

6415 Rock Springs Circle

Buford, Georgia 30518

LIST PRICE

\$1,399,999

ACTIVE
NEW CONSTRUCTION

6,254 TOTAL SF (MLS)	3,020 MAIN FLOOR SF	2,261 SECOND FLOOR SF	-670 BASEMENT SF	7 / 7 BEDS / BATHS	0.35 ACRES
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01 Project Overview

ADDRESS 6415 Rock Springs Cir · Buford, GA 30518	PARCEL 07332 002020	STYLE Modern Contemporary · 2 Stories + Basement
LEVELS 3 — Main · Second · Basement / Garage	LOT SIZE 14,725 SF / 0.35 Acres	LOT COVERAGE 38.02% (max 70%)
ZONING R-Residential	JURISDICTION Hall County Bldg. Dept.	ARCHITECT FD Studio · Atlanta, GA
SETBACKS Front 30' · Sides 10' · Rear 20'	MAX HEIGHT 35 ft.	FAR 0.38 (max 0.50)

- 2-STORY FOYER
- CHEF'S KITCHEN
- BUTLER'S PANTRY
- WOLF · SUB-ZERO · COVE
- BASEMENT BED & BATH
- VOYAGE VIKING HARDWOOD
- VALIANT CLOUDBOURN QUARTZ
- PERLA VENETA PRIMARY BATH
- 500 SF REAR DECK
- DUAL DRIVEWAYS
- LAKE LANIER ~7 MIN WALK
- 22x22 TWO-CAR GARAGE
- EXTENDED BASEMENT — BUYER UPGRADE

02 Floor Plans & Room Specifications

Main Floor — Level 1

FOYER · KITCHEN · BUTLER'S PANTRY · WALK-IN PANTRY · LIVING · DINING · STUDY · 2 BEDROOMS · MUD ROOM · POWDER · REAR DECK — **~3,020** SF

Chef's Kitchen

MAIN FLOOR

COUNTERTOPS	Valiant Cloudbourn Satin Quartz
BACKSPLASH	Valiant Cloudbourn Satin Quartz
CABINETRY	Dark Walnut Shaker
APPLIANCES	Wolf · Sub-Zero · Cove SS
RANGE	Gas
UNDER-CABINET	LED Strip Lighting
PANTRY	Butler's + Walk-in
FLOORING	Voyage Viking

↑ AVAILABLE UPGRADES

- Custom range hood design & finish
- Countertop edge profile — mitered, ogee, or waterfall
- Pot filler & statement faucet package
- Cabinet hardware — unlacquered brass or matte black
- Wine refrigerator in butler's pantry

Formal Living Room

MAIN FLOOR

FLOORING	Voyage Viking
CEILING FAN	72" Autodial Fan
FEATURE WALL	TV Wall + Built-In Shelving
WINDOWS	Black Trimless Modern 5'H x 3'W
ENTRY DOORS	Type AA — Double Glazed 6'W x 8'6"H
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Coffered or tray ceiling
- Linear gas fireplace with custom surround
- Extended built-in shelving package
- Designer ceiling fan — upgraded brand & finish

Formal Dining

MAIN FLOOR · EST. 8-12 SEATS

FLOORING	Voyage Viking
CHANDELIER	TBD — style & finish
WINDOWS	Black Trimless Modern 5'H x 3'W
PAINT	Pure White
TRIM & MILLWORK	Paint-grade MDF

↑ AVAILABLE UPGRADES

- Coffered or tray ceiling
- Wainscoting or board & batten accent wall
- Statement chandelier selection package

Study / Office

MAIN FLOOR

FLOORING	Voyage Viking
DOORS	Type JJ — Double Glazed Interior
WINDOWS	Black Trimless Modern 5'H x 3'W
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Built-in bookcase wall with integrated desk
- Coffered ceiling with accent lighting
- Accent wall — contrasting finish or wallcovering

Bedrooms 1 & 2

MAIN FLOOR

FLOORING	Voyage Viking
CEILING FAN	Quota — Lowes
FEATURE WALL	TV Wall — per plan
DOORS	Type DD — 2'6" x 8'0"
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Coffered or tray ceiling
- Designer ceiling fan — upgraded brand & finish
- Custom closet system

Mud Room & Pantry System

MAIN FLOOR

FLOORING	Voyage Viking
BUTLER'S PANTRY	Full cabinetry — Dark Walnut Shaker
WALK-IN PANTRY	Dedicated room per plan
MUD ROOM ENTRY	Type FF — Glazed door

↑ AVAILABLE UPGRADES

- Custom bench, cubbies & hooks package
- Butler's pantry stone countertop upgrade
- Under-counter beverage refrigerator

Second Floor — Level 2

MASTER SUITE · 2 WALK-IN CLOSETS · PRIMARY EN SUITE · BEDROOMS 3-5 · LOFT · LAUNDRY · 2 SECONDARY BATHS — **~2,261** SF

Primary Suite

SECOND FLOOR

FLOORING	Voyage Viking
CEILING FAN	62" — TBD brand & model
FEATURE WALL	TV Feature — Headboard Wall
ENTRY DOORS	Type JJ — Double Glazed 4'4" x 8'0"
WALK-IN CLOSETS	2 Dedicated — per plan
EN SUITE	Direct access
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Coffered or tray ceiling with cove lighting
- Custom closet system — both walk-in closets
- Designer ceiling fan — upgraded brand & finish
- Sitting room or reading nook extension

Primary En Suite

SECOND FLOOR

FLOOR TILE	Sundance II
SHOWER WALL	Perla Veneta
VANITY WALL	Perla Veneta
COUNTERTOP	Iceberg Quartz
VANITY	Dark Walnut Shaker · 7'0" Double
SOAKING TUB	Freestanding — TBD
SHOWER	Walk-in Frameless Glass
MIRRORS	Frameless

↑ AVAILABLE UPGRADES

- Heated floor system
- Designer freestanding tub — MTL, BainUltra, etc.
- Steam shower with body jets
- LED backlit mirror package
- Faucet finish — brushed gold, champagne, polished nickel

Bedrooms 3, 4 & 5

SECOND FLOOR

FLOORING	Voyage Viking
CEILING FAN	Quota — Lowes
FEATURE WALL	TV Wall — all bedrooms
DOORS	Type DD — 2'6" x 8'0"
CLOSETS	Individual per plan
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Coffered or tray ceiling per bedroom
- Custom closet system per bedroom
- Jack & Jill bath configuration (Beds 3 & 4)
- Designer ceiling fan — upgraded brand

Secondary Baths

BOTH FLOORS · SHARED & PRIVATE

FLOOR TILE	Sundance II
WALL TILE	Sundance II
COUNTERTOP	Iceberg Quartz
VANITY	Dark Walnut Shaker
SHOWER	Tub / Shower Combo
MIRRORS	Frameless
NOTE	Powder room at main level

↑ AVAILABLE UPGRADES

- Larger format tile or decorative inlay
- Frameless glass shower in lieu of tub
- Upgraded faucet & hardware finish

Loft / Open Area

SECOND FLOOR · OPEN TO FOYER BELOW

FLOORING	Voyage Viking
OPEN TO	2-Story foyer below
PAINT	Pure White

↑ AVAILABLE UPGRADES

- Class panel railing — frameless or semi-frameless
- Cable railing system
- Wrought iron railing — custom design
- Media or flex room enclosure (wall & doors)
- Statement pendant or chandelier over foyer void

Laundry Room

SECOND FLOOR

LOCATION	Second floor — per plan
ADJACENT	Dedicated linen closet

↑ AVAILABLE UPGRADES

- Cabinetry & stone countertop — folding station
- Utility sink with stone surround
- Tile flooring upgrade

Basement — Garage Level

22'x22' TWO-CAR GARAGE · FINISHED BEDROOM & BATH · MUDROOM ENTRY WITH BENCH · EXTENDED AREA — **-670** SF · FULLY FINISHED — BUYER UPGRADE

Basement Bedroom & Bath

BASEMENT LEVEL

BEDROOM FLOOR	Voyage Viking
BATH FLOOR	Sundance II
BATH WALL TILE	Sundance II
COUNTERTOP	Iceberg Quartz
VANITY	Dark Walnut Shaker
SHOWER	Tub / Shower Combo
CLOSETS	x2 Bifold — per plan
EXTERIOR ENTRY	Glazed FF — 3'W x 8'H

↑ AVAILABLE UPGRADES

- Frameless glass shower in lieu of tub
- Custom closet system
- Tile upgrade — bath floor & wall
- Upgraded faucet finish

22' x 22' Two-Car Garage

BASEMENT LEVEL · 484 SF

DIMENSIONS	22' x 22' — 484 SF
GARAGE DOORS	9'W x 7'6"H overhead · x2
LEVEL	~9'0" below first floor
STAIR ACCESS	Direct stair to main floor
STORAGE	Under-stair storage
ENTRY	Mudroom with bench

↑ AVAILABLE UPGRADES

- Epoxy or sealed concrete floor finish
- EV charging outlet
- Insulated smart garage doors
- Wall-mounted storage & cabinetry system
- Paver driveway upgrade — main & side (standard: concrete)

- EXTENDED BASEMENT AREA — FULLY STUBBED · BUYER-DIRECTED CONFIGURATION
- HOME THEATER
 - PRIVATE GYM
 - WINE CELLAR
 - GAME ROOM
 - ADDITIONAL SUITE
 - RECREATION ROOM
 - FLEX / BONUS SPACE
 - BUYER-DEFINED CUSTOM USE

03 Buyer Selections — Included in Spec

The following items are part of the home's standard specification and are fully customizable by the buyer at no additional cost. These are not upgrades — they are buyer-directed selections that will be finalized during the design process prior to construction completion.

<h4>EXTERIOR COLORS & MATERIALS</h4> <ul style="list-style-type: none"> Siding color — full palette available Brick color & mortar joint finish Stone veneer selection & color Roof shingle color Exterior trim & fascia color Front door color & hardware finish Garage door color & panel style Gutter & downspout finish 	<h4>INTERIOR PAINT & WALL FINISHES</h4> <ul style="list-style-type: none"> Interior wall paint — all rooms (base: Pure White) Accent wall color selections per room Ceiling paint color — all levels Trim, base & casing paint color Cabinet paint or stain finish (where applicable) Millwork & crown molding paint color 	<h4>FIXTURES, HARDWARE & FINISHES</h4> <ul style="list-style-type: none"> Plumbing fixture finish — all baths Cabinet hardware style & finish — all rooms Door hardware finish — interior & exterior Light fixture style selections — all rooms Ceiling fan model & finish Outlet & switch plate finish
<h4>SURFACE & FINISH SELECTIONS</h4> <ul style="list-style-type: none"> Grout color — kitchen backsplash only Countertop edge profile — available as upgrade Driveway finish — standard concrete (paver upgrade available) 	<h4>KITCHEN & BATH DETAILS</h4> <ul style="list-style-type: none"> Kitchen island size & configuration Under-cabinet lighting placement Pantry shelving layout & finish Bathroom mirror size & placement Towel bar & accessory placement 	<h4>STRUCTURAL & LAYOUT SELECTIONS</h4> <ul style="list-style-type: none"> Interior door swing direction — per room Closet rod & shelf configuration Recessed lighting placement & count Electrical outlet & switch locations TV & cable rough-in locations Landscaping seed vs. sod selection

All selections listed above are included within the home's specification at no additional charge. Items not listed — including cabinetry, tile selections, backsplash, flooring, and shower configuration — are fixed per the design spec and are not subject to change as standard selections. Modifications to fixed spec items may be accommodated through a formal change order request and are subject to cost, availability, and construction timeline. A design consultation will be scheduled with the buyer to finalize all open selections prior to the applicable construction milestones.

04 Finishes at a Glance

<h4>FLOORING & TILE</h4> <p>HARDWOOD — ALL ROOMS Voyage Viking</p> <p>BATH FLOOR — ALL Sundance II</p> <p>BATH WALL — SECONDARY Sundance II</p> <p>PRIMARY SHOWER WALL Perla Veneta</p> <p>PRIMARY VANITY WALL Perla Veneta</p>	<h4>SURFACES & CABINETRY</h4> <p>KITCHEN COUNTER Valiant Cloudbourn Satin Quartz</p> <p>KITCHEN BACKSPLASH Valiant Cloudbourn Satin Quartz</p> <p>ALL BATH COUNTERS Iceberg Quartz</p> <p>ALL CABINETRY Dark Walnut Shaker</p> <p>RANGE Gas</p>	<h4>FIXTURES & FINISHES</h4> <p>APPLIANCES Wolf · Sub-Zero · Cove SS</p> <p>PAINT — ALL ROOMS Pure White</p> <p>MIRRORS Frameless</p> <p>MAIN LIVING FAN 72" Autodial</p> <p>HARDWARE TBD — all rooms</p>
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05 Exterior & Site

<h4>BUILDING EXTERIOR</h4> <table border="1"> <tr><td>STYLE</td><td>Modern Contemporary · 2 Stories + Basement</td></tr> <tr><td>CLADDING</td><td>Brick & Siding combination — TBD colors</td></tr> <tr><td>ROOF</td><td>Shingles — TBD color</td></tr> <tr><td>WINDOWS</td><td>Black Trimless Modern · 41 Type 01 · 2 Type 02</td></tr> <tr><td>FRONT ENTRY</td><td>Type AA — Double Glazed 6'W x 8'6"H (+2)</td></tr> <tr><td>GARAGE DOORS</td><td>Type JJ — Overhead 9'W x 7'6"H (+2)</td></tr> </table>	STYLE	Modern Contemporary · 2 Stories + Basement	CLADDING	Brick & Siding combination — TBD colors	ROOF	Shingles — TBD color	WINDOWS	Black Trimless Modern · 41 Type 01 · 2 Type 02	FRONT ENTRY	Type AA — Double Glazed 6'W x 8'6"H (+2)	GARAGE DOORS	Type JJ — Overhead 9'W x 7'6"H (+2)	<h4>SITE FEATURES</h4> <table border="1"> <tr><td>MAIN DRIVEWAY</td><td>1200 SF — Paver</td></tr> <tr><td>SIDE DRIVEWAY</td><td>400 SF — Concrete</td></tr> <tr><td>FRONT PORCH</td><td>200 SF</td></tr> <tr><td>REAR DECK</td><td>500 SF</td></tr> <tr><td>LOT SIZE</td><td>14,725 SF / 0.35 Acres</td></tr> <tr><td>GARAGE</td><td>22' x 22' Two-Car · Basement Level</td></tr> </table>	MAIN DRIVEWAY	1200 SF — Paver	SIDE DRIVEWAY	400 SF — Concrete	FRONT PORCH	200 SF	REAR DECK	500 SF	LOT SIZE	14,725 SF / 0.35 Acres	GARAGE	22' x 22' Two-Car · Basement Level
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Lake Lanier — At Your Doorstep
BOATING · FISHING · KAYAKING · PADDLEBOARDING · WATERFRONT DINING

-7 MIN WALK BOAT LAUNCH **-5** MIN DRIVE MARINA **692** MILES OF SHORELINE