

**GORGEOUS  
CHADWICK  
MODEL  
\$469,995**

**\$40,000 BUYERS BONUS\***

# CHAMPIONS RUN

**DESIGNER MODEL HOME FOR SALE**

**1310 SUNNY'S HALO SUWANEE, GA 30024**

## MOVE IN READY!

- Move-In Ready 3-sides brick, 5br/4ba plan nestled on beautifully landscaped corner lot with oversized patio
- Positioned across from Resort Style amenities featuring a swimming pool, lighted tennis courts, clubhouse, playground, exercise room/gym, firepit
- Excellent School District - "Rated 10" - Lambert High, Riverwatch Middle, and Settles Bridge Elementary
- 5" Hardwoods, Hardwood stairs, Gourmet Elite Kitchen with under cabinet lighting, pull-out drawers, 42" cabinets
- Granite countertops, Pendant lights, Stainless Steel GE appliances w/chimney style vent hood overlooking cozy fireside family room with stone hearth and custom hand built built-ins
- Spacious guest bedroom on main w/full bath - granite vanity, tile floors, and decorative tiled tub surround
- Home completely pre-wired with CAT-5, security system, whole house audio system with speakers
- Upstairs offers 3 oversized secondary bedrooms one w/private in room bath and Jack and Jill
- Spacious laundry room with wash tub and matching built-in cabinets
- Lush Master Suite with separate sitting room area great for watching tv or private office area
- Inviting Master spa bath with relaxing jetted tub, walk-in tiled shower with massagers and jets, gorgeous tiled floors, separate his/hers granite vanities with stainless undermount sinks, two walk-in closets or use as exercise room complete with treadmill



**THE CHADWICK MODEL**



**HURRY - IN AND RESERVE THIS HOME. GREAT PRICE. WON'T LAST LONG!**

**YOU WILL ABSOLUTELY LOVE THIS WELL ESTABLISHED NEIGHBORHOOD CLOSE TO  
GA 400, I-85, SHOPPING, FINE DINING, & EXCELLENT SCHOOLS.**

**ROCKLYN HOMES**

The Most Important Home We'll Build Is Yours

\*Restrictions apply. Total incentive cannot exceed \$40,000. Price reflects \$10,000 reduction plus an additional \$30,000 can be used towards price, closing cost, or upgrades. See agent for details. Incentive cannot be used in combination with other offers, incentives or discounts. \*\*Furnishings available. See agent for details. You must use Rocklyn Homes preferred lender to receive incentive. Contracts must be written and accepted by March 31, 2016. The above information is believed accurate but not warranted. Prices, plans, specifications are subject to change without notice. See agent for details. 2.16

**Furnishings Available\*\***

**Call Holly Martin  
678-758-8439**

**ChampionsRun@RocklynHomes.com**

marketed by  
Garnett & Lee Realty 