



BLUFFS

AT BELLS FERRY



Representative Photo

Discover “*Altogether More!*” in a Great City of Marietta Location!



TRATON
HOMES®
SINCE 1971



BLUFFS

AT BELLS FERRY



Nestled within the vibrant tapestry of the City of Marietta is Traton's newest townhome community, Bluffs at Bells Ferry. This community offers luxurious two-story townhomes featuring the award-winning Brooks floorplan. Bluffs at Bells Ferry is ideally positioned near major thoroughfares including Cobb Parkway and I-75 with easy access to endless shopping and dining options along Barrett Parkway and the historic Marietta Square. It is also sited near Kennesaw Mountain Park as well as major employers including the Wellstar Kennestone hospital campus, making it a great option for healthcare professionals. Homes will feature 3 or 4 bedrooms, 2.5 baths and 2-car garages. Stylish kitchens with large islands, open main levels, luxurious owner's suites, spacious secondary bedrooms, and lofts are some of the other exceptional features of these homes. Residents enjoy a low-maintenance lifestyle with lawns and common areas maintained by the HOA. Residents also enjoy socializing at the community's firepit gathering area for s'mores, conversation and stargazing. In this close-knit community, shared walls effortlessly translate into shared stories, fostering an environment where neighbors transform into lifelong friends. Traton Homes has been named *Best Builder in Cobb County* for the past 4 years in a row!



Discover *"Altogether More"* lifestyle, location and value at Bluffs at Bells Ferry.

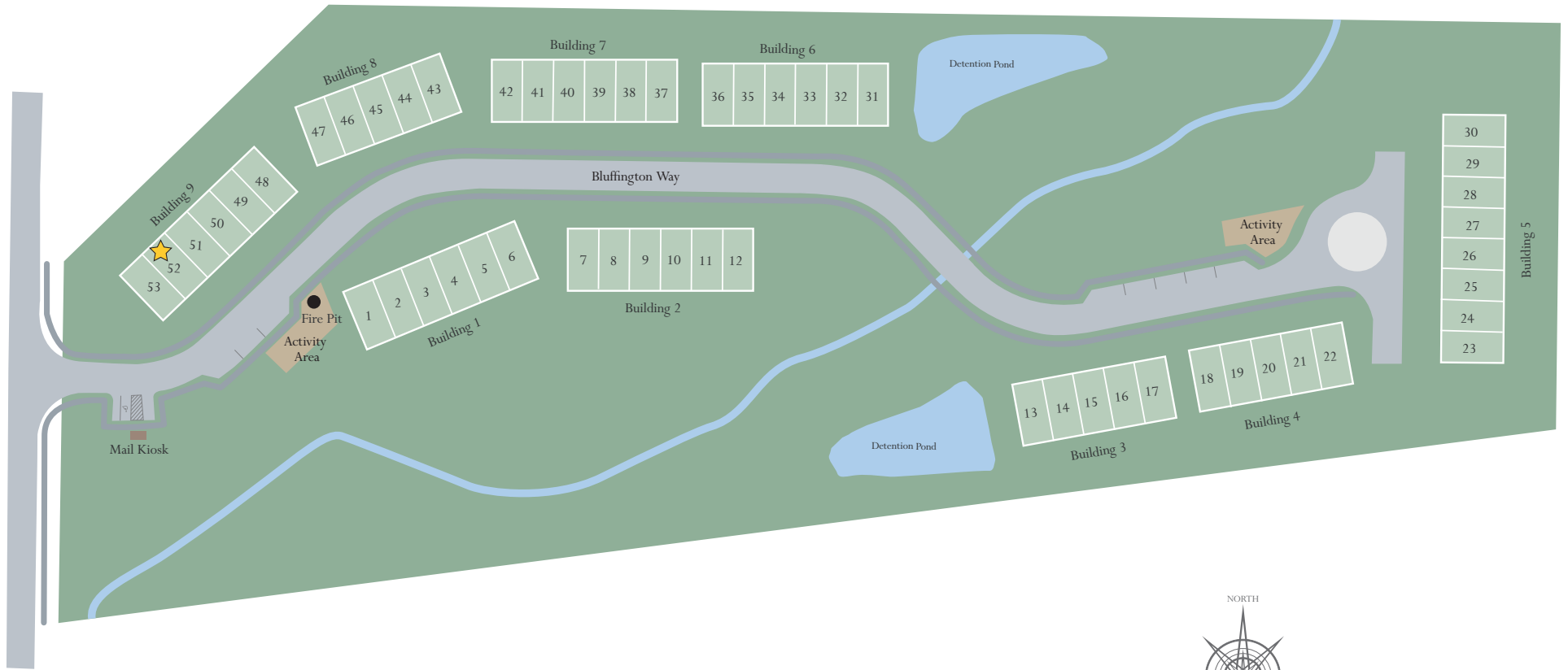


[TratonHomes.com](https://www.TratonHomes.com)

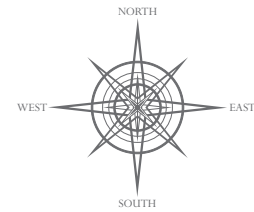


Site Plan

See agent for current homesite availability



★ Model Home



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This drawing is a conceptual artist's rendition. Development plans are in progress and subject to change without notice. No guarantees are made regarding any component not yet constructed. All locations are approximate.

Bluffs at Bells Ferry Features

EXTERIOR FEATURES

Landscaped lawns, maintained by Homeowners' Association
Fiber cement siding and trim
English Bronze exterior features throughout
Appealing 2-story townhome designs
Architecturally planned exteriors
25-Year 3-tab roof shingles
Fully-finished garage
Garage door with opener and two remotes
Termite baiting system

INTERIOR FEATURES

Lofty 9 ft. ceilings on main level
GBG Double pane insulated vinyl windows with low-e glass (per elevation)
Two panel 6'8" hardboard interior doors with smooth finish
Sherwin Williams paint for interior walls in your choice of one of seven colors
Luxury Vinyl Plank flooring throughout main level
Carpeting by Shaw Industries
Luxury Vinyl Plank flooring in owner's bath, laundry room and secondary baths
4.25" baseboard molding throughout
Satin nickel door hardware
Ventilated shelving in bedroom closets, laundry room and linen closet

KITCHEN FEATURES

Level A and B quartz or granite countertops
Whirlpool stainless steel appliance package includes freestanding range, microwave and dishwasher
Garbage disposal
Stainless steel under-mount sink with Moen faucet
36" Shaker style cabinetry in a variety of colors

BATH FEATURES

Owner's bath and secondary baths feature Cera Edge cultured marble countertops and chrome fixtures
Shaker style cabinetry in a variety of colors, in owner's bath and secondary baths
Quality Moen fixtures in all baths
Luxury Vinyl Plank flooring in owner's bath and secondary baths
White porcelain pedestal sink in powder room (per plan)

LIGHTING FEATURES

Lighting allowance from Progressive Lighting - choose from a wide array of lighting options to illuminate your home
LED flushmount lights (amount and location vary per plan)
Pre-wired and braced for ceiling fans in family room and all bedrooms

OTHER

HVAC systems with gas furnace (minimum 80% Annual Fuel Utilization Efficiency) and 17 SEER Air Conditioner
50 gallon water heater
150 AMP electrical service
R-13 Fiberglass insulation in walls
Wire and trim three media jacks (locations per plan)
Electric washer and dryer connections
Wireless Security/Home Automation touchscreen control panel; all exterior doors to be wirelessly contacted; includes 2 wireless glass break detectors
Minimum of 1 smoke detector per floor and per bedroom

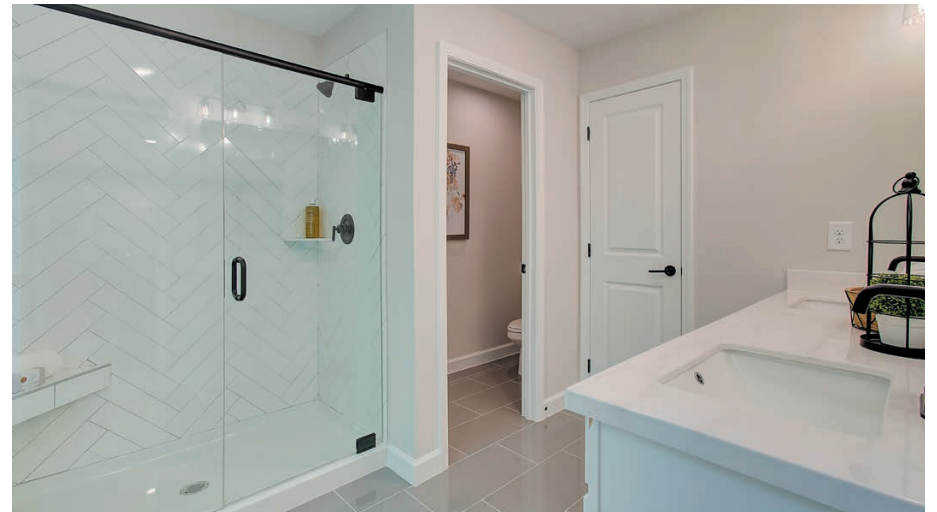


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Stylish, Open Interiors



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Inviting Entrance

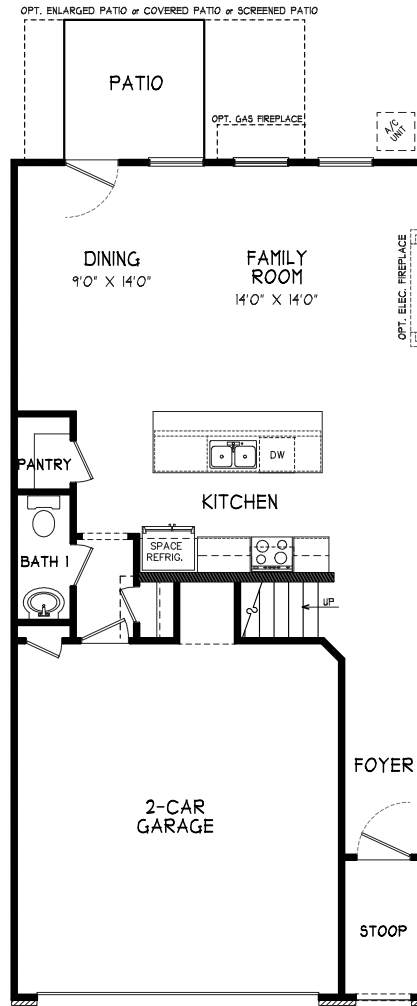


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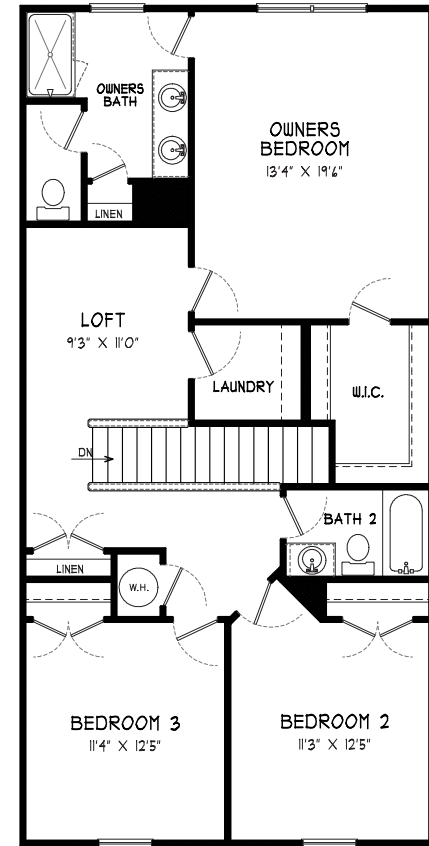


The Brooks (Award-Winning Floorplan)

3 Bedrooms, 2.5 Baths, 2-Car Garage



FIRST FLOOR



SECOND FLOOR



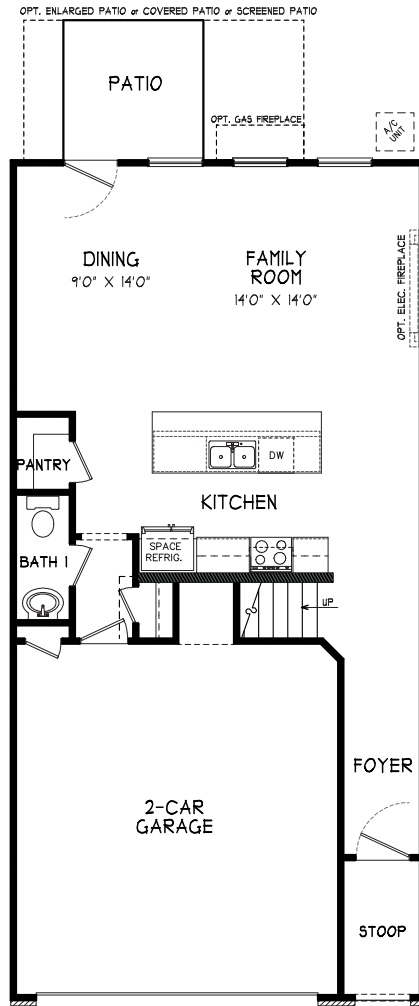
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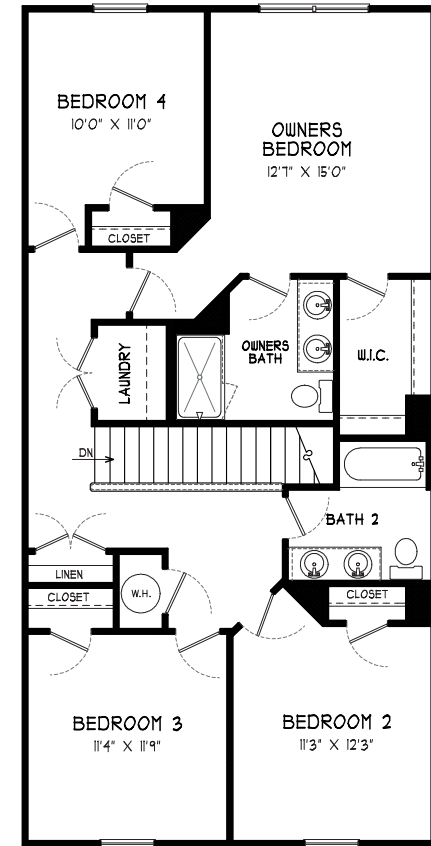
Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan and specification changes without prior notice.

The Bryson

4 Bedrooms, 2.5 Baths, 2-Car Garage



FIRST FLOOR



SECOND FLOOR



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Homeowner's Association

\$740 Initiation & \$185 Monthly Fee



YOUR HOA FEES WILL COVER:

- Exterior Landscaping of Common Areas and Individual Units
- Termite Retreat and Repair Bond
- Master Insurance Policy
- Roof Deck Boards and Shingles
- Exterior Paint
- Common Area Utilities
- Common Area Maintenance

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Approved Lenders



CAPITAL CITY HOME LOANS

www.cchl.com

Gail Rudel

(O) 678-226-2237

(Cell) 404-944-2114

grudel@cchl.com

Wade Stephens

(O) 678-226-7592

(Cell) 404-317-9821

wstephens@cchl.com

BANK SOUTH MORTGAGE

www.banksouthmortgage.com

Joy Brown

(Cell) 770-827-6746

(Fax) 770-685-6809

jbrown@banksouth.com

Kristy Ragsdale

(Cell/Office) 770-652-4727

(Fax) 678-551-7134

kragdale@banksouth.com

HOMEOWNERS FINANCIAL GROUP

homeownersfg.com/cameronwalters/

Cameron Walters

(O) 678-893-6403

(Cell) 404-849-9608

cwalters@homeownersfg.com

UNITED COMMUNITY MORTGAGE SERVICES

www.kimwitte.com

Kim Witte

(Cell/Office) 404-906-4553

(Fax) 678-581-3589

kim_witte@ucbi.com



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“ALTOGETHER MORE” FOR OVER 50 YEARS STRONG!

Locally-Owned and Operated



North Square, one of the many successful townhome communities Traton has built in metro-Atlanta over the past five plus decades.

Our commitment to building quality homes began in 1971 when two brothers, Bill and Milburn Poston, founded Traton Homes. From the very beginning, Traton was formed on strong family principles...even the name of the company was created from a combination of family names. Over the past nearly five decades, Traton Homes has continued to raise the bar through our commitment to building high quality homes of exceptional craftsmanship and value. Today, the second generation of Traton Homes is proud to continue that tradition. Thank you for visiting our community. We look forward to having you as part of the Traton family of homeowners.



Traton Founders, Milburn and Bill Poston with sons Chris and Clif Poston.



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9-TIME RECIPIENT OF THE GUILDMASTER AWARD FOR CUSTOMER SERVICE EXCELLENCE



Traton Homes has been recognized nine times with the prestigious *Guildmaster Award for Customer Service Excellence*.

To receive a Guildmaster Award, a member must achieve a 'Likely to Recommend' rate of 90% or greater.



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For More Information Contact
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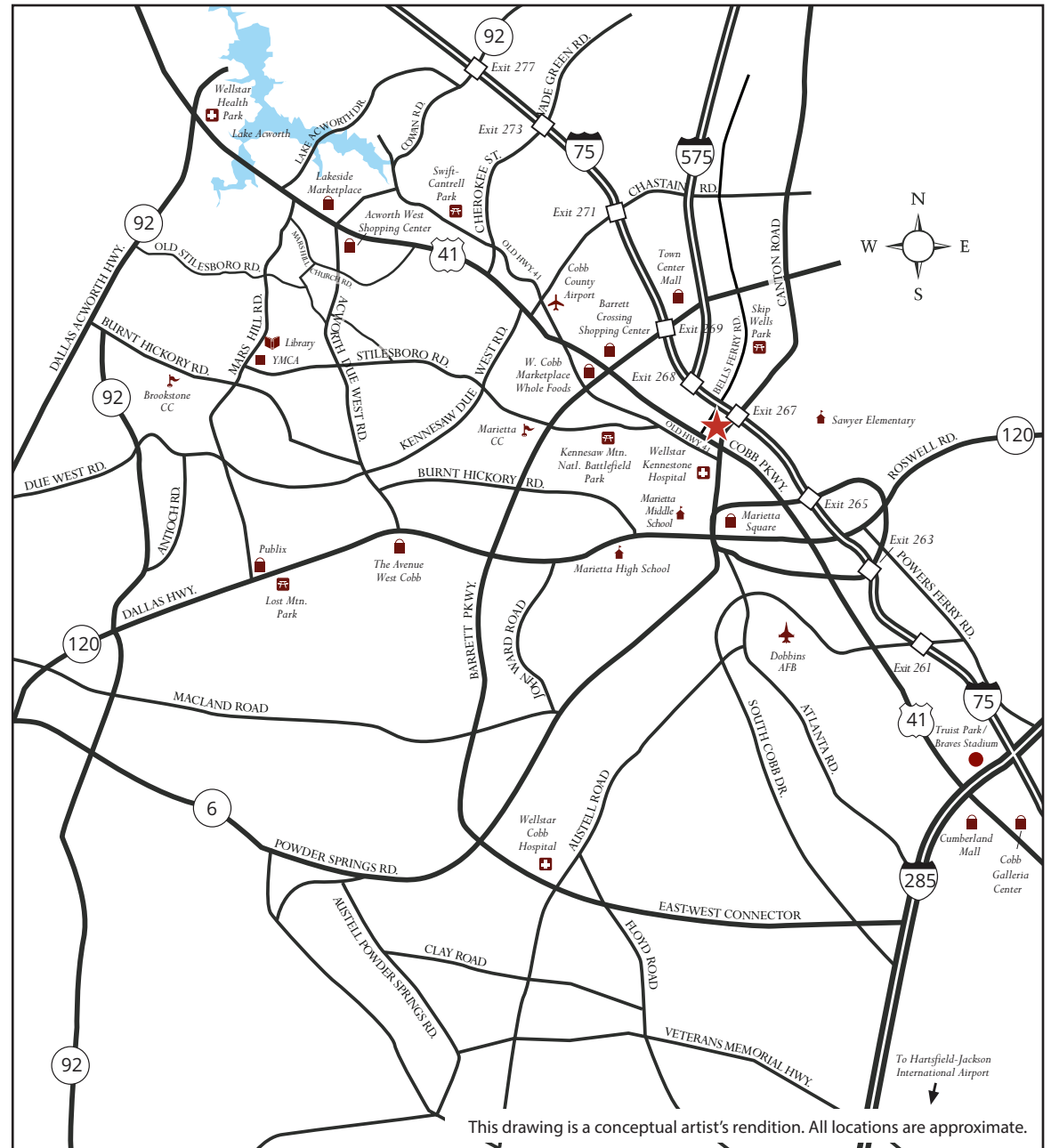
Steve Lee
 New Homes Specialist
 Cell: 678-858-1984 (Call or Text)

Wednesday & Sunday Noon to 5 p.m.
 All Other Days 10 a.m. – 5 p.m.

Bluffs at Bells Ferry GPS:
 1326 Bells Ferry Road, Marietta 30062



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TratonHomes.com



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