

FALL INTO SAVINGS

\$10,000 TOWARD SELECT DESIGN OPTIONS

PLUS \$5,000 toward Closing Costs*

**\$3,000
BROKER
BONUS***

WEST COBB, GEORGIA

KYLE FARM

ADD TO LIFE | EST 2016

CURRENT INVENTORY

HOMESITE 102 - 4954 GLENCREE COURT THE BUCKINGHAM B ~~\$508,365~~ \$478,364

5 Bedrooms | 4.5 Baths – 2 Car Garage – 3,666 sq. ft.

The Buckingham B features a painted brick and board-n-batten exterior with an inviting stacked covered front porch. The foyer welcomes you inside and escorts you into an open living space throughout the family room, kitchen and breakfast area. The Buckingham kitchen features upgraded Whirlpool appliances including double ovens and a “gathering-size” center island. The main level is complete with a guest suite and private bath. The second level offers a loft which makes for the ideal casual space. Step out onto the upper balcony, relax and watch the sunset. Owners retreat and three generous size bedrooms wind out the upper level of the fan favorite Buckingham plan. **MOVE-IN READY**



HOMESITE 103 - 4950 GLENCREE COURT THE ASHBOURNE A ~~\$549,110~~ \$519,110

5 Bedrooms | 4 Baths – 2 Car Garage – 4,201 sq. ft.

Introducing our new Ashbourne plan; Patrick Malloy has yet another show stopper. Walk through our newly decorated Ashbourne model at Kyle Farm to feel how this plan actually lives. Over 4,000 square feet of perfectly planned functionality, the Ashbourne will be a sought after plan for families alike. Offering 10 foot ceilings on the main with a guest bedroom and four additional bedrooms and loft area on the upper level, you will agree this plan is the one! The owner's suite offers a beautifully designed ensuite with his and her closets with direct access to the generous laundry room. Side entry garage leads into the owner's entry which leads into the open living space which flows impeccably throughout. Patrick Malloy Communities is excited to showcase the newly designed Ashbourne plan at Kyle Farm. **MOVE-IN READY**

HOMESITE 174 - 771 MARLEY LANE

THE EDMONTON C ~~\$655,707~~ \$595,707

5 Bedrooms | 4 1/2 Baths – 3 Car Garage – 4,251 sq. ft.

The Edmonton C is located in the private enclave of the Preserve at Kyle Farm. Patrick Malloy showcases this stately plan with endless bells and whistles. The Edmonton is exquisitely designed with an owners retreat that will surely be appreciated; a napoleon style fireplace surrounded by designer marble is the center piece of the owner's sitting room. Enjoy extra living space in the upstairs loft and keeping room off the kitchen. The Edmonton kitchen offers endless storage possibilities with 2 generous size pantries and an oversized island. The mudroom will help keep the family organized in this thoughtfully designed executive 5 bedroom home. A true one-of-a-kind plan by Patrick Malloy Communities, the Edmonton is waiting for YOU! **MOVE-IN READY**



HOMESITE 27 - 5002 RATHWOOD CIRCLE THE WELLINGTON C

\$443,966

3 Bedrooms | 2 1/2 Baths – 2 Car Garage – 2,852 sq. ft.

The Wellington C is our sought after ranch plan! Just as our Wellington decorated model demonstrates, this easy living open plan offers one level of genuine luxury. No detail was overlooked when designing the Wellington. Over 2800 square feet of one level living! The owner's suite and owners bath is a retreat that will be envied by all. Spend a day at the spa every time you step into the oversized 10 foot shower of the owner's bath finished with luxurious features. When working from home, the private study is the perfect space to get your day started. Relax and enjoy the covered patio of the Wellington, a Patrick Malloy ranch plan that everyone is talking about.

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PMCommunities.com

NEW HOMES DIVISION
CONDOS • SINGLE FAMILY • TOWNHOMES

PATRICK MALLOY
COMMUNITIES

*On standing inventory (Lots 27, 102, 103, and 174) that close by 12/15/17 with preferred lender.
Offers subject to change without notice. See agent for details.

All information is believed to be accurate but is not warranted and is subject to errors, omissions, changes or withdrawal without notice.
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10/11/17