



CHEROKEE
— TOWNSHIP —



Discover “*Altogether More!*” in a Great Acworth Location!



TRATON
HOMES®
SINCE 1971



CHEROKEE
— TOWNSHIP —



Nestled in sought-after Cherokee County is Traton's new townhome community, Cherokee Township. This community offers luxurious two-story townhomes featuring the award-winning Brooks floorplan. Cherokee Township is ideally positioned near major thoroughfares including Hwy. 92, I-75 and I-575 with easy access to endless shopping and dining options in Downtown Acworth, Downtown Woodstock and the Outlet Shoppes in Woodstock. Nearby recreational opportunities include boating at Lake Acworth and hiking at Red Top Mountain. Homes will feature 3 or 4 bedrooms, 2.5 baths, 9 ft. ceilings on the main level 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. Children at Cherokee Township will attend exceptional Cherokee County Schools and enjoy easy access to popular summer camp options including Josh Powell Camp. Traton Homes has won numerous awards for excellence throughout the year and has been named Best Builder in Cobb County for the past 3 years in a row!



Discover “*Altogether More*” lifestyle, location and value at Cherokee Township!

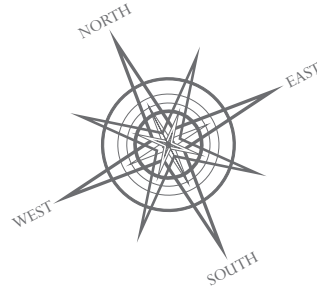


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Site Plan

See agent for current homesite availability



★ Future 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.

Cherokee Township Features

EXTERIOR FEATURES

Landscaped lawns, maintained by Homeowners' Association
Architectural detail to include queen size brick, siding, cedar shake, and/or synthetic stone
(per elevation)
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 (LVP) flooring throughout main level, laundry room, secondary baths,
owner's level bath and terrace level hall (if applicable)
Pre-built box stairs with pine treads
Carpeting by Shaw Industries
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
Level 1 tile backsplash
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 cultured marble countertops and chrome
fixtures
Shaker style cabinetry in a variety of colors
Luxury Vinyl Plank (LVP) flooring in owner's bath and secondary baths
Quality Moen fixtures in all 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 flush can lights (amount and location vary per plan)
Pre-wired and braced for ceiling fans in living room & all bedrooms

OTHER

HVAC systems with gas furnace (minimum 80% Annual Fuel Utilization Efficiency) and 14
SEER Air Conditioner, programmable, zoned
50-gallon electric water heater
150 AMP electrical service
R-13 Fiberglass insulation in walls
R-38 Fiberglass insulation in attic
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 one smoke detector per floor



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Information is believed accurate but is not warranted. Subject to errors, changes and omissions.



Spacious, Open Interiors

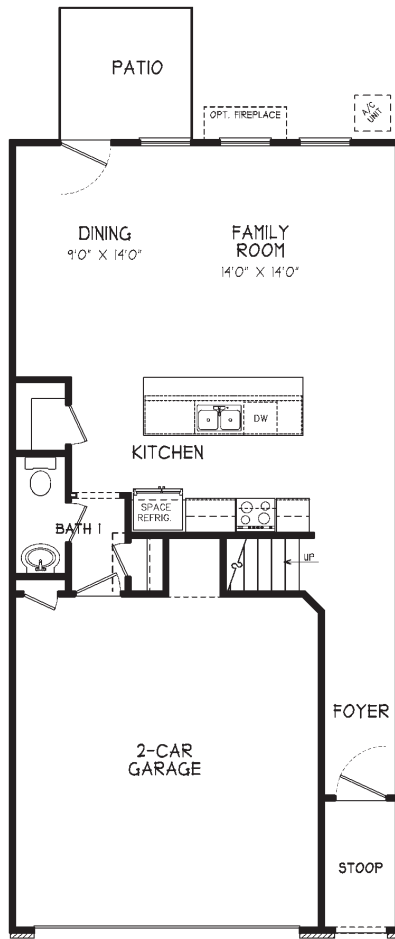


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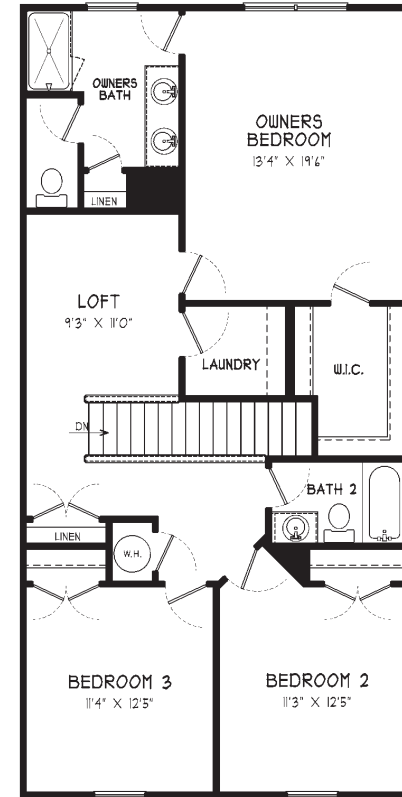


The Brooks (Award-Winning Floorplan)

3 Bedrooms, 2.5 Baths, 2-Car Garage



FIRST FLOOR



SECOND FLOOR



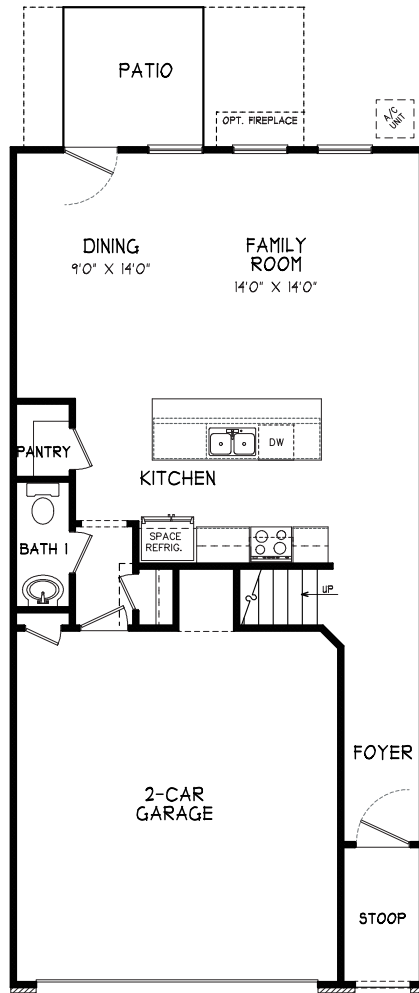
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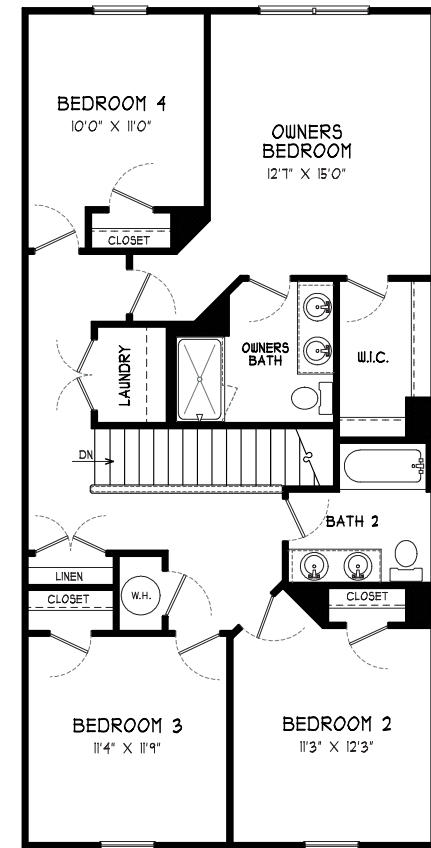
Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product 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 *\$880 Initiation & \$220 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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For More Information Contact
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April Morris
New Homes Specialist
 Cell: 770-480-5643 (Call or Text)

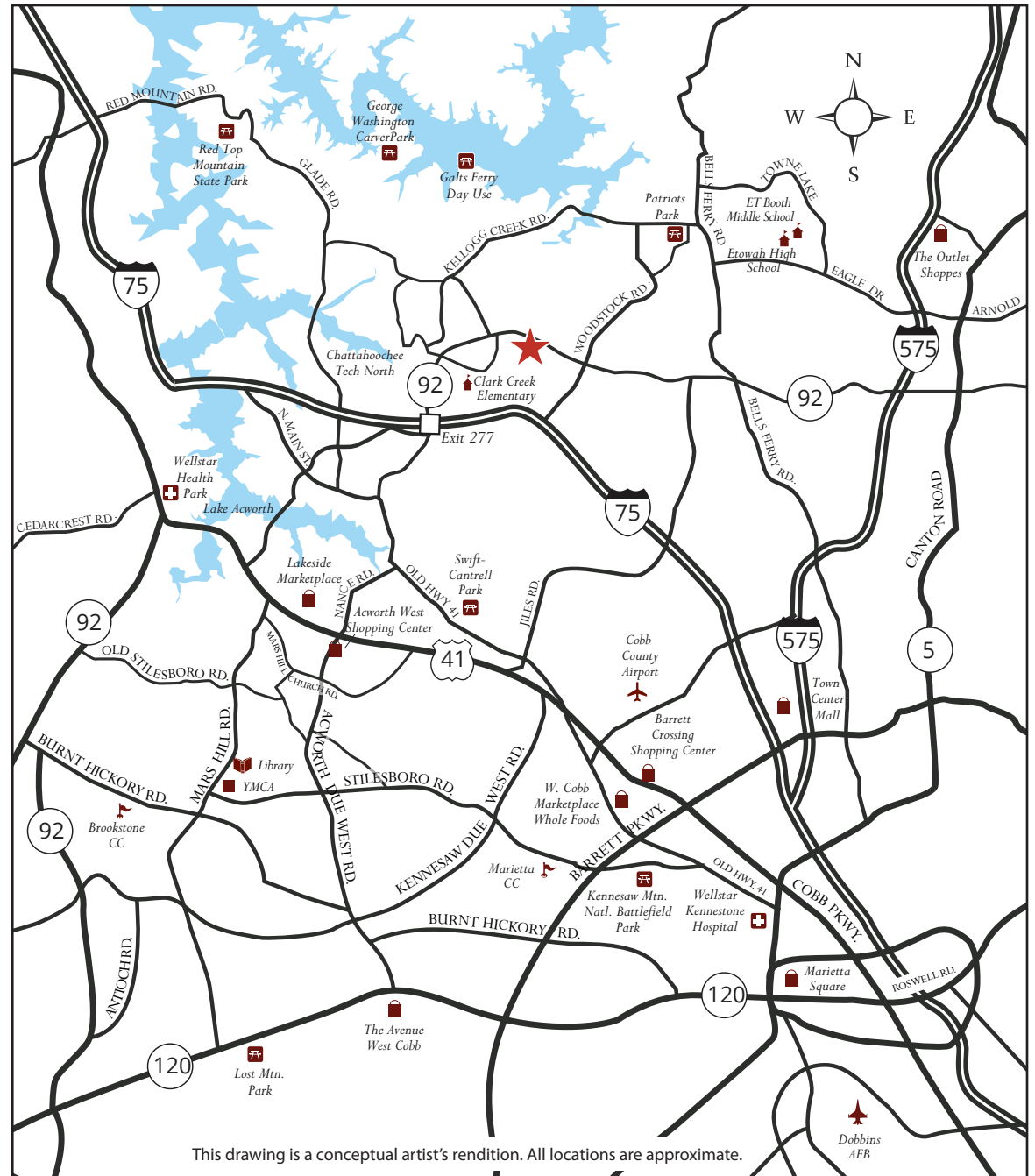
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 By Appointment Only

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