



RIVER WALK PLACE



Discover *“Altogether More!”* near Lively Downtown Lawrenceville



TRATON
HOMES®
SINCE 1971



RIVER WALK PLACE

A Stylish New Townhome Community located in Lawrenceville



Welcome to River Walk Place, a new enclave of just 40 townhomes in a great location near lively downtown Lawrenceville. Strategically positioned near major highways such as I-85, I-985, Hwy 20, US 29 and GA 316, River Walk Place offers unparalleled convenience for commuters and adventurers alike. Whether it's a serene day at Lake Lanier, indulging in the luxury of Chateau Elan, or exploring the nearby parks like Freeman's Mill and Rhodes Jordan, endless recreational opportunities await.

Embrace the essence of Lawrenceville's lively downtown scene, with its Farmers Market, restaurants, shops, outdoor concerts and vibrant festivals mere minutes away. For healthcare professionals, the proximity to Northside Hospital Gwinnett adds an extra layer of convenience to daily life.

Each home at River Walk Place boasts 3 or 4 bedrooms, 2.5 baths, and 2-car garages, alongside modern amenities like spacious kitchens with expansive islands, open-concept living areas, luxurious owner's suites, and versatile lofts. With the HOA handling lawn maintenance and the upkeep of common areas, residents can relish the low-maintenance lifestyle, allowing more time to enjoy the things that matter most.

Traton Homes has been in business for over 50 years and has won numerous awards for excellence as well as being named the Best Builder in Cobb County for the past 4 years in a row! ***Discover Altogether More lifestyle, location and value at River Walk Place.***




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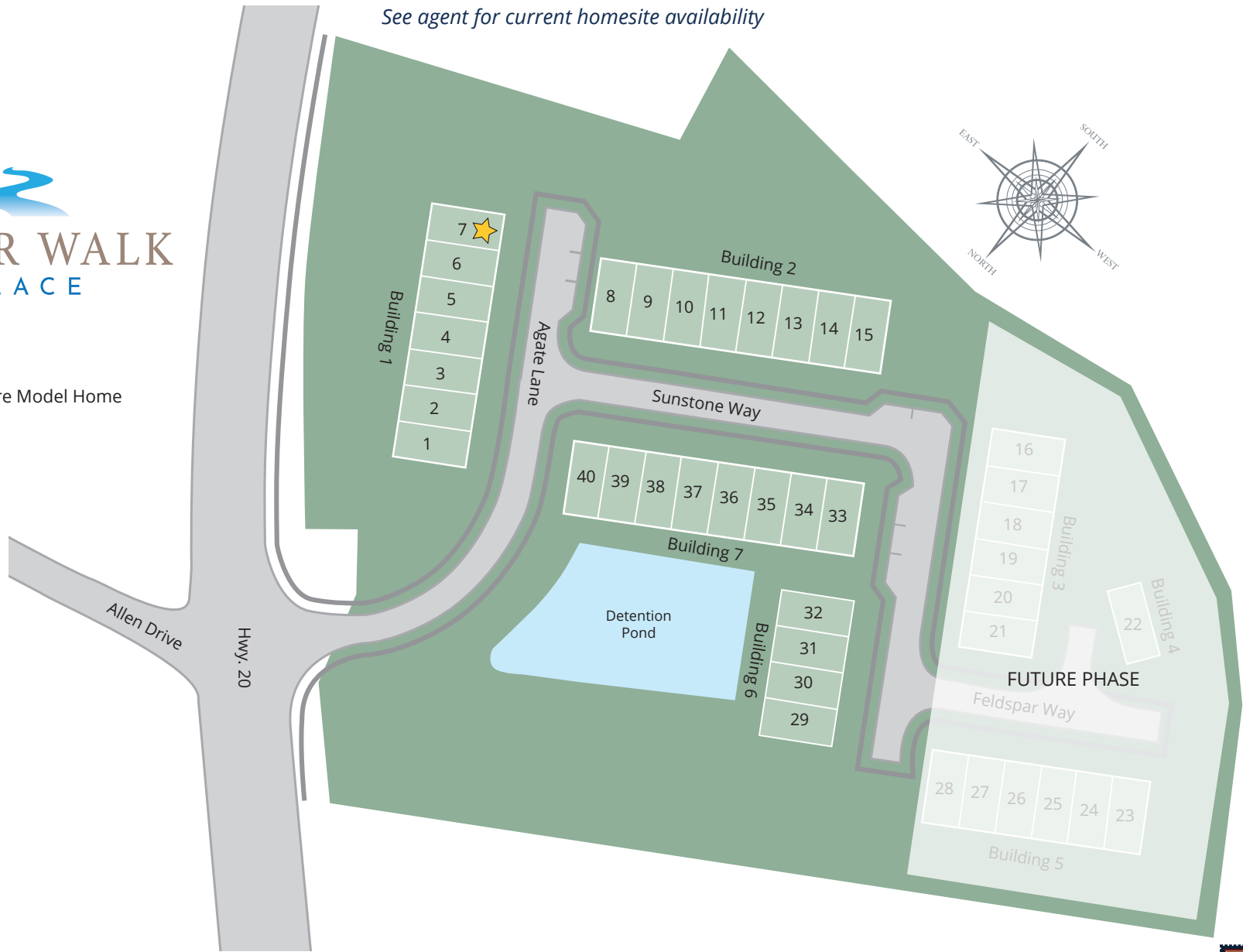


Site Plan

See agent for current homesite availability


RIVER WALK
PLACE

 Future Model Home



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River Walk Place 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

Zone control system featuring Honeywell components. Electric heat pump system by Lennox, 17 SEER heat pump with HSPF rating of 8.5 (Heating Season Performance Factor); programmable thermostat
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.



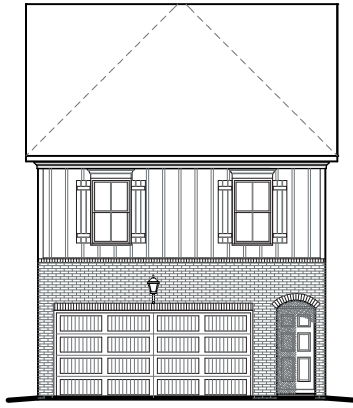
Spacious, Open Interiors – The Award-Winning Brooks Two-Story Plan



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The Brooks and Bryson Elevations



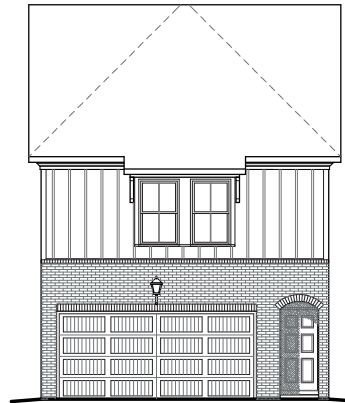
ELEVATION A



ELEVATION C



ELEVATION H



ELEVATION D

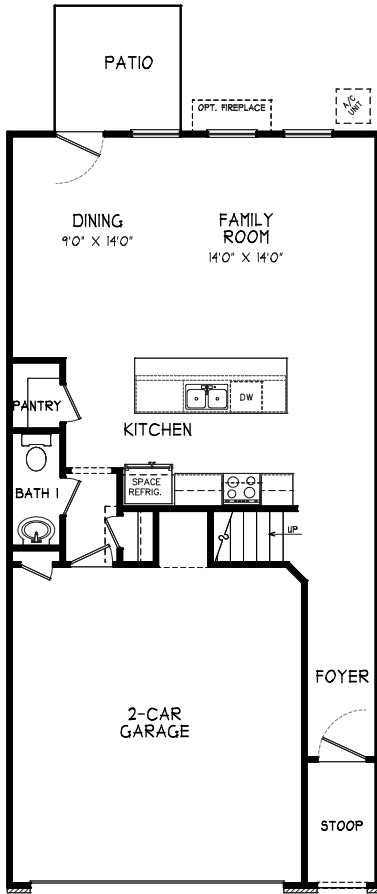


ELEVATION J

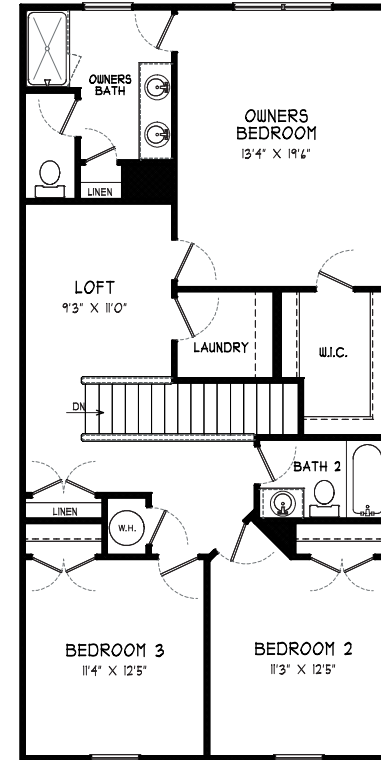


The Brooks Plan

3 Bedrooms, 2.5 Baths, 2-Car Garage



FIRST FLOOR



SECOND FLOOR

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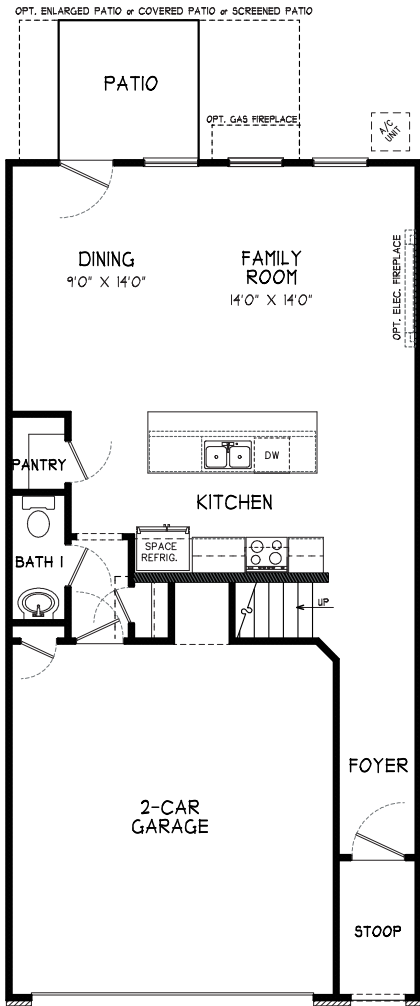


Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product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

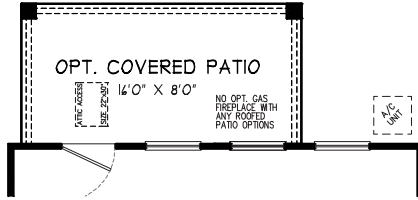


The Bryson Plan

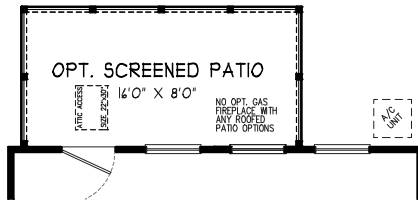
4 Bedrooms, 2.5 Baths, 2-Car Garage



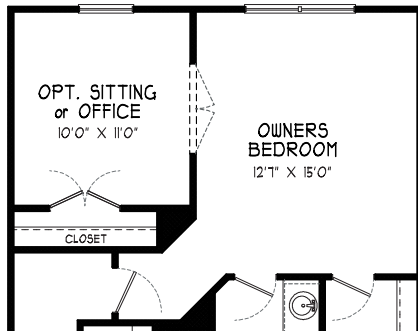
FIRST FLOOR



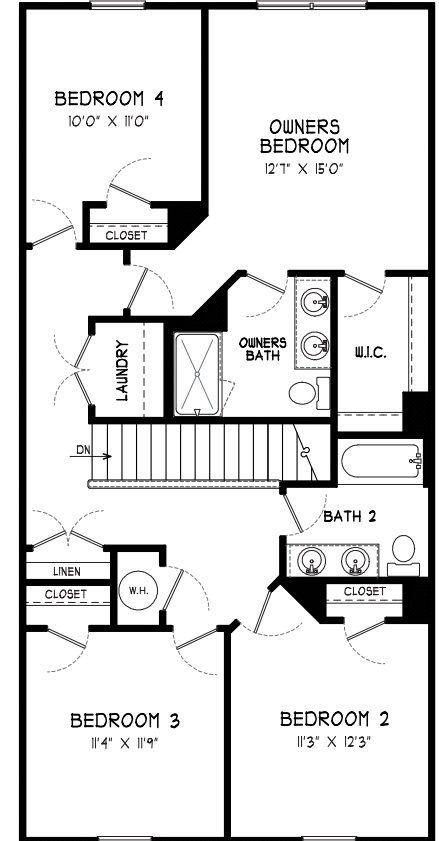
OPT. COVERED PATIO



OPT. SCREENED PATIO



OPT. SITTING/OFFICE



SECOND FLOOR



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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Revised July 11, 2023



Homeowner's Association

\$860 Initiation & \$215 Monthly Fee



YOUR HOA FEES WILL COVER:

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

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“ALTOGETHER MORE” FOR OVER 50 YEARS STRONG!

Locally-Owned and Operated



North Square is another successful townhome community that Traton Homes has built over the past 5-plus decades. From townhomes to single-family detached homes to 55+ communities, Traton delivers “Altogether More!”

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 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.



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



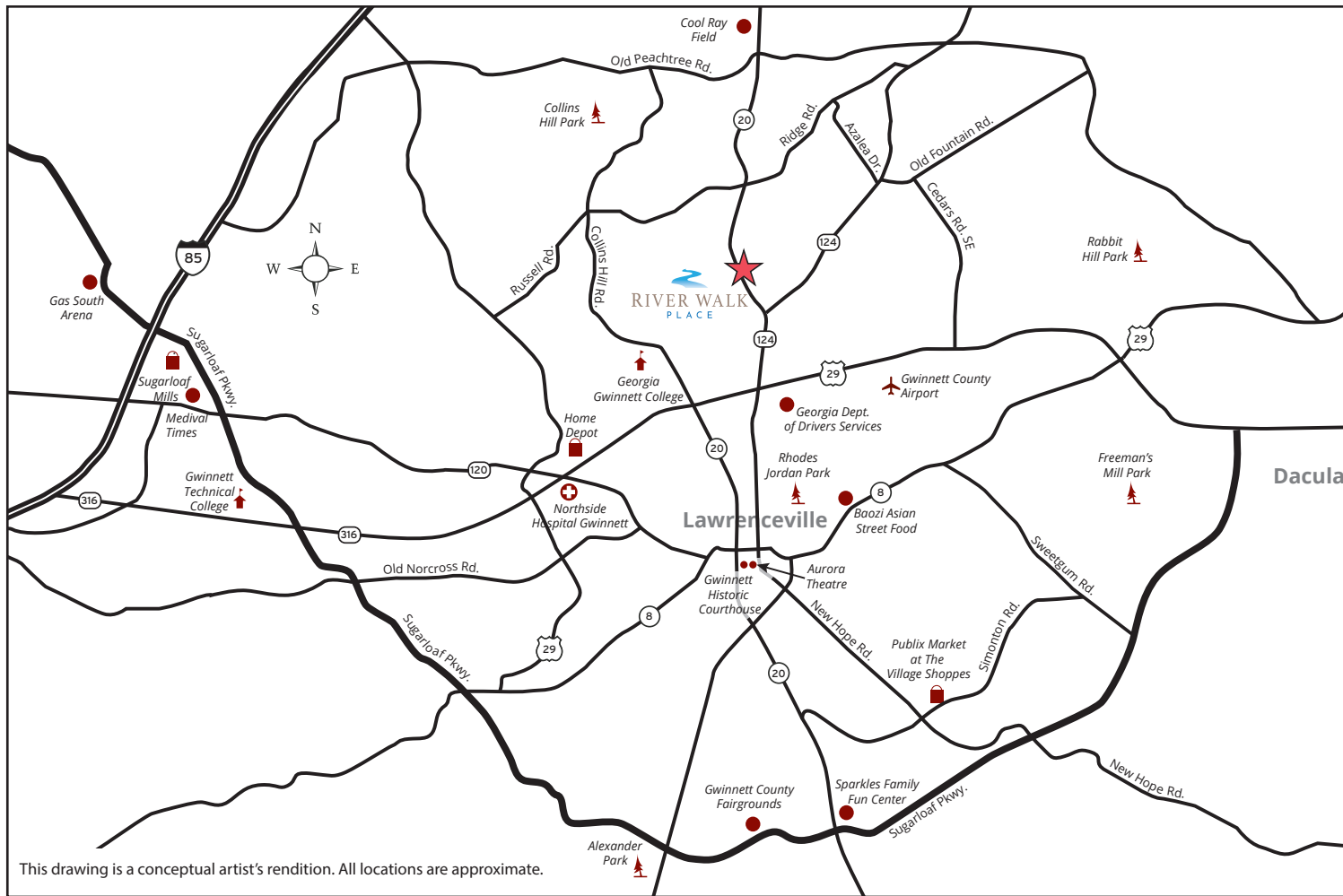
Traton Homes has been recognized nine times with the prestigious *Guildmaster Award for Customer Service Excellence*.

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



TratonHomes.com





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River Walk Place is located at 1080 Buford Drive, Lawrenceville 30043

By Appointment Only – For More Information Contact

Sales Information: 678-391-9491 RiverWalkSalesTeam@TratonHomes.com

Jayne Brundidge, New Homes Specialist Cell: 402-210-8066 (Call or Text)

Paula Burr, New Homes Specialist Cell: 678-571-2776 (Call or Text)

Traton Homes Realty, Inc. 770-427-9064

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