

Pamir Place

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

Crown Communities is proud to present new homes at Pamir Place, situated in sought-after Grovetown. As Columbia County's largest city, Grovetown provides a wide variety of conveniences, easy access to Fort Gordon, great schools and recreation, all the while maintaining its small town charm. Crown homes at Pamir Place offer spacious floor plans and exceptional features at an unbeatable value.

Directions

Take Harlem Grovetown Road past Grovetown Middle School and Euchee Creek Park to Lory Lane (2nd entrance to Pamir Place) and turn right.

Sales Center Open Daily

706-993-1231

Pamir Place

Community Amenities

- Streetlights and Homeowner's Association with Protective Covenants
- Adjacent to Area Park with Walking Trails
- Convenient Grovetown Location

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

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 Vinyl Flooring with 5-Year "Tough Guard" Warranty
- Stainless Steel Undermount Kitchen Sink with Vegetable Sprayer
- General Electric's Hotpoint Appliance Package including:
 - Efficient Electric Range with Coil Top
 - 1.6 Cubic Ft. High Capacity 1000w Microwave with Turntable
 - Powerscrub Wash System Dishwasher with Quiet Power disposer
 - 18 Cubic Ft. Refrigerator with Icemaker

Interior Features

- 2-Story Foyers and Family Rooms and Vaulted Ceilings (per plan)
- **Bruce** Hardwood Foyer Entry with 10-Year Finish Warranty
- Coffered Dining Room Ceilings
- 9' Smooth Finish Ceilings on the First Floor
- Elegant Arched Room Entries on the First Floor
- Spacious Walk-in Closets
- **ClosetMaid** Ventilated White Wire Pantry and Closet Shelving
- **Capital** Brushed Nickel Lighting Package
- Wooden Stair Spindles and Handrail
- 2" Faux Wood Blinds on the Front of the Home
- Upgraded **Cheyenne** Two-Panel Arched Interior Doors
- Brushed Nickel Faucet Hardware in Owner's Bath
- **Spurlin** Garden Tub with **Mohawk** Ceramic Tile Surround in Owner's Bath
- Enlarged 4' Separate Shower
- Double Vanity in Owner's Bath
- 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
- 36" Wood-Burning or Electric Fireplace in Family Room with Black Granite Surround (per plan)
- **Armstrong** No-Wax Vinyl Flooring in the Kitchen, Baths and Laundry with 5-Year "Tough Guard" Warranty
- **Shaw** and **Mohawk** Carpet Selections with 5- and 10-Year Quality Assurance Warranty
- **Sherwin Williams** Latex Wall Paint (one color on walls throughout)
- **Duron** High Gloss Latex Trim Paint

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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 3.03.10

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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 and Shutters
- Conventional Stick Built Roof Framing on 16" Centers to Minimize 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 including 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 7'x18' Rear Concrete Patio (126 total square feet)
- PVC Flashing around all Windows and Brick Ledges
- Professionally Landscaped Home Site includes **Sod on All Four Sides**
- Integrated Sprinkler Systems installed in the Front and Side Yards 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
- Designer Selected Exterior Light Fixtures
- Two Exterior Water Hose Bibs
- Gutters on the Front of Home

Energy & Technology Features

- **Lennox** High Efficiency 13 SEER Heat Pump and Air Handling System
- **Rheem** Rapid Recovery Hot Water Heater (sized per plan)
- Quality Copper Wiring with 200 AMP Service
- Cable TV Outlets in Family Room and All Bedrooms
- CATEGORY 5 Telephone Outlets in Kitchen, Family Room and All Bedrooms
- Technology-Ready Home with all Telephone and Cable TV Wiring in Central Locations
- Ceiling Fans in Family Room and Owner's Suite with Separate Switches for the Light and Fan
- R30 Loose Blown Ceiling Insulation in Flat Areas
- R13 Fiberglass Wall Insulation with Backing 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
- Pre-Wired for Security System
- Safety-First Electrical System with Tamper Proof Duplex Outlets and Arc-Fault Circuit Breaker System
- Smoke and Carbon Monoxide Detectors (per plan)

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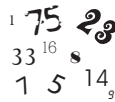
Community Numbers

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Government Numbers

Augusta, Georgia Website	www.augustaga.gov
Augusta-Richmond 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
State Court	706-821-2825
Tags	706-821-2476
Tax Assessor	706-821-2310
Voter Registration	706-821-2340



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



Schools

Cedar Ridge Elementary	1000 Trudeau Trail Grovetown, GA 30813 706-447-2100
Grovetown Middle	5463 Harlem Grovetown Road Grovetown, GA 30813 706-855-2514
Grovetown High	2010 Warrior Way Grovetown, GA 30813 706-447-2102



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



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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 homebuilding 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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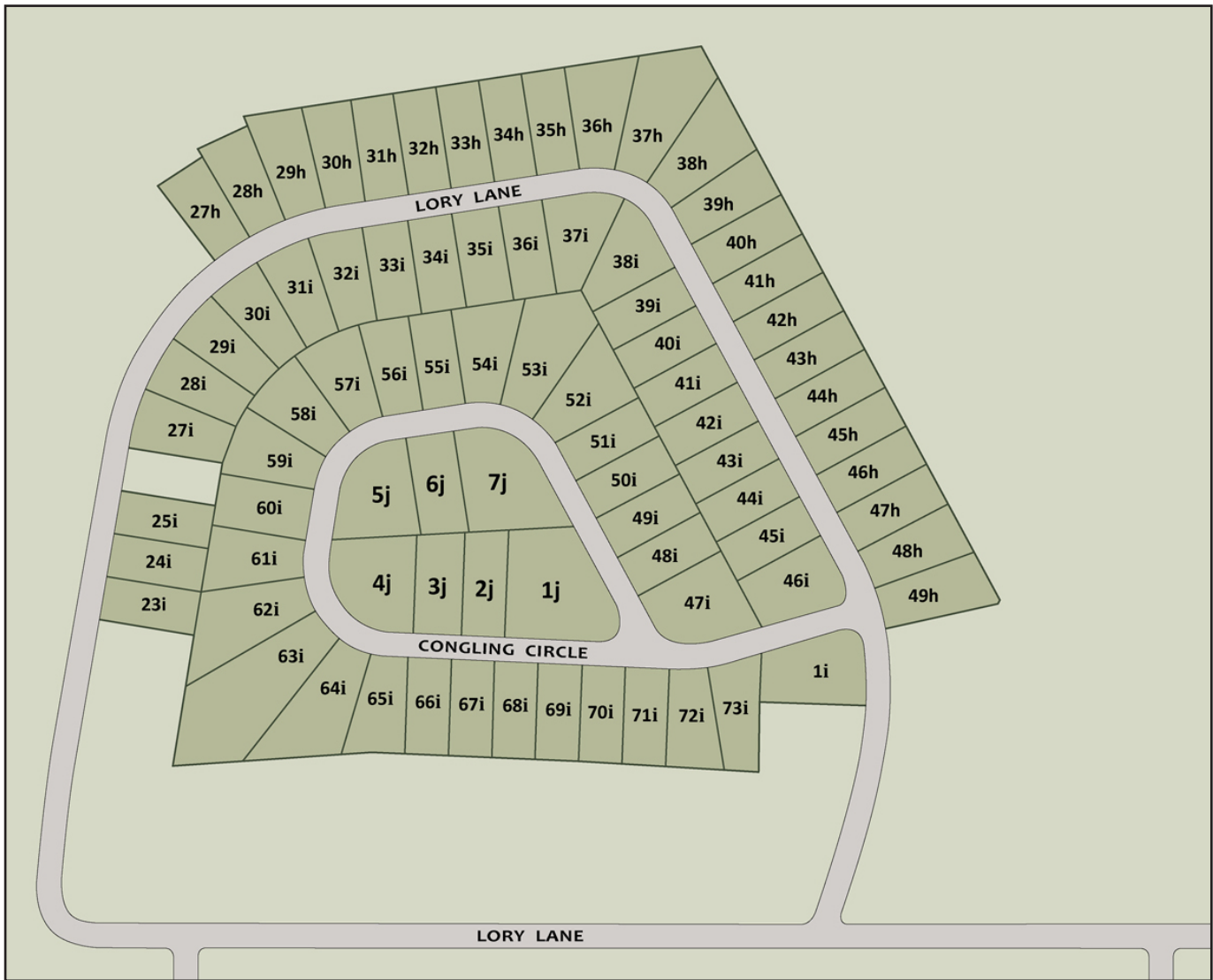
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This is an artist's rendering and is subject to errors, omissions and changes without prior notice. This is believed to be an accurate representation but is not warranted, and Crown reserves the right to make changes to and/or deviate from the plans or specifications as become necessary in our sole opinion by site, job or government conditions.

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