



Built exclusively by

R.T. Bailey
Construction, Inc.

Standard Features Include

All brick exterior from ground to the roof– vinyl in gables

Maintenance free vinyl soffit and windows with screens

Gas heat and tankless hot water heaters

EVP flooring in all open areas– carpet in bedrooms

Handicap accessible options including roll in tiled shower

30 year architectural shingles– Black

Radiant barrier roof sheathing (if available) to reduce attic temp and lower utility bills

Sidewalks and street lights throughout community

Designer cabinets

Quartz and/or granite tops for all surfaces selected with undermount sinks

Large walk in master closets

Wired for High Speed Giga byte internet

Crown molding, large baseboards, window trim

Many options available including tray ceilings, vaults, beams,

Main floor living with 2+ bedrooms and baths plus flex room

Options for 2nd floor bonus and bathroom available

Covered rear porch on all plans

Contact 706-394-5544 or Todd@RTBAILEY.Com

Visit our plans at RTBAILEY.COM/CLAIRBORNE

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Optional Features Include

Four different house plans with floor plan options available

HOA will maintain all landscaping

4 homesites with full unfinished basements

2 homesites with crawl space

Most units are monolithic slab will have limited steps

Handicap accessibility is optional to include door ways, door sizes, zero entry threshold from all doors, grab bars, comfort height toilets and more

Houses starting at \$260,000

HOA 1x initiation fee- \$1,200

Monthly projected HOA dues- \$175

Tinsley & Adams Closing Attorney

With each slab having 2 homes– home wont' start construction until both homes are sold

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Costs to consider

HOA initiation fee- \$1,250

Monthly HOA dues * \$175

Lower Energy bills- \$

Cash for construction costs** – 2% savings

Costs of materials going up– no FIRM pricing

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*- Projected HOA dues, could change by small factor

** - Money must be escrowed at Attorney's office- \$40,000 down,
Remainder paid out at Insulation stage, Paint Stage, Exterior completed and Final.

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