

Mixon Estates



GREEN FOREST
CONSTRUCTION, LLC.

Raising the standard of new construction

Sales & Marketing By:
Robin Hullemeier
Bush Real Estate
Direct Line : 770-318-7313

All information is believed accurate but not warranted. Prices and floor plans are subject to changes, errors and omissions without notice. All images are copyrighted by original designer.



Nixon Estates

16 Acres
 in 657,915 FEET
 in 21,513 FEET
 per angle point
 work Least Squares
 Robotic Total Station
 Total Station

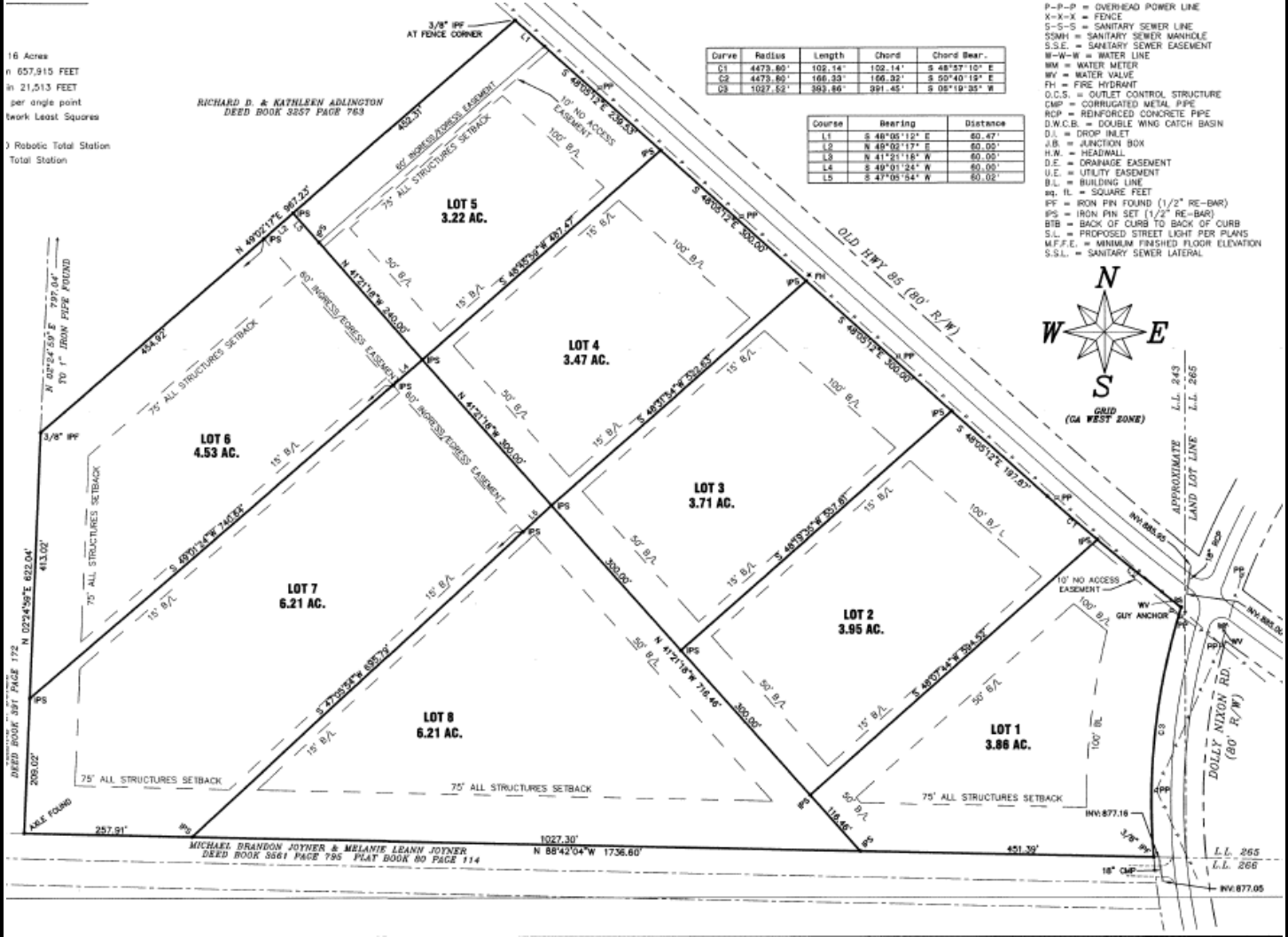
RICHARD D. & KATHLEEN ADLINGTON
 DEED BOOK 3857 PAGE 763

MICHAEL BRANDON JOYNER & MELANIE LEANN JOYNER
 DEED BOOK 5661 PAGE 796 PLAT BOOK 80 PAGE 114

Curve	Radius	Length	Chord	Chord Bear.
C1	4479.80'	102.14'	102.14'	S 48°57'10" E
C2	4479.80'	166.33'	166.33'	S 69°40'19" E
C3	1027.52'	382.86'	391.45'	S 05°19'35" W

Course	Bearing	Distance
L1	S 48°05'19" E	80.47'
L2	N 49°02'17" E	80.05'
L3	N 41°21'16" W	80.05'
L4	S 49°01'24" W	80.05'
L5	S 47°05'54" W	80.02'

- P-P-P = OVERHEAD POWER LINE
- X-X-X = FENCE
- S-S-S = SANITARY SEWER LINE
- SSMH = SANITARY SEWER MANHOLE
- S.S.E. = SANITARY SEWER EASEMENT
- W-W-W = WATER LINE
- WM = WATER METER
- WV = WATER VALVE
- PH = FIRE HYDRANT
- O.C.S. = OUTLET CONTROL STRUCTURE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- D.W.C.B. = DOUBLE WING CATCH BASIN
- D.I. = DROPPING INLET
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.F. = SQUARE FEET
- IF = IRON PIN FOUND (1/2" RE-BAR)
- IPS = IRON PIN SET (1/2" RE-BAR)
- BTB = BACK OF CURB TO BACK OF CURB
- S.L. = PROPOSED STREET LIGHT PER PLANS
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- S.S.L. = SANITARY SEWER LATERAL



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INTERIOR

- 9' smooth ceilings on main floor
- Unique interior doors
- Unique interior trim packages that include shiplap, crown moulding, custom site built mantles, stained tongue and groove ceilings, site build mud benches, 5" base and wide door moulding (per plan)
- Wrought iron pickets on full wood tread staircases
- Coffered ceiling and craftsman style chair rail with shadow boxing in dining
- Wood floors in kitchen, breakfast, dining, family, foyer, main level secondary bedroom & upstairs hallway
- Tile flooring in all full baths and laundry
- Granite countertops in all baths, laundry & kitchen
- 42" wood burning fireplace with stone surround & site built mantle
- Large walk in closets (per plan)
- Disappearing stairway
- Designer oil rubbed bronze lighting & plumbing fixtures / lighting is selectable by purchaser (at allowance)
- Elongated commodes with soft close lids
- All bedrooms, rear covered porch & family room prewired for fan with light kits
- 15+ recessed lights strategically placed (per plan)
- Fully wired for security system / ready for activation upon close
- garage door with opener & 2 remotes
- Laundry rooms with base cabinet & laundry sink with granite top, under mount stainless sink & high arc oil rubbed bronze faucet
- Secondary main bath on main level (per plan) with raised vanity, granite top, under mount sink and 8" spread faucet with custom wrapped mirror
- Protective ground fault interrupt circuits for wet areas
- 42" wall cabinets in kitchen

KITCHEN

- Stainless steel under mount sink
- High arc faucet with integrated sprayer
- Stainless steel appliances includes built in microwave over oven, dishwasher and 36" electric cooktop (selectable with allowance)
- Raised panel cabinets with hardware
- Granite countertops
- Decorative tile backsplash
- Wood flooring
- Refrigerator ice maker line
- Custom build wood shelving in pantry

MASTER SUITE

- His/her raised vanities with granite tops & 8" oil rubbed bronze faucet spreads (per plan)
- Tile flooring with Jetted Tub
- Large walk in full tile showers with soap/shampoo inset and decorative trim
- Custom framed mirrors
- Large carpeted walk in closets
- Trey ceilings (per plan)
- Sitting rooms (per plan)

EXTERIOR

- Fiber Cement siding
- Brick/stone accents with craftsman front
- Divided light window grids for all windows
- Architectural style 25 year roof shingles
- Master planned landscape package with irrigation for sodded areas
- Large covered rear patios with grilling porches (per plan) and a sidewalk from turn around to covered porch
- Lifetime vinyl soffits
- Shutters (per plan)
- Prefinished gutters with splash blocks
- Front and rear electrical outlets and water faucets
- Beautiful stain grade mahogany front door slab with beveled glass and dentil shelf.

ENERGY FEATURES

- Electric dryer connections
- Extreme gap sealing procedures
- Energy efficient right sized heating & air systems
- Insulated low-e windows & doors
- Moisture barrier home wrap
- R-19 vaulted ceilings
- R-13 exterior walls
- R-30 flat ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground utilities
- Septic tank wastewater disposal
- Protective covenants
- Decorative mailbox & post
- 4 board pressure treated fence along front property line at Old HWY 85

- Builder reserves the right to change and modify these standard features without notice. When used as Exhibit "C" of a new purchase and sale agreement, features on this sheet will not change.
- Lighting allowance : \$2,500.00
- Seller's closing cost contribution : 1%

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Plans & Lot Numbers

Available Inventory:

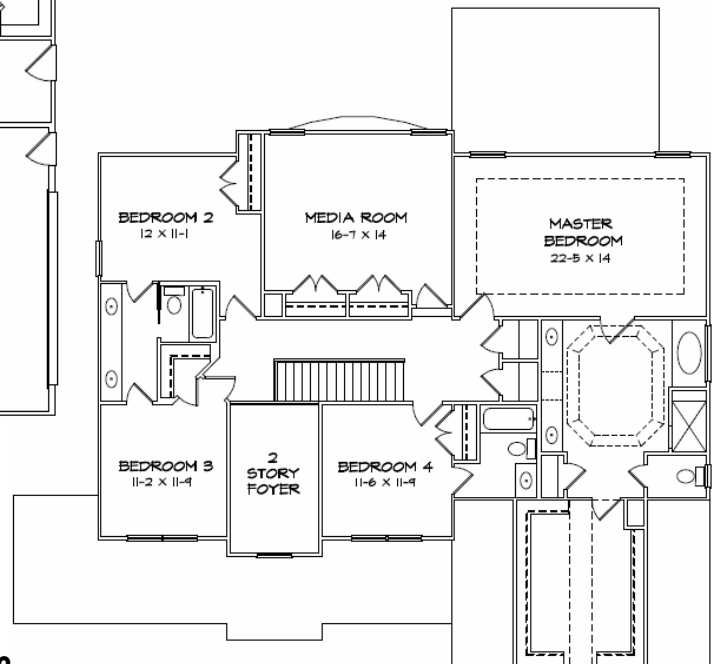
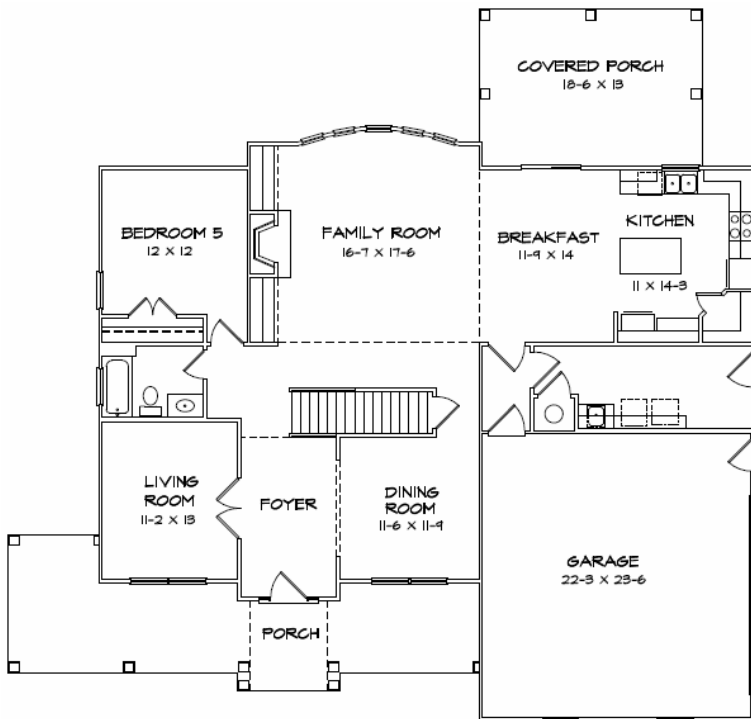
<i>Lot Number</i>	<i>Plan/Available/Under Contract</i>	<i>Sales Price</i>	<i>Foundation</i>
1	Hampton Plan with covered rear porch	\$399,900	Slab
2	Athens Plan with covered rear porch	SOLD!	Slab
3	Columbus Plan with covered rear porch	SOLD!	Slab
4	Smokerise Plan with covered rear porch	SOLD!	Slab
5	Green Plan with covered rear porch	SOLD!	Slab
6	Hampton Plan with covered rear porch	\$414,900	Slab
7	Green Plan with covered rear porch	UNDER CONTRACT!	Slab
8	Columbus Plan with covered rear porch	SOLD	Slab





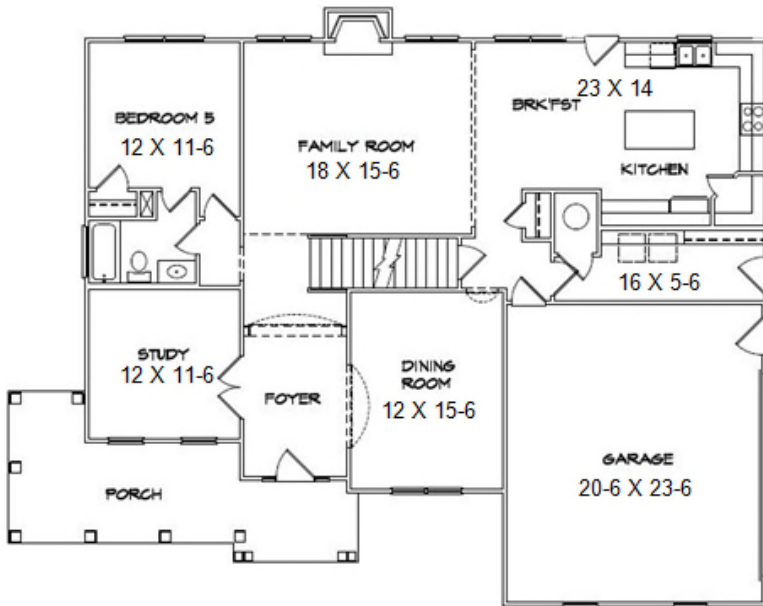
Smokerise

1 ST Level	1663
2 ND Level	1883
TOTAL	3546



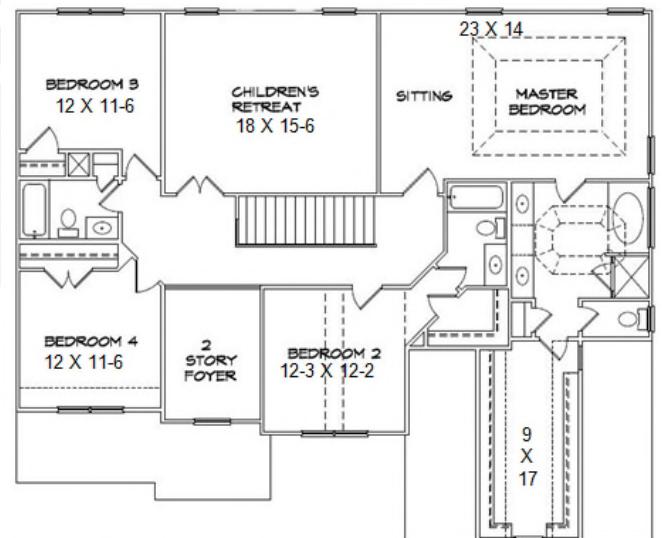
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Hampton

1 ST Level	1578
2 ND Level	1763
TOTAL	3341



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BUILDING TOWARDS A SUSTAINABLE FUTURE

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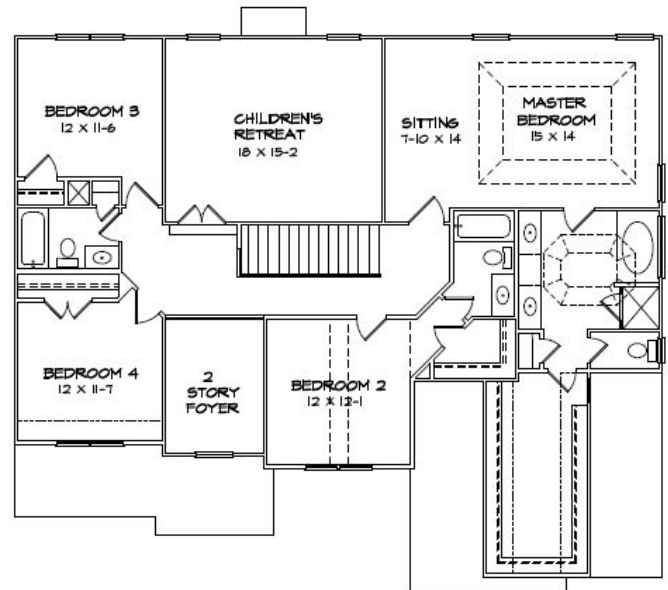
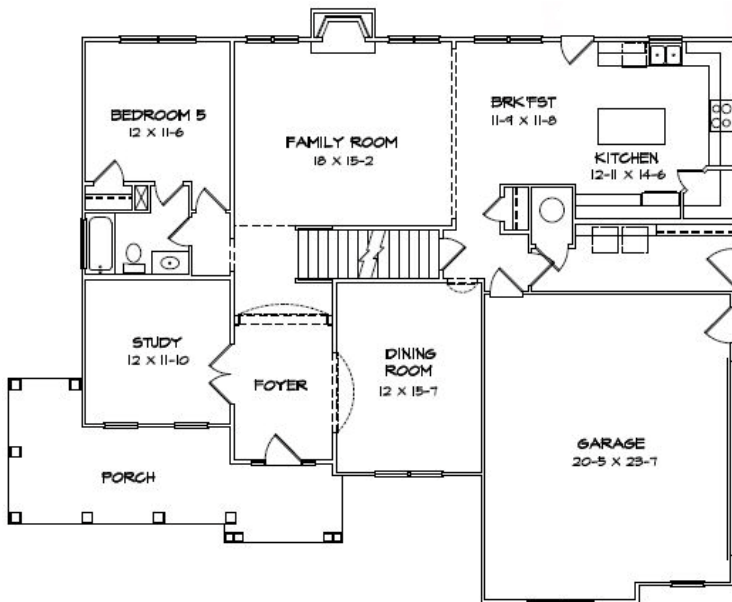
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Green

1 ST Level	1578
2 ND Level	1763
TOTAL	3341



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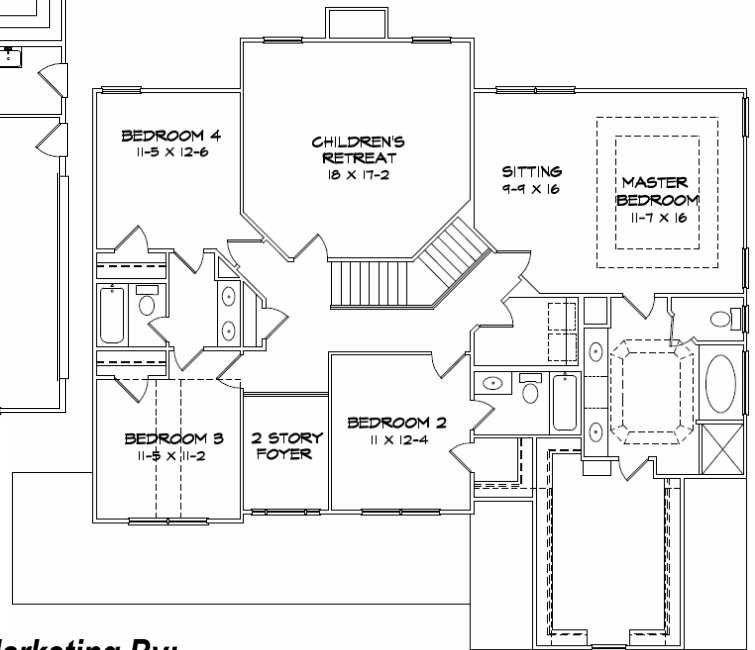
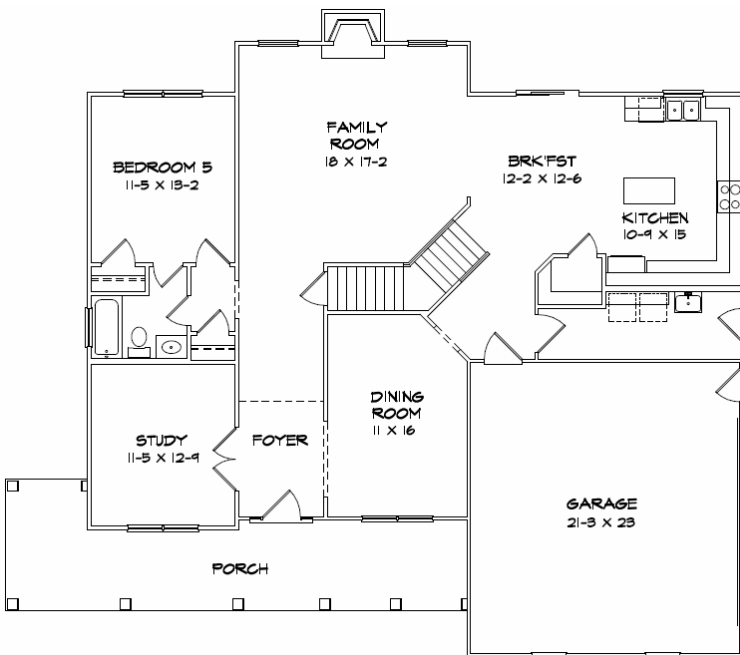
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Columbus

1 ST Level	1572
2 ND Level	1846
TOTAL	3418



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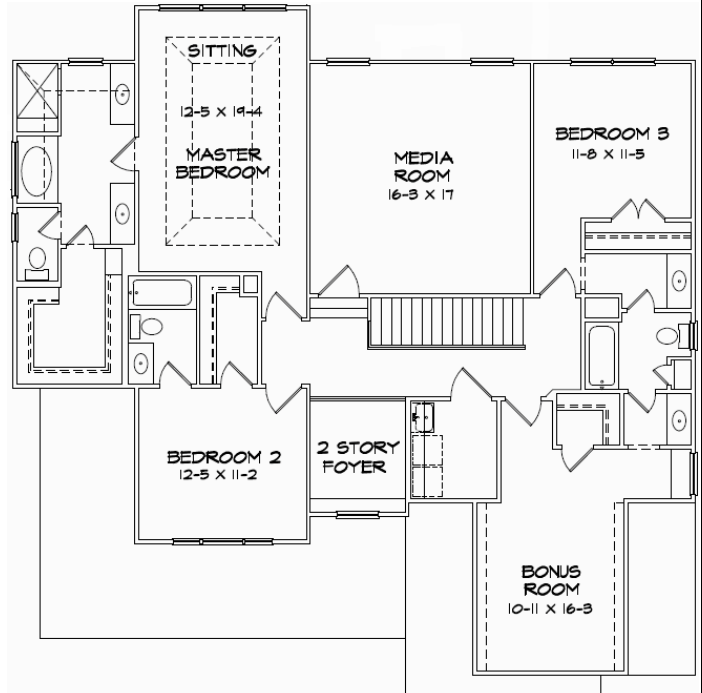
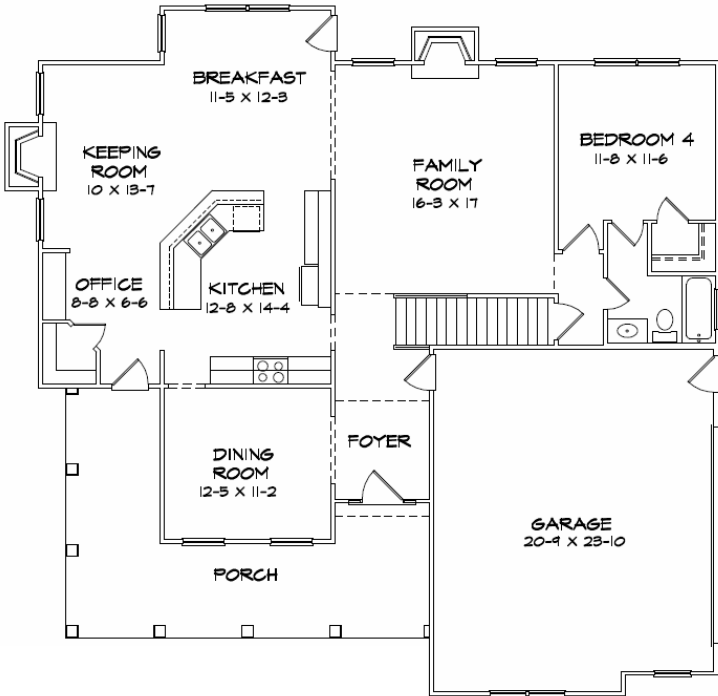
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Athens

1 ST Level	1467
2 ND Level	1723
TOTAL	3190



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