



# 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. **This is Different.....**

Sales and Marketing Provided by:

### The Norton Agency



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# 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.



# 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



# 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

7701-932-7400

### **Osborne Middle School (6-8)**

[www.gcpsk12.org/OsborneMS](http://www.gcpsk12.org/OsborneMS)

4404 Braselton Hwy., Hoschton, Ga. 30548

770-904-5400

### **Mill Creek High School (9-12)**

[www.gcpsk12.org/MillCreekHS](http://www.gcpsk12.org/MillCreekHS)

4400 Braselton Hwy., Hoschton, GA 30548

678-714-5850

## Private

### **Oak Hill Classical (Pre-K-12)**

[www.oakhillclassical.org](http://www.oakhillclassical.org)

2955 Old Fountain Road, Dacula, Ga. 30019

770-338-7945





# 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.





# 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 o 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 three of these Spice Lots for sale. These lots, identified on our **site plan** as lots 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.





# HOMESTEAD AT HOG MOUNTAIN Gwinnett County





# Preserve and Estate Lot Pricing

## Preserve Lots

Lot #	Size	Price
83	1.91 Acre	<b>Reserved</b>
84	1.05 Acre	\$238,000
85	1.1 Acre	\$200,000

## Estate Lots

Lot#	Size	Price
68	1.0 Acre	\$200,000
69	1.0 Acre	\$200,000
70	1.02 Acre	\$209,500
71	1.01 Acre	\$222,000
72	1.01 Acre	<b>Reserved</b>
73	1.03 Acre	<b>Reserved</b>
74	1.01 Acre	<b>Reserved</b>
75	1.61 Acre	\$240,000
76	1.16 Acre	\$222,000
77	1.0 Acre	\$222,000
78	1.01 Acre	<b>Reserved</b>
79	1.23 Acre	\$230,000
80	1.12 Acre	\$214,500
81	1.0 Acre	\$205,000
82	1.0 Acre	\$200,000

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





# Phase One Spice Lot Pricing

## Spice Lots

Lot #	Size	Price
18	7670 +/- SF	\$110,000
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.*



# Frequently Asked

## **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.

## **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 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, 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.

## **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.



# Frequently Asked Questions (contd.)

## **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.

## **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.

## **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.

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

HOA dues will not be due until after you close on the home or 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.





# Sales and Marketing Team

## The Norton Agency



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*Visit us at:*

**Homesteadhogmt.com**



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*Gwinnett County*