



HOMESTEAD AT HOG MOUNTAIN

A Traditional Neighborhood Development



Welcome to Homestead at Hog Mountain. The story of Hog Mountain goes back more than 200 years when the area near Hamilton Mill was the crossroads for farmers driving their hogs to the market. The county's first Inn and trading post, The Hog Mountain House, was located at the current intersection of Braselton Hwy and Dacula Road.

In 2015, a group of investors set out with a vision to create something different. A Traditional Neighborhood Development that was community based and blended traditional and modern design principles. They purchased 66 acres in the area and began the journey to bring you Homestead at Hog Mountain.

Homestead at Hog Mountain is a uniquely designed community intended to look and feel as if it naturally evolved over the course of the last two centuries. The development will seamlessly blend residential, commercial, and public spaces, and although it will feature amazing farmhouse, low country, and southern classical style homes, it's focus remains on walkability, beauty, tradition and a sense of community and space.

Residential Sales and Marketing provided by:



The Norton Agency



Kami Crawford, Realtor

770-351-7084

kccrawford@gonorton.com



Information contained here-in is believed accurate but not warranted. Equal Housing Opportunity.



Site Location



Conveniently located, Homestead at Hog Mountain is found in the Northern part of Gwinnett County about 40 miles northeast of Atlanta. It allows for easy access to Hwy 124, Hwy 324, and I-85 and neighbors the well established Hamilton Mill community and Golf and Country Club as well as the 890 acre little Mulberry Park featuring miles of walking and hiking trails, pavilions, and a lake.

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Community Features



- Strategic Site Location with easy access to I-85 and Hwy 124
- Estate, Preserve, Vista, Village, Cottage and Townhomes
- Front Porch and Outdoor Room Designs
- Pedestrian-First Design
- Walking Trails with Future Connection to Little Mulberry Park
- Village Green Space
- Pocket Parks
- Commercial Sites for Planned Shops, Restaurants, etc.
- Future Phase Pool and Clubhouse
- Reserved Space for Community Church and Private School

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School Information

Public

Fort Daniel Elementary School (Pre K-5)

[Www.gcpsk12.org/FortDanielES](http://www.gcpsk12.org/FortDanielES)

1725 Auburn Rd, Dacula Ga. 30019

770-932-7400

Osborne Middle School (6-8)

www.gcpsk12.org/OsborneMS

4404 Braselton Hwy., Hoschton, Ga. 30548

770-904-5400

Mill Creek High School (9-12)

www.gcpsk12.org/MillCreekHS

4400 Braselton Hwy., Hoschton, GA 30548

678-714-5850

Private

Oak Hill Classical (Pre-K-12)

www.oakhillclassical.org

2955 Old Fountain Road, Dacula, Ga. 30019

770-338-7945

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Cottage Homes

Home Plans from the high \$400,000's



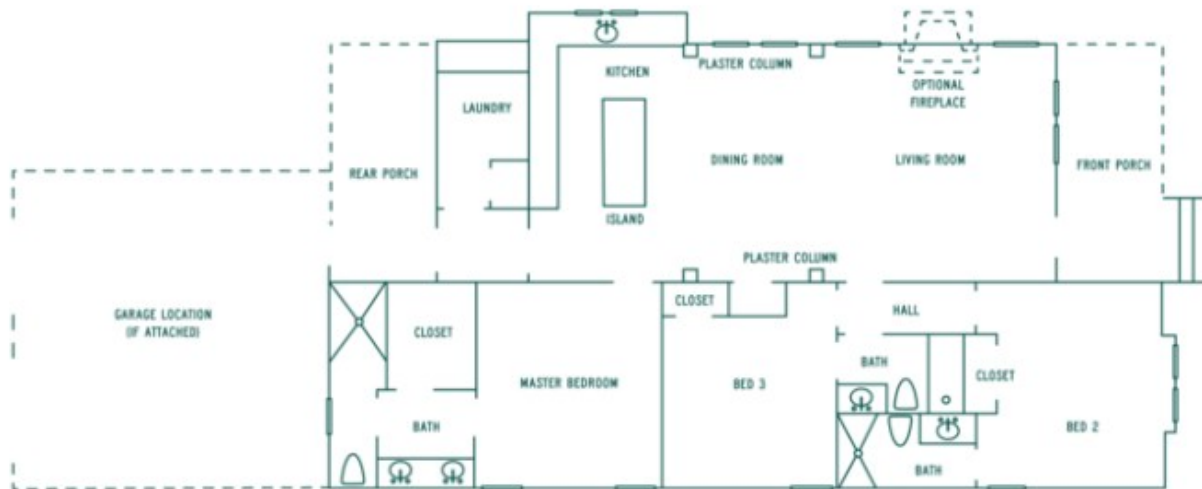
Construction on the Cottage, Vista, and Village lot homes at Homestead at Hog Mountain are expected to begin in Early 2022. These homes, built by Front Porch Builders, will feature our main floor plan designs beginning on our Cottage lots (identified on our site plan as 11-17, 19-21, and 23) and will offer Farmhouse, Low Country, and Southern Classic styles. Plans will include a 3BR 3BA ranch plan at approximately 1800sf, a 3 BR 2.5 BA two story with the master suite on the main level and a bonus option beginning at approximately 1900sf, and a 4BR 3.5BA two Story with the master suite on the main level at around 2200sf. All plans will feature either an attached or detached 2 car garage (some with an ADU option), and a wide, inviting front porch.

Cottage homes are now available for reservations. Please visit our website at www.homesteadhogmt.com for current pricing and availability.

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Marengo Farmhouse



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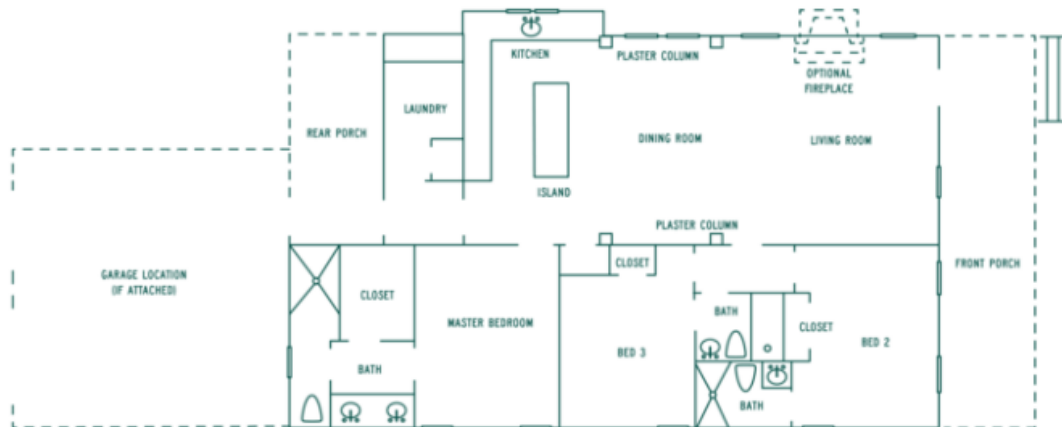
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Marengo

Southern Classic



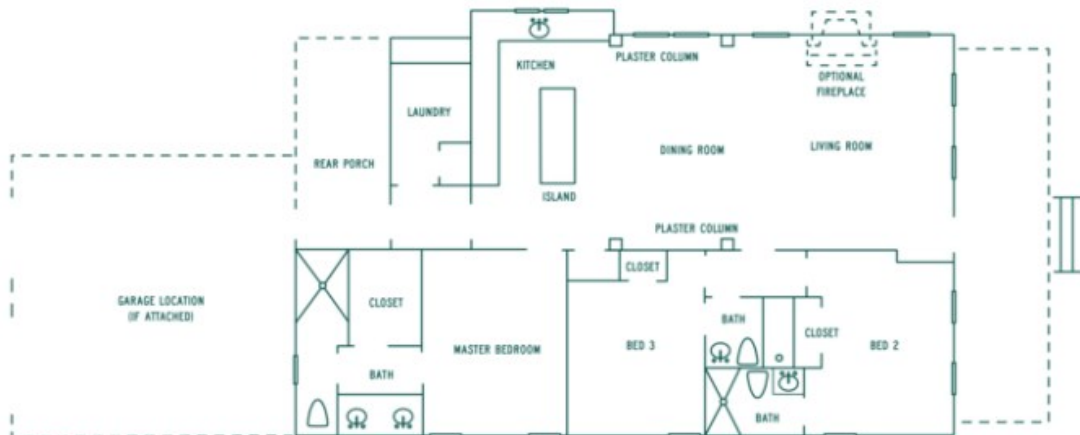
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Marengo Low Country



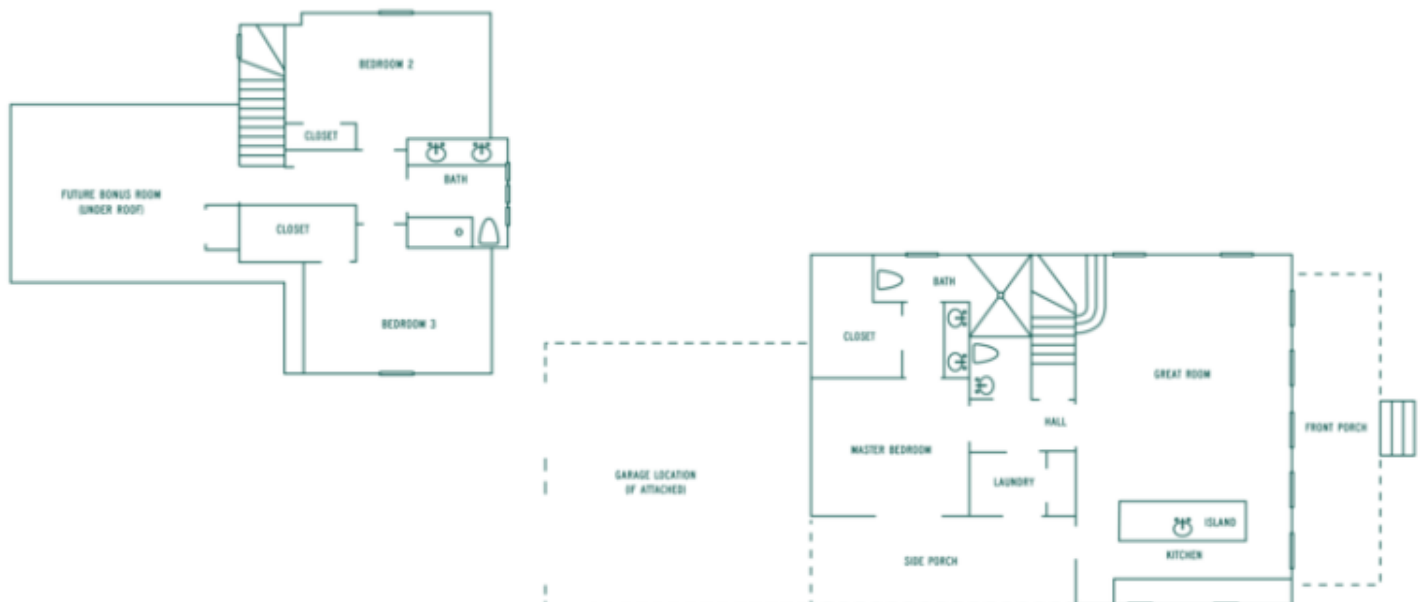
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Shady Shack Farmhouse



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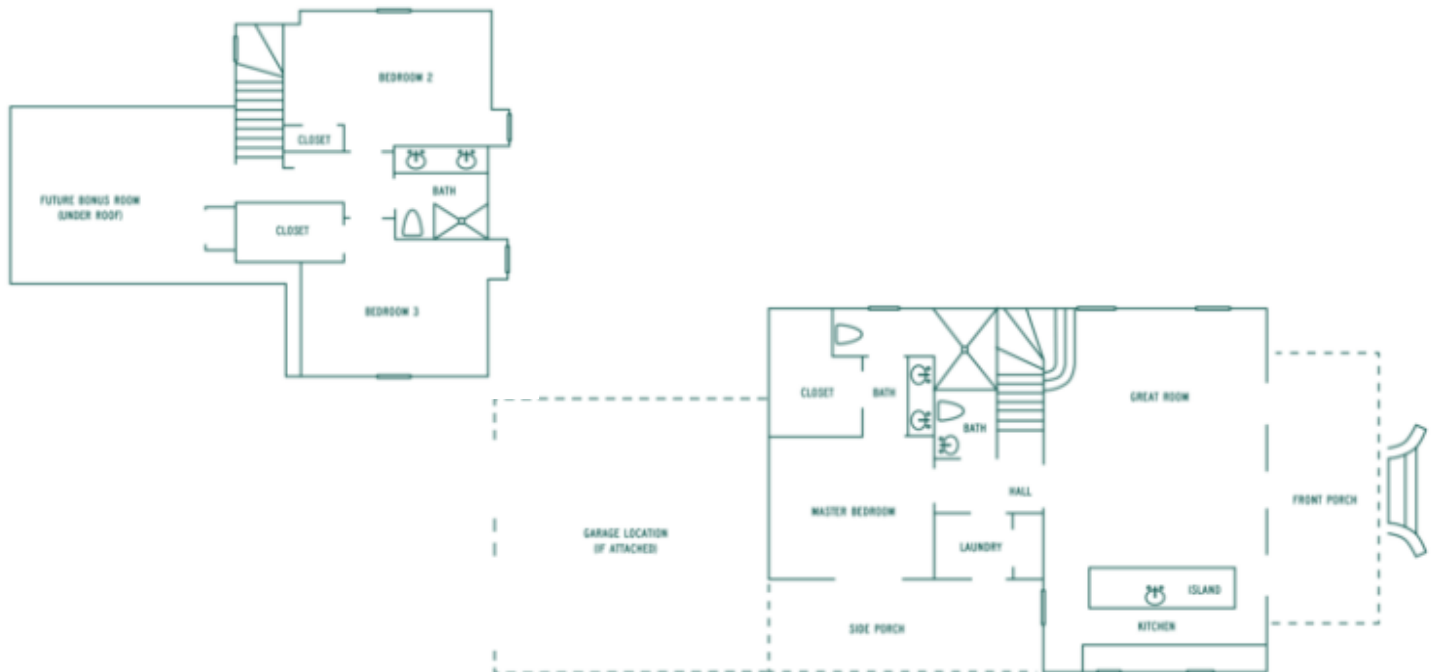
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Shady Shack

Southern Classic



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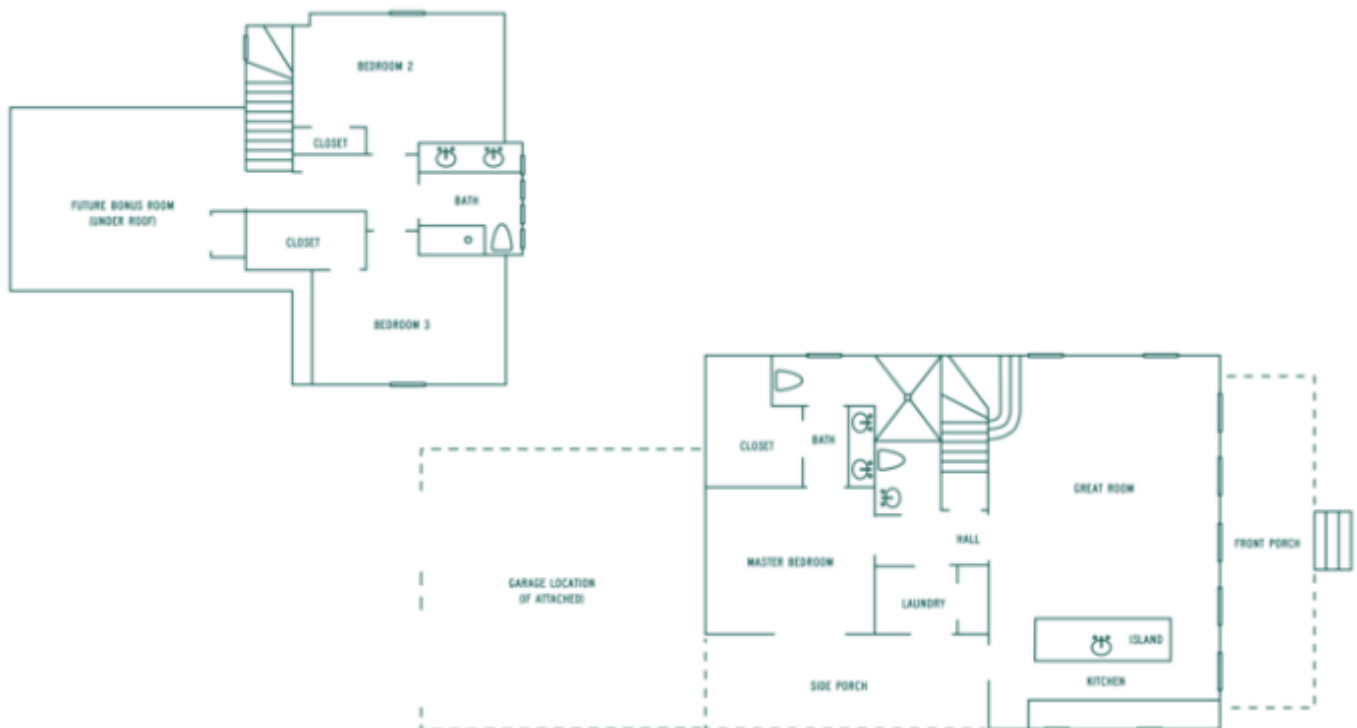
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Shady Shack

Low Country



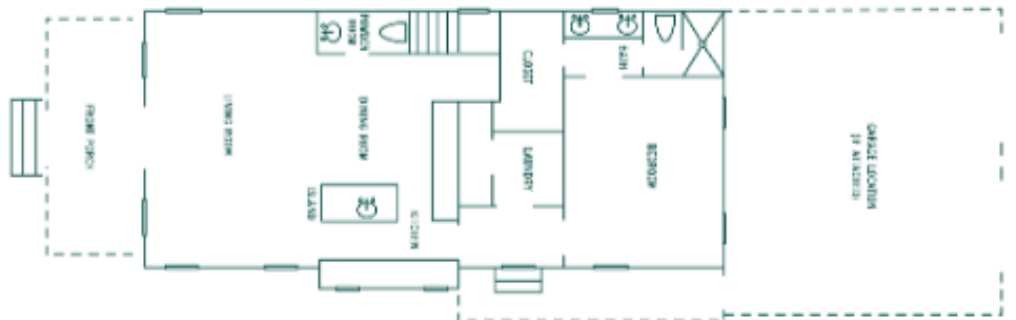
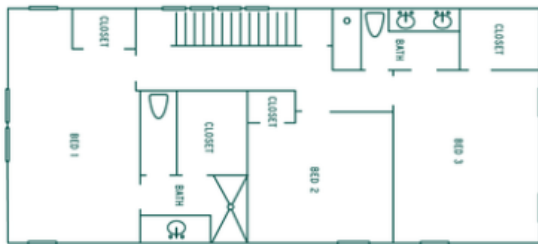
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Adlebury Farmhouse



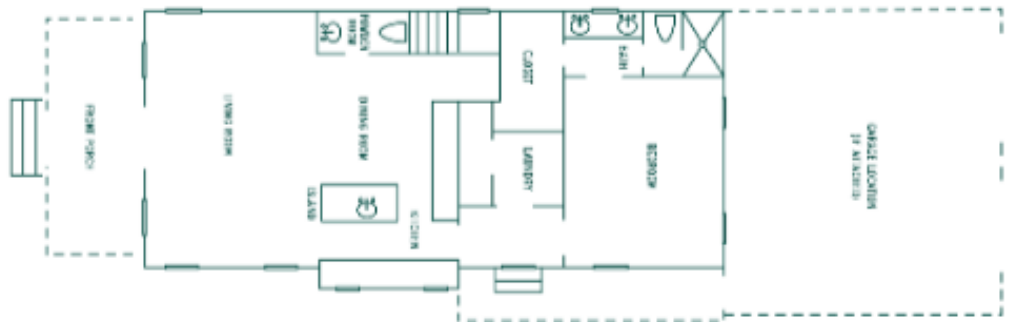
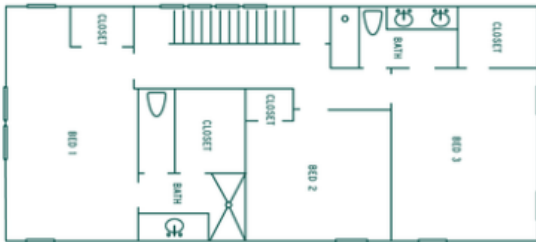
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Adlebury Southern Classic



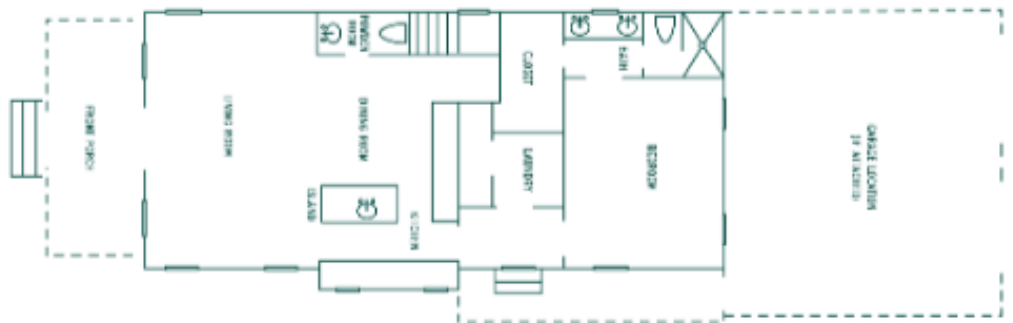
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Adlebury Low Country



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Standard Features

Marengo, Shady Shack, Adlebury

Community Design Characteristics

- Covered Front Porches
- One-story, 2 Car Garage (Detached or Attached)
Additional Options Available for Finished or Unfinished ADU's. (Accessory Dwelling Units)
- Low Country, Farmhouse, or Southern Classic Facades

Interior Features

- 10' Smooth Main Level Ceilings. 9' on Upper Levels as Per Plan.
- Engineered Hardwood Flooring in Foyer, Kitchen, Breakfast, Dining and Family Rooms
- Tiled Baths
- Ceiling Fan in Master Suite and Family Room
- Recessed lighting in Kitchen, Hallway and Shower
- Brushed Nickel or Oil Rubbed Bronze Lighting Packages
- Wireless Security System
- Cable Connectivity in Family Room and All Bedrooms
- Wire Shelving in Closets and Pantry

Master Suite Features

- Walk-in Shower
- Granite Countertops with Shaker Style Cabinets and Double Bowl Vanity
- Brushed Nickel or Oil Rubbed Bronze Designer Bath Fixtures
- Water Saver Toilet
- Walk-In Closet

Kitchen Highlights

- Shaker Style Cabinets
- Subway Backsplash
- Granite Counter Tops

- Stainless Steel, Whirlpool Appliances
Dishwasher, 36" Gas Cooktop, Wall Oven, and Microwave
- Single Pull Kitchen Faucet with Stainless Steel Sink
- Accent Pendant Lighting Over Island

Construction Features

- Fiber Cement Exteriors
- Structured PVC Porch Columns
- 30 Year Architectural Shingle Roof
- 3/4 Light, Wood Front Entry Door. 1/2 Light Fiberglass on Side or Rear Entries.
- Front Porch Exterior Recessed Lighting
- Front and Rear Flood Light
- 2 Exterior Water Faucets
- Seamless Gutter System
- Irrigation System
- Garage Door Openers with Remotes

Energy Saving Highlights

- Jackson EMC Right Choice Certified
- 50 Gallon Electric Water Heater
- Programmable Thermostats
- Vinyl, Low E Insulated Double Paned Windows

Warranty and Customer Care

- New Home Walk-through and Orientation
- One Year Builder Warranty
- Plus an additional 1-2-10 Warranty provided through Quality Builders Warranty Corp.
- Prepped for Radon Preventative Features
- One year Sentricon Wood Infestation Coverage with Northwest Exterminators

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Spice Lots

The homes in Homestead at Hog Mountain feature three main design styles, Farmhouse, Low Country, and Southern Classic that make up the “main ingredients” of the development in our Cottage, Vista, and Village sections. "Spice" style homes will add some zest, kind of like how the peppers, onions, thyme, and other spice adds a dash of flavor to an amazing dish. If too much of one ingredient is used, the dish is bland. If too much spice is used, the dish is ruined.

In the design plan of our first phase, there will be four of these Spice Lots for sale. These lots, identified on our [site plan](#) as lots 13, 18, 22, and 24, will be for custom home builds in the pocket park area that will be different from the main design styles but still in accordance with our Pattern Book and will offer an alternative to our Estate and Preserve lot sections. **Lot Reservations for our Spice Lots are now available. Contact Kami to learn more.**



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Phase One Spice Lot Pricing

Spice Lots

Lot #	Size	Price
13	6982 +/- SF	\$110,000
18	7670 +/- SF	RESERVED
22	7551 +/- SF	\$110,000
24	9886 +/- SF	\$120,000

The above information is believed accurate but not warranted. Offer is subject to change or with-drawl without notice. Equal Housing Opportunity.

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Preserve and Estate Lots

As part of the Homestead at Hog Mountain's design plan, there will be 18 preserve and Estate lots for sale. While there will be standard plans to choose from for the Cottage, Vista, and Village sections, the Preserve and Estate lots will offer homeowners the opportunity to custom build their dream homes on a larger estate sized lot. Some offering beautiful creek side views. **Lot Reservations now available. Contact Kami or Stephen o learn more.**



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Preserve and Estate Lot Pricing

Preserve Lots

Lot #	Size	Price
83	1.91 Acre	Reserved
84	1.05 Acre	Reserved
85	1.1 Acre	\$202,500

Estate Lots

Lot#	Size	Price
68	1.0 Acre	\$202,500
69	1.0 Acre	\$202,500
70	1.02 Acre	\$212,000
71	1.01 Acre	Reserved
72	1.01 Acre	Reserved
73	1.03 Acre	Reserved
74	1.01 Acre	Reserved
75	1.61 Acre	\$242,500
76	1.16 Acre	\$224,500
77	1.0 Acre	\$224,500
78	1.01 Acre	Reserved
79	1.23 Acre	Reserved
80	1.12 Acre	\$217,000
81	1.0 Acre	\$207,500
82	1.0 Acre	\$202,500

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8/1/2021

HOMESTEAD AT HOG MOUNTAIN

Gunnnett County





Preferred Lenders & Closing Attorney

Preferred Lenders



Guaranty Mortgage

Joy James—Residential Mortgage Services

joyjames@guarantymortgage.com

678-318-3313



Peach State Bank and Trust

David Dyer—Commercial, Construction & Lot Loans

678-618-4155

ddyer@peachstatebank.com

Rhonda Dellinger—Residential Mortgages

678-386-1660

Preferred Closing Attorney



Lueder, Larkin & Hunter

1225 Tuscany Drive, Suite B

Braselton, GA 30517

678-835-8857

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Frequently Asked Questions

Preserve and Estate Lots

Q1: Can I reserve a lot?

Yes, Preserve and Estate lots are now open for lot reservations. As part of the Homestead at Hog Mountain's design plan, there will be 18 Preserve and Estate lots for sale in Phase 1. While there will be standard plans to choose from for the Cottage, Vista, and Village sections, the Preserve and Estate lots will offer homeowners the opportunity to custom build their dream homes on a larger estate sized lot.

Please contact Kami or Stephen to set up an appointment to view the lots and get a tour of the community. A \$10,000 lot deposit required at the time of reservation.

Q2: How much do I need to put down for the lot deposit?

\$10,000. It will be held by the Norton Agency and then transferred as earnest money at the time of Purchase Contract.

Q3: Is this amount refundable?

Yes, if for some reason you are unable to move forward to purchase contract stage, this amount will be returned within 5 business days after termination.

Q4: When will I be able to go from the lot reservation to a contract?

Once final approval is received on the individual lots, we will then be able to execute a Purchase Contract. You will have 14 days from notification date to complete the conversion

Q5: Once I go under contract on the lot, when will I need to close?

Of course, you can close as soon as you would like depending on financing, approvals, etc.; however 60 days from the binding agreement date of the contract will be the maximum time accepted.

Q6: Once I close on my lot, is there a deadline for me to start construction?

No, You may start construction on your new dream home when the time is right for you.



Frequently Asked Questions (contd.)

Q7: Are there any restrictions or requirements for my build?

Yes, in order to keep within the design plan principals of the Homestead Traditional Neighborhood Development, all home plans, designs, and placement are to be reviewed and approved by the Architectural Review Board (ARB) before construction begins. Once your documents have been submitted, the ARB will provide you with a response within 30 days. Please refer to the Architectural Review Process sheet for more information.

Q8: At what point can I start submitting my documents for approval?

In order to expedite the process for you, the ARB will allow for submissions during the reservation period. See the Estate and Preserve Lot Timeline for more information.

Q9: What steps has Homestead taken to be environmentally responsible?

In order to conserve energy and have a smaller impact on the land, all homes are to be built under the Jackson EMC "Right Choice" program and all Estate and Preserve Lots are to have a low-pressure sewer system. See the separate handouts to learn more.

Q10: Can I use my own architect and/or builder? What are the benefits of using one of the preferred architects and pre-approved builders?

You are able to use an architect of your choosing. You are also able to recruit your own builder. However, if you decide to use a builder that is not currently approved, the builder will be required to submit a builder application to the ARB and gain approval prior to beginning construction on any structures within the Homestead community. The preferred architects and pre-approved builders are already familiar with the design features and requirements for the neighborhood and will speed up your review process with the ARB. Please refer to the Architectural Review Process sheet for more information.

Q11: At what point will I start to pay my HOA dues?

HOA dues will not be due until after you close on the lot. At that time, the Estate Lot HOA dues will be \$1,120 annually with an additional one-time initiation fee of \$1,120. The Preserve Lot HOA dues will be \$1,250 annually with an additional one-time initiation fee of \$1,250. All initiation fees will be due at closing.

Q12: When will sales for the Cottage, Vista, and Village homes begin?

Sales are expected to open for homes on the Cottage, Vista, and Village Lots in early third quarter 2021. There will be several home plans and options to choose from. Kami and her team will be sure to keep anyone interested in these homes informed and advise of any pre-sale opportunities.



Frequently Asked Questions

Spice Lots

Q1: Can I reserve a lot?

Yes, the first spice lots are now open for lot reservations. As part of the Homestead at Hog Mountain's design plan, there will be 3 spice lots for sale in Phase 1. While there will be standard plans to choose from for the Cottage lots, the Spice Lots will offer homeowners the opportunity to custom build their dream homes in the pocket park section.

Please contact Kami or Stephen to set up an appointment to view the lots and get a tour of the community.

Q2: How much do I need to put down for the lot deposit?

\$10,000. It will be held by the Norton Agency and then transferred as earnest money at the time of Purchase Contract.

Q3: Is this amount refundable?

Yes, if for some reason you are unable to move forward to purchase contract stage, this amount will be returned within 5 business days after termination.

Q4: When will I be able to go from the lot reservation to a contract?

Once final approval is received on the individual lots, we will then be able to execute a Purchase Contract. You will have 14 days from notification date to complete the conversion

Q5: Once I go under contract on the lot, when will I need to close?

Of course, you can close as soon as you would like depending on financing, approvals, etc.; however 60 days from the binding agreement date of the contract will be the maximum time accepted.

Q6: Once I close on my lot, is there a deadline for me to start construction?

Yes, Construction on the Spice Lots must begin within 12 months from the closing date of the lot.



Frequently Asked Questions (contd.)

Q7: Are there any restrictions or requirements for my build?

Yes, in order to keep within the design plan principals of the Homestead Traditional Neighborhood Development, all home plans, designs, and placement are to be reviewed and approved by the Architectural Review Board (ARB) before construction begins. Once your documents have been submitted, the ARB will provide you with a response within 30 days. Please refer to the Architectural Review Process sheet for more information.

Q8: At what point can I start submitting my documents for approval?

In order to expedite the process for you, the ARB will allow for submissions during the reservation period. See the Estate and Preserve Lot Timeline for more information.

Q9: What steps has Homestead taken to be environmentally responsible?

In order to conserve energy and have a smaller impact on the land, all homes are to be built under the Jackson EMC "Right Choice" program.

Q10: Can I use my own architect and/or builder? What are the benefits of using one of the preferred architects and pre-approved builders?

All homes on the spice lots are to be built by the community builder, Front Porch Builders. You may select from one of their plans or design one of your own. If you choose to have one designed, you are able to use an architect of your choosing; However, the preferred architects are already familiar with the design features and requirements for the neighborhood and will speed up your review process with the ARB.

Q11: At what point will I start to pay my HOA dues?

HOA dues will not be due until after you close on the lot. At that time, the Spice lot HOA dues in the First Phase will be \$975.00 annually with an additional one-time initiation fee of \$975.00. All initiation fees will be due at closing.



Sales and Marketing Team

The Norton Agency



www.gonorton.com



Kami Crawford, Realtor
Lot & Residential Sales
770-351-7084
kcrawford@gonorton.com



Tommy Howard
Managing Broker
770-718-5204
thoward@gonorton.com



Stephen Lovett
Lot & Commercial Sales
770-297-4807
slovett@nortoncommercial.com



Karen Lowe
Administrative Assistant
770-307-0087
klowe@gonorton.com

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