



TOWNES
AT SOUTH MAIN



Discover *“Altogether More!”*



TRATON
HOMES®
SINCE 1971

TOWNES

AT SOUTH MAIN

Artfully Crafted Townhomes in Walkable Downtown Kennesaw



Welcome to **Townes at South Main**, a new community of luxurious three-story townhomes nestled in the heart of Downtown Kennesaw. Imagine a vibrant neighborhood where every step leads to new adventures. With its prime location, seamlessly integrated into a mixed-use development, this urban oasis offers a unique collaboration of convenience and walkability. Experience a harmonious blend of retail discoveries and culinary delights as you explore the eclectic shopping and dining options steps away. You will also enjoy the interconnected pedestrian trails, year-round festivals and events, as well as the new 2,000 capacity amphitheater that promises unforgettable evenings under the stars. In addition, Downtown Kennesaw is a designated entertainment district allowing you to enjoy a beverage while you stroll around.

Townes at South Main will feature only 44 home opportunities, each thoughtfully designed across three levels of living space. These townhomes will include stand-out features such as quartz or granite countertops, finished terrace levels for added versatility, lofty 9-foot ceilings on the main floor, and luxurious owner's suites. Homes will also feature two-car garages and spacious back decks, perfect for relaxing or entertaining.

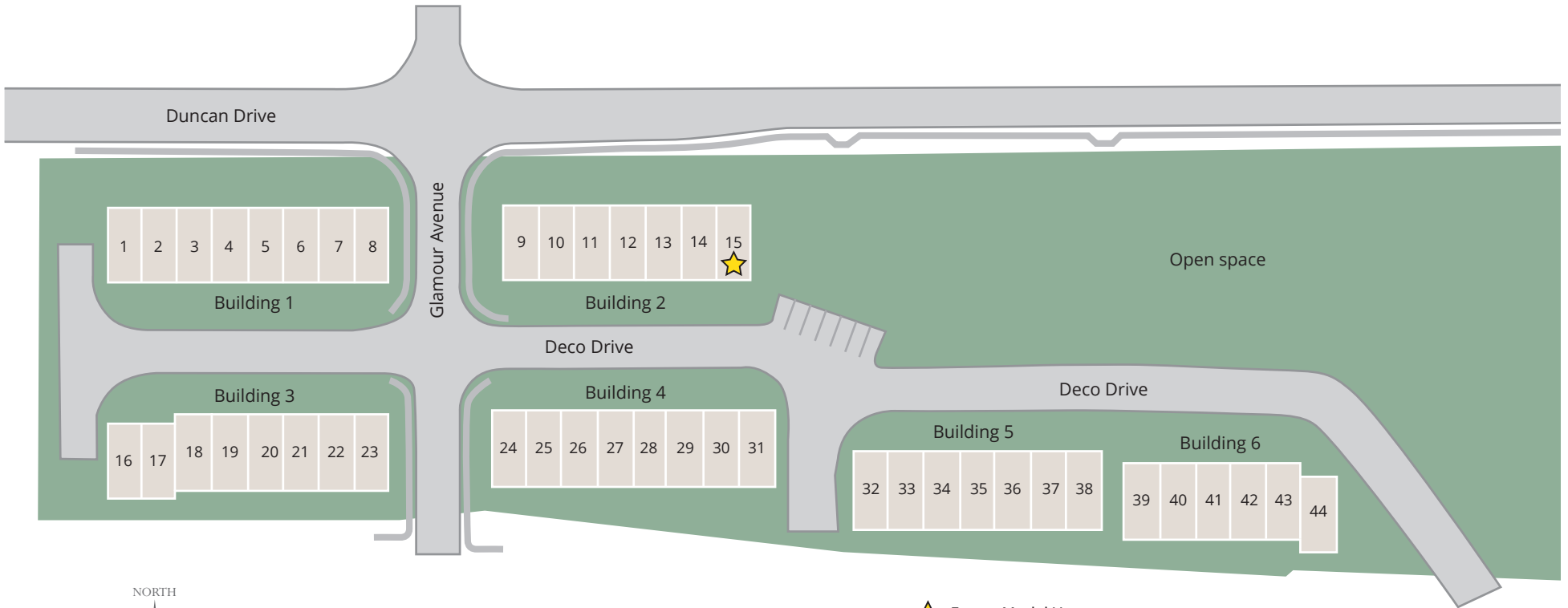
Your new chapter begins here . . . just minutes from I-75, US 41, Kennesaw State University and so much more!

Discover "Altogether More" at Townes at South Main.

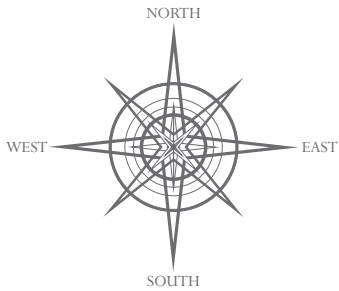


Townes at South Main Site Plan

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.

Townes at South Main Features

EXTERIOR FEATURES

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

INTERIOR FEATURES

Lofty 9 ft. ceilings on main level and terrace
GBG Double pane insulated vinyl front 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 six colors
Luxury Vinyl Plank (LVP) flooring throughout the main level, laundry room, terrace level hall, and secondary baths
Pre-built box stairs with carpet from main to upper level
Full oak stair treads from terrace to main level
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 & B quartz or granite countertops
Level 1 tile backsplash
Whirlpool stainless steel appliance package includes slide-in range, microwave and dishwasher
Garbage disposal
Stainless steel under-mount sink with Moen faucet
36" Shaker style cabinetry in a variety of colors with crown molding

BATH FEATURES

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

LIGHTING FEATURES

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

OTHER

14 SEER Honeywell zone control HVAC System with HSPF rating of 8.2 with electric heat pump system by Lennox
50-gallon electric 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 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 Kincade

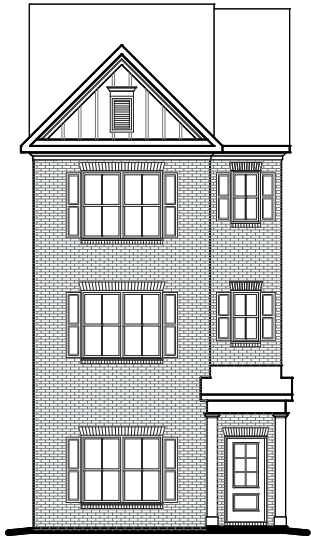
Buildings 1 and 2



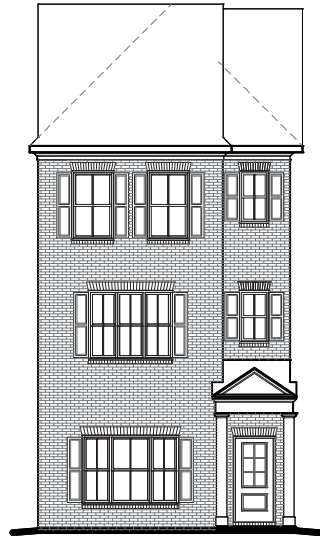
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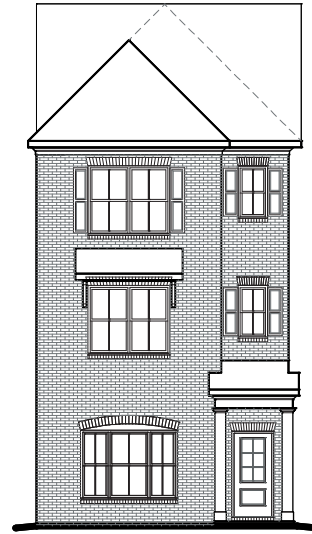
The Kincade Elevations



Elevation H



Elevation J



Elevation K



Elevation L



The Kincade

Buildings 3,4,5,6



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The Kincade Elevations



Elevation D



Elevation E



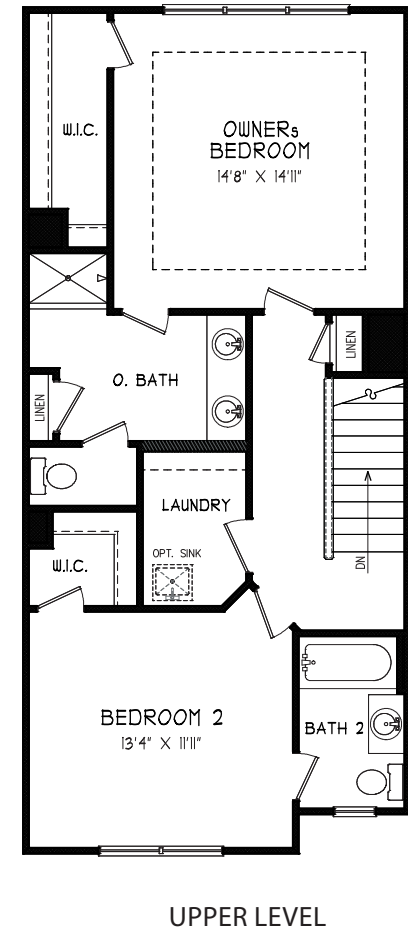
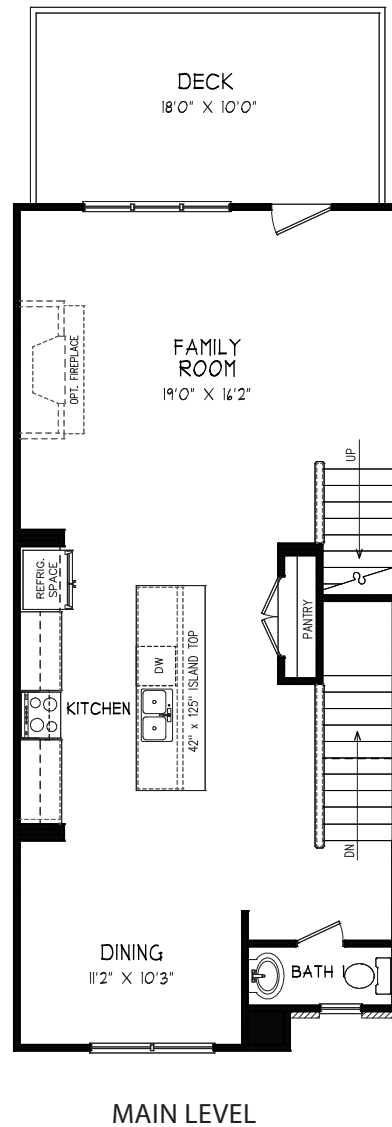
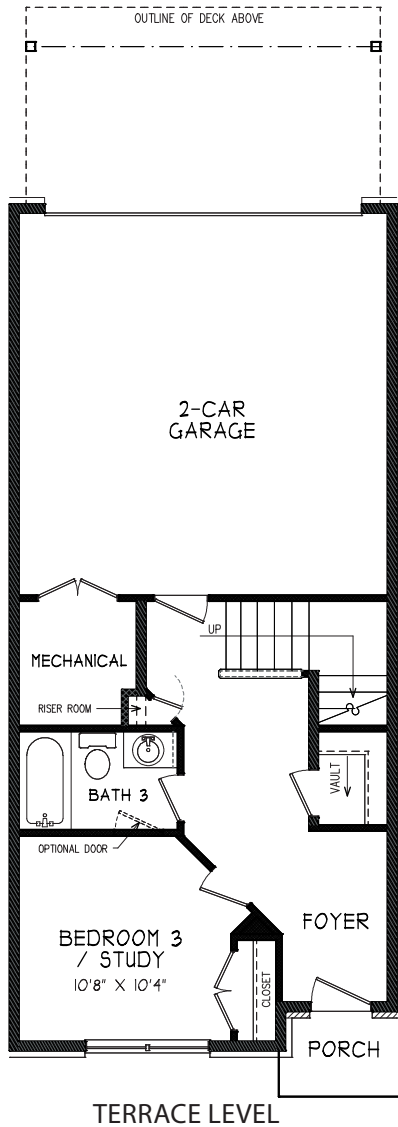
Elevation F



Elevation G



The Kincade



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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.



TRATON
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SINCE 1971

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

\$720 Initiation & \$180 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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“ALTOGETHER MORE” FOR OVER 50 YEARS STRONG!

Locally-Owned and Operated



The Grove at Adams Pond is another successful community that Traton Homes has built over the past 5+ 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.



Our first home in 1971.



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





For More Information Contact
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SouthMainSalesTeam@TratonHomes.com

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 Cell: 678-427-0202 (Call or Text)

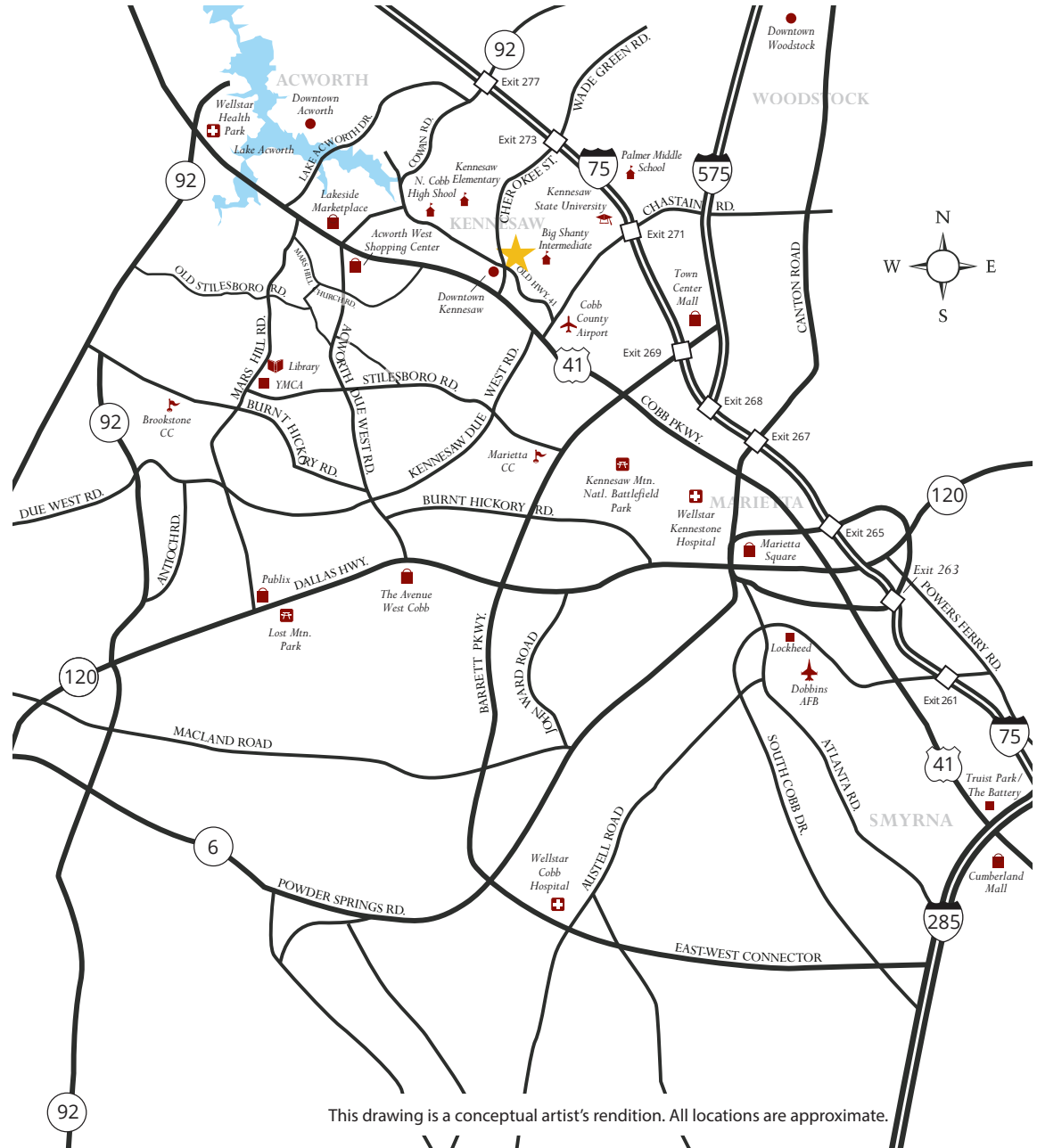
Tammy Weniger, *New Homes Specialist*
 Cell: 770-841-4302 (Call or Text)

By Appointment Only

Townes at South Main is located at
 2652 S. Main Street, NW
 Kennesaw, Georgia 30144



Traton Homes Realty, Inc. 770-427-9064
TratonHomes.com



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