arrange for arbitration between the two parties, which is binding.

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This is an artist's rendition only and is subject to errors, omissions, and changes without prior notice. This is believed accurate, but not warranted and we reserve the right to make changes to and/or make deviations from the plans or specifications as become necessary in our sole opinion by site, job or governmental conditions.

