RIVERBEND
at BEAR CREEK

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>>

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	3.75%	4.50%	5.00%
$150,000	$694 3.865 APR	$760 4.623 APR	$805 5.125 APR
$250,000	$1157 3.796 APR	$1266 4.580 APR	$1342 5.084 APR
$350,000	$1620 3.741 APR	$1773 4.561 APR	$1878 5.017 APR

Don't miss out!
Call me today!

Dawn Kendall
Branch Manager
Office:
770.780.7368
Email: dawn@homestarfc.com
www.homestarfc.com/dawnkendall
3120 Frontage Road • Gainesville, GA 30504

LET'S GET YOU MOVED IN!

Certain restrictions may apply. Not all applicants will qualify. A final loan approval or commitment can be issued after we have verified and underwritten the information from your loan application and such other information as may be required under our standard underwriting guidelines. The above quoted credit score is effective on the date of release. Credit scores, rates, down payment percentages, and property qualifications are subject to change with market conditions. NMLS #450804 Branch NMLS #1361294 Georgia Residential Mortgage Licensee #75824 Branch #33207 MLO FL #LO37262 SC #MLO-450804 AL #64404

RIVERBEND
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WELCOME

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All information is believed to be accurate, but not guaranteed. Features are effective 1/14/2019.

RIVERBEND
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SPEC PRICE SHEET

LOT # 48A

ON BSMT

THE GRAMERCY

4 BEDS / 4BATHS | ESTIMATED 2,385 SQ. FT. | $349,900

Comprehensive is the word that characterizes The Gramercy. A covered porch leads the way to a foyer with adjoining formal dining room. Post decorative columns give way to a stunning great room. The master suite features an optional trey ceiling for an open, airy effect. Doors open onto a luxurious master bath with separate shower, garden tub and walk in closet.

An additional bedroom, with its own bath, tucked away from the main living area, offers privacy and is perfect for guests. There are also two more bedrooms with a shared bath. Open space makes for easy traffic between the great room and breakfast nook. This home is designed for easy, family living.

LOT # 50A

ON BSMT

THE JACKSON

4 BEDS / 3 BATHS | ESTIMATED 2,393 SQ. FT. | $339,900

The open floor plan design of this 4-bedroom ranch home offers plenty of comfortable living space. Walk into the foyer and immediately see the formal dining room. Continue into the home to experience a large, open area including the kitchen and family room. Explore the immense master bedroom that contains a sitting room, large master bath and a spacious walk-in closet.

Across this split floor plan find three bedrooms sharing a full bath with dual sinks. Upstairs discover a bonus room and another full bath (pending County) to accommodate a game room or home theater to entertain family and friends. Customize for your family by selecting additional options, including gourmet kitchen, outdoor fireplace, covered patio and an extra half bath downstairs (only available on slab homes).

LOT # 44A

ON BSMT

THE KIMBERLY

3 BEDS / 3 BATHS | ESTIMATED 2,325 SQ. FT. | $349,900

Our Kimberly plan brings craftsman luxury to a single story in this fabulous ranch plan. The covered entry of this home leads to a large, welcoming foyer that opens to the dining room, continuing to the spacious family room with fireplace and optional coffered ceilings. Overlooking this space, is the gourmet kitchen complete with island, expansive pantry and dining area.

This split plan features a private master suite with double vanities, large walk-in closet, separate shower and luxurious tub. Down a separate hallway, the living space is completed by two additional bedrooms, two full baths and the laundry room. The perfect home for growing families and empty nesters!

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SPEC PRICE SHEET

LOT # 34A

ON BSMT

THE JACKSON

4 BEDS / 3 BATHS | ESTIMATED 2,393 SQ. FT. | $339,900

The open floor plan design of this 4-bedroom ranch home offers plenty of comfortable living space. Walk into the foyer and immediately see the formal dining room. Continue into the home to experience a large, open area including the kitchen and family room. Explore the immense master bedroom that contains a sitting room, large master bath and a spacious walk-in closet.

Across this split floor plan find three bedrooms sharing a full bath with dual sinks. Upstairs discover a bonus room and another full bath (pending County) to accommodate a game room or home theater to entertain family and friends. Customize for your family by selecting additional options, including gourmet kitchen, outdoor fireplace, covered patio and an extra half bath downstairs (only available on slab homes).

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SPEC PRICE SHEET

The OCONEE

Beds / 2.5 Baths | Estimated 2,422 Sq. Ft. | $289,900

The Oconee plan provides all the right curb appeal with the gorgeous front porch perfect for sitting and relaxing. The large foyer opens to the formal dining room and leads into the spacious family room. A powder room, perfect for guests is conveniently located downstairs. The spacious family room opens into a lovely breakfast area and open kitchen. A sitting room located off the breakfast area is perfect for a study, playroom or office. The huge pantry and laundry room are located just off the kitchen for convenience. Finish your tour of the first floor by entering the large and relaxing master suite. Showcased by optional trey ceilings, this luxurious space includes a large bath with his and her sinks, walk-in shower and tub.

The second floor of this home provides two additional bedrooms and bath with a finished bonus room. The second floor overlooks the family room for an open, airy feel. Additional options for this home include a covered porch or outdoor fireplace.

THE SHELLY

2.5 Baths | Estimated 2,601 Sq. Ft. | $280,900

The Shelly invites you home! This stunning master on main floor plan features a two-story foyer, family room, dining room and powder room. The spacious open concept kitchen is perfect for any chef. The master bedroom offers a large walk-in closet and master bath showcasing a luxurious tub and separate shower.

Walk upstairs to find an additional 2 bedrooms, 1 full bath, bonus room and media room providing plenty of space for family and guests. A third full bath at bedroom #2 upstairs is an available upgrade in this home. Add the optional covered porch and fireplace for amazing entertaining and outside living.

THE VIRGINIA

4 BEDS / 2.5 BATHS | ESTIMATED 2,104 SQ. FT. | $239,900

Welcome home to The Virginia! The inviting two-story foyer opens to an inviting study or office space with half bath conveniently located close by. Continue into the home to find a chef 's kitchen and spacious family room. Finish your tour of the main floor by stepping inside a large master suite, complete with a large walk-in closet and master bath featuring a walk-in shower and luxurious tub. Upstairs offers 3 additional bedrooms and 1 full bath. A convenient tech area is ideal for homework. This home also has the option to add a 3rd full bath.

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QUALITY FEATURES

STUNNING INTERIORS

- Pre-wired cable for the Family Room and Owner's Suite with panel for future options.
- Pre-wired telephone in the Family Room
- Smoke Detectors are located on 1st and 2nd floors including all bedrooms and the hallway vicinity of each of the bedrooms.
- Carbon Monoxide detectors installed.
- Ceiling Fans installed in Great/Family Room and Master Bedroom.
- Wood Burning fireplace with brick surround.
- Brushed Nickel Progressive Lighting package.
- One piece crown molding in Foyer, Kitchen/Breakfast, and Great Room.
- Two Car Garage with door opener.
- Choice of Sherwin William's® standard colors from our design center.
- Smooth Ceilings in all rooms.
- Ventilated Shelving in pantry, linen, laundry, and bedroom closets.

Durable Exteriors

- Cement Board 8" Siding
- Brick and Stone Accents (per plaBoard & Batten Shutters (per plan)
- Sodded yards including plants, 1 tree and pine straw
- Pressure treated decks or concrete patio
- Two exterior water faucets
- Aluminum Gutters on overhangs
- Stained Mahogany Front Door
- Flood Lights at Garage and Opposite Side Corner
- Choice of Sherwin William's® standard colors
- Powder coated black metal mailboxes

Flooring

- Plush wall to wall carpets with padding in bedrooms, second level hallways and bonus (per plan)
- Hardwood floors in foyer, kitchen, breakfast area,dining room, living room, first level hallways and powder room.
- Ceramic tile in all baths
- Vinyl in laundry room

Quality Construction

- Concrete Foundations
- Engineered roof and floor truss systems
- Secured sub-floors to minimize squeaks
- Structurally engineered stair systems
- Floor joist for less bounce
- 30 Year Warranty Architectural Roof Shingles
- 1 Year Home Builder Warranty

Bathrooms

- Granite Countertops
- Gentleman's Height Maple Cabinets
- Owner's Suite features Garden tub and walk-in shower with brushed nickel fixtures.
- Shower/tub combinations in secondary baths
- Pedestal sink with beveled mirror in the powder room
- Mirrors in Owner and Secondary baths

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Chef's Kitchen

- Gourmet Kitchen with Stainless, electric double ovens, microwave, 30" Cook Top and dishwasher
- 36" Maple Cabinetry.
- Granite Countertops with 4" Granite backsplash
- Stainless double sinks with Stainless pull out faucets
- Plumbing for Ice-Maker
- Double piece crown molding
- Four recess can lights

Energy Efficient Savings

- 14 SEER 2 zoned HVAC system with programmable thermostats or per plan
- Electric water heater or per plan
- Energy Efficient insulation: R-30 in ceilings and R-13 in walls
- Exterior Home Wrap
- Solid Vinyl insulated Low E Windows
- Polycel Foam package for windows, exterior doors, and wall penetrations
- Energy Efficient Tested Homes

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CONTACT INFORMATION

SCHOOLS

PUBLIC

East Jackson Middle	(706) 335-2083
East Jackson Comprehensive High	(706) 336-8900
South Jackson Elementary	(706) 543-8798

PRIVATE

Athens Academy	(706) 549-9225
Hope Christian Academy	(770) 725-2521
Jackson Trail Christian	(706) 367-9418
Monsignor Donovan Catholic High	(706) 433-0223
Prince Ave Christian	(706) 353-1993
St Joseph Catholic School	(706) 543-1621
Timothy Christian Academy	(706) 543-6900
Waseca Learning Environment	(706) 559-4791

UTILITIES

AT&T	(888) 757-6500
Jackson County Water/Sewage	(706) 367-1741
Jackson EMC (Power)	(770) 963-6166
Windstream (Phone)	(800) 251-6412
DirecTV	(678) 714-1495
Dish Network	(678) 919-9140
Comcast (Cable)	(800) 919-9140
Garbage Hound	(706) 658-2679
Georgia Power	(706) 357-6519

SHOPPING

GROCERY STORE

Statham Farmer's Market	(770) 725-5455
Publix at Athens Pointe	(706) 208-3700
Ingles Market	(706) 548-3515
Trader Joe's	(706) 583-8934
Kroger	(706) 583-8900

MALLS AND SUPERSTORES

Georgia Square Mall	(706) 543-7908
Sam's Club	(706) 548-3666
Target	(706) 208-9379
Wal-Mart	(706) 549-1423
Home Depot	(706) 353-6079
Lowe's	(706) 613-1100

NEWSPAPERS

Athens Banner-Herald	(706) 549-0123
Atlanta Journal Constitution	(404) 526-5151
The Jackson Herald	(706) 367-5233

HEALTHCARE

Athens Regional First Care	(706) 387-5555
Athens Regional Physician	(706) 475-4920
Reddy Medical Group	(706) 621-7575
Athens Kid Specialists	(706) 543-9899
Northeast GA Medical Center	(770) 848-6195

HIGHER EDUCATION

Gwinnett University Center	(678) 407-5000
Georgia State University	(404) 651-2365
Georgia Tech	(404) 897-4154
North Georgia	(678) 717-3653
University System of GA	(770) 995-2196

RECREATION

Ben Burton Park	(706) 613-3800
Bogart Sports Complex	(706) 769-3965
Fort Yargo State Park	(800) 864-7275
Georgia Square Cinemas	(706) 548-3426
Beechwood Cinema	(706) 546-1011
Athens YMCA	(706) 543-6596
Jennings Mill Golf Course	(706) 548-3266
Pine Hills Golf Course	(770) 867-3150
The Chimneys Golf Course	(770) 307-4900
Reunion Golf	(770) 967-8300
Chateau Elan Golf	(800) 233-9463
Mayfield Dairy Farm	(888) 298-0396
Zoo Atlanta	(404) 624-5600
Six Flags Over Georgia	(770) 739-3400
Stone Mountain	(770) 498-5600

GOVERNMENT (Jackson)

County Information	(706) 367-1199
Sheriff /Police	(706) 367-8718
Driver's License	(706) 389-6977
Voter Registration	(706) 367-6377
Police Emergency	911
Post Office	(770) 725-7171

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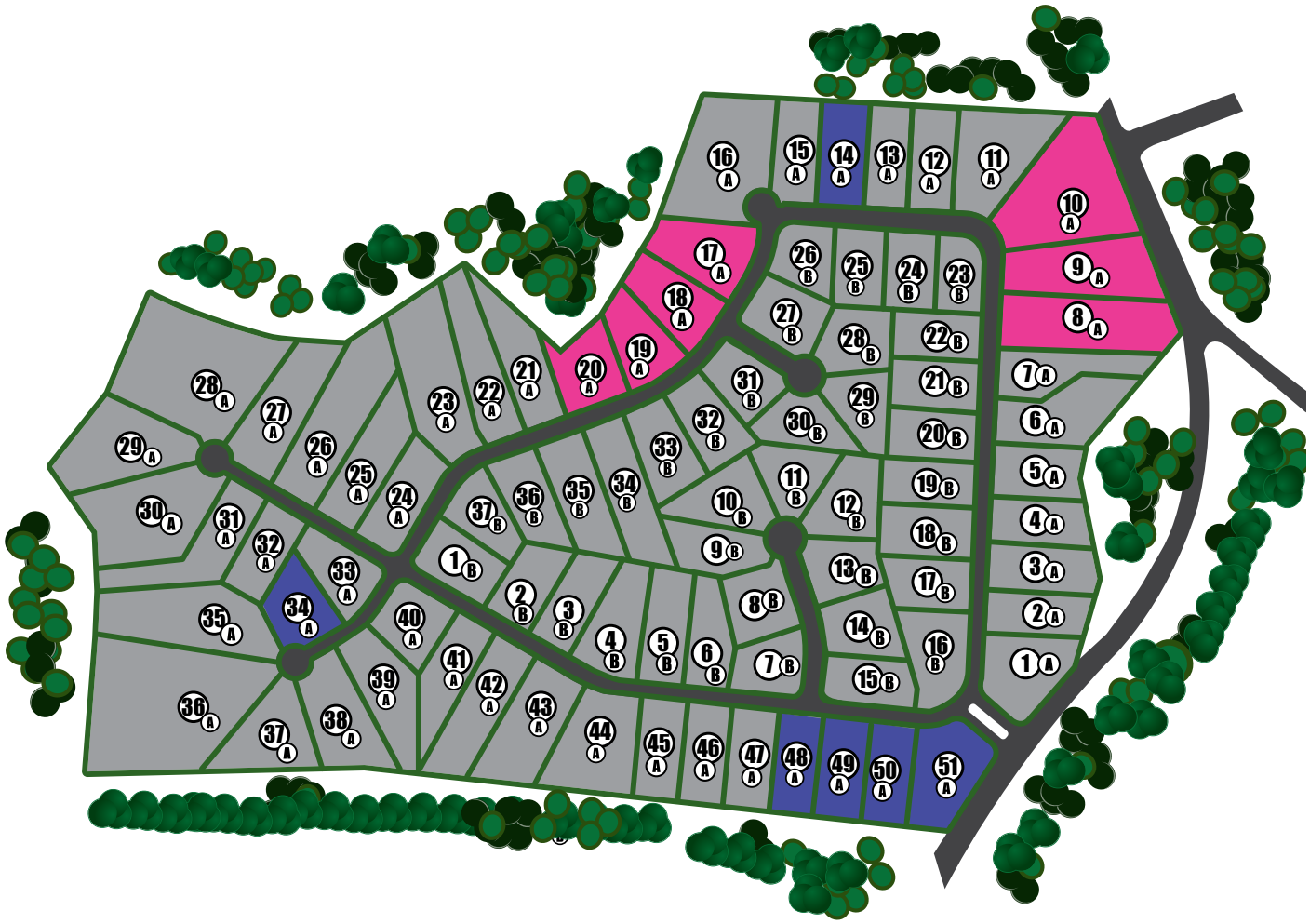

Cook Residential Homesites
Available Premium Homesites
Available Spec Homesites
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