



VICKERY DOWNS

Priced from the low \$200s
Located in Cumming

Crown Communities proudly presents new homes in Vickery Downs, nestled in the heart of Forsyth County. Vickery Downs offers a family-friendly setting with sidewalks, charming clubhouse and swimming pool, as well as close proximity to great shopping, dining and area schools. Providing innovative designs, superior craftsmanship and a great value, Vickery Downs is the perfect fit for you.

Directions

From GA400 Northbound: Take Exit 13, Bethelview Rd. Turn left, travel approximately 3.5 miles to Pittman Rd and turn left. Travel 1.5 miles and Vickery Downs is on the right before Post Road.

Sales Center Open Daily
678-551-2999

VICKERY DOWNS

Community Amenities

- Landmark Entrance Monument
- Clubhouse, Swimming Pool and Sidewalks
- Homeowners Association

Kitchen Features

- Appliance Package including:
 - ✓ Refrigerator
 - ✓ Range
 - ✓ Microwave
 - ✓ Dishwasher } FREE
- Granite Countertops with Tile Backsplash
- 42" Cherry Stained Kitchen Cabinetry
- Kitchen Cabinet Crown Molding
- Kitchen Island on Select Plans
- Stainless Steel Double Bowl Sink
- Upgraded Plumbing Fixtures
- Single Lever Faucet with Vegetable Sprayer
- Recessed Lighting and Elegant Pendant Lights (per plan)

Interior Features

- 10-foot Smooth Finish Ceilings on Main
- Two-Story Foyers (per plan)
- Soaring Vaulted Ceilings
- Arched Doorways
- 5" Plank Hardwood Flooring in Foyer
- Presidential Trim Package
- Cheyenne Two-Panel Arched Top Interior Doors
- Brushed Nickel Hardware on Doors & Cabinets
- Oil Rubbed Bronze Finish Lighting Package
- Owner's Bath features Garden Tub with Ceramic Tile Surround and Separate Tile Shower with Glass Door
- Cultured Marble Countertops in All Baths
- 2" Faux Wood Blinds on Front of Home
- Woodburning Fireplace with Custom Stone Surround and Raised Flagstone Hearth in Family Room
- Finished 2-Car Garage Pre-Wired for Garage Door Openers
- Basements Available
- Cable Jacks in Family Room and All Bedrooms
- CAT-5 Phone Jacks in Kitchen, Family Room and All Bedrooms
- Complete Security Systems Ready for Activation

Exterior Features

- Professionally Designed Brick Accent Elevation
- Architecturally Controlled Exteriors
- Professional Landscaping for each Home Site
- Four Sides Sodded Lawn
- Broom-Finished Concrete Patio or Deck (per plan)
- Bay Windows (per plan)
- Full Perimeter Termite Bait System
- Steel Reinforced Concrete Foundations
- Decorative Mailboxes and Posts
- Two Exterior Water Hose Bibs with Shut Off Valve
- Stamped Carriage Garage Doors with Hardware
- Maintenance Free Premium Almond Soffits and Exterior Trim
- Gutters on All Four Sides of Home

Energy Features

- Convection Cooled Attics
- Rapid Recovery Hot Water Heater (sized per plan)
- Dual-Pane Easy Clean Insulated Windows
- Ceiling Fan in Family Room and Owner's Suite
- R-30 in Attic Insulation
- R-13 Insulation in Exterior Walls
- R-19 Insulation in Vaulted Ceilings
- Weather Stripping Around all Exterior Doors
- Rich Wood Grain Composite Front Door
- House Wrap Energy Efficient Vapor Barrier
- Dual Zoned Heating and Air Controls
- Two Digital Display Thermostats



Crown Communities' Standard Features are community and 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 11.3.10

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COMMUNITIES
www.CrownGA.com

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Government Numbers

Forsyth County Website
www.forsythco.com
Forsyth Board of Education 770-887-2461
www.forsyth.k12.ga.us
Board of Commissioners 770-781-2101
Clerk of Superior/State Court 770-781-2120
Driver's License 770-205-5401
Forsyth Fire Dept. 770-781-2180
Police Dept. (non-emergency) 770-781-2000
Probate Court 770-781-2140
Senior Services 770-781-2178
Sheriff's Dept. 770-781-2222
Tag Office 770-781-2112
Tax Assessor 770-781-2106
Voter Registration 770-781-2118



Miscellaneous Numbers

Chamber of Commerce 770-887-6461
www.cummingforsythchamber.org
Forsyth Co. Library 770-781-9840
Humane Society 770-887-6480
Northside Hospital Forsyth 770-844-3200



Area Schools

Vickery Creek Elementary School
6280 Post Road
Cumming, GA 30040
770-346-0040

Vickery Creek Middle School
6240 Post Road
Cumming, GA 30040
770-667-2580

West Forsyth High School
4155 Drew Road
Cumming, GA 30040
770-888-3470



Utilities

AT&T 888-757-6500
Georgia Power 888-660-5890
Sawnee EMC 770-887-2363
Atlanta Gas Light 877-427-4321
Forsyth Water & Sewer 770-781-2160
Comcast 888-375-4888
Direct TV 800-481-6922



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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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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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