



LUXURY COLLECTION<sup>SM</sup>



## 200 Maison Court Roswell, GA 30076

Welcome to The Maison at Hollyberry - Classic, Timeless, Innovative, and Exclusive. Breaking ground in Summer 2024, this is a Private Seven Home Enclave in the heart of Roswell, lots almost an acre each, only a few miles away from Downtown Roswell, Downtown Alpharetta, and a couple of miles away from Milton. Nestled in the most desirable neighborhood for schools, community and multiple offerings for families. Builder features for this community include finishes as seen in these pictures, Smart Home with technological features top of mind for security/leisure desires, Bell Custom Cabinetry with oversized Kitchen Island for Dining, Quartz Countertops, Hardwood Flooring throughout. With only 7 available, these homes will go quickly!

6 BED  
6.5 BATH  
4,989 SQ.FT.



# NEW LISTING

[MaisonAtHollyberry.com](http://MaisonAtHollyberry.com)

BERKSHIRE HATHAWAY HOMESERVICES GEORGIA PROPERTIES

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LUXURY COLLECTION™



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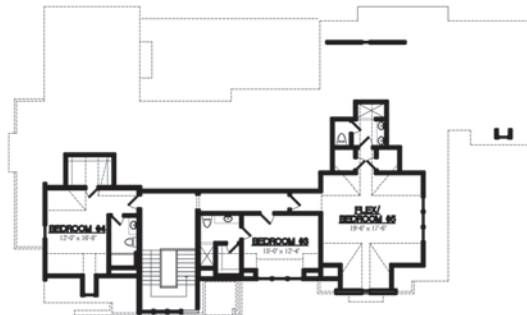
200 Maison Court

Roswell, GA 30076





First Floor



Second Floor

6  
BED

6.5  
BATH

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4,989  
SQFT.

Starting @ \$2,249,900



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HOLLYBERRY DRIVE



LUXURY COLLECTION™

ELEVATION BUILDING COMPANY

MAISON COURT

LOT #1  
31,145 SF

LOT #2  
30,360 S.F.

LOT #3  
30,360 S.F.

LOT #4  
30,806 S.F.

LOT #7  
32,625 S.F.

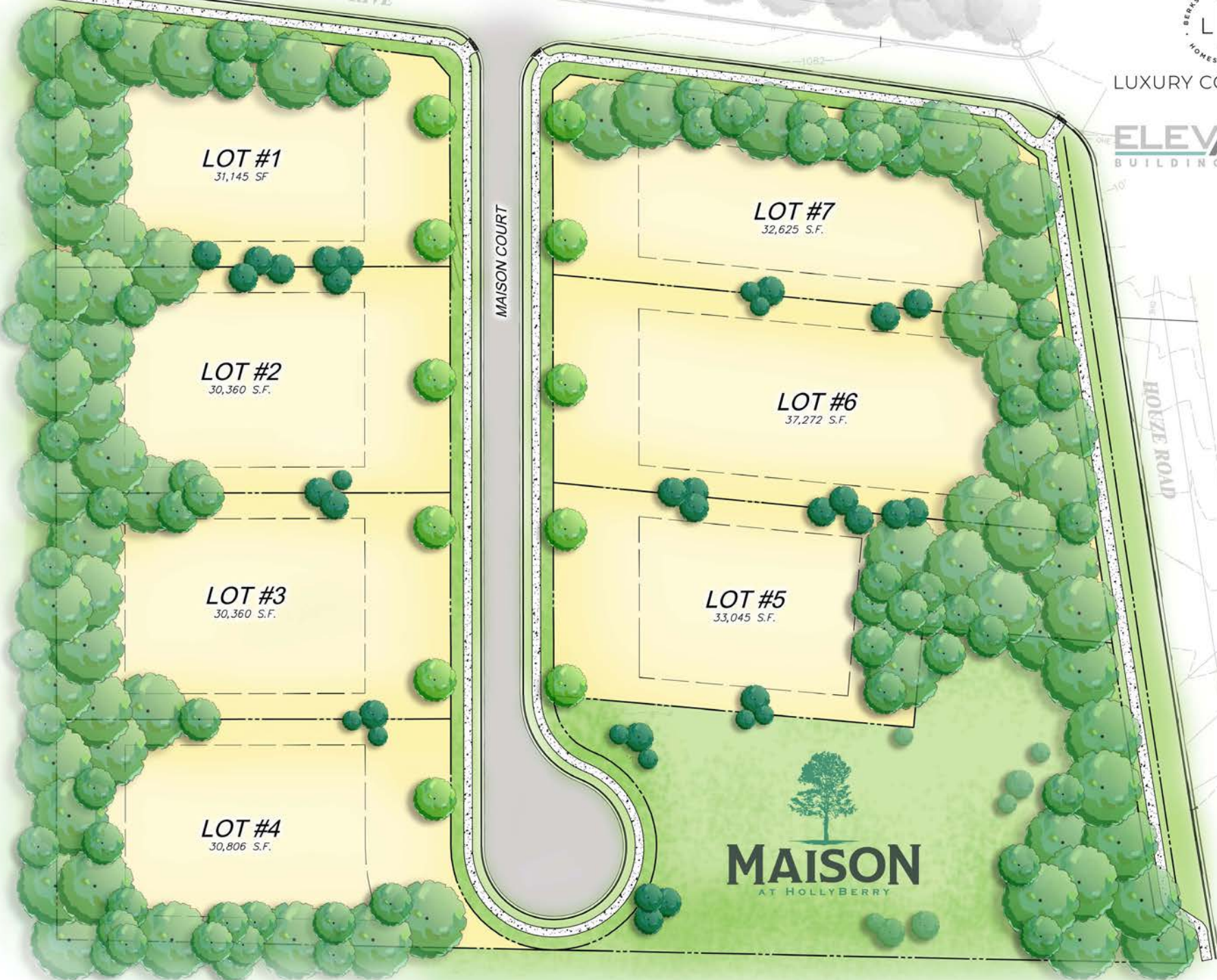
LOT #6  
37,272 S.F.

LOT #5  
33,045 S.F.

HOZZE ROAD



MAISON AT HOLLYBERRY





# MAISON AT HOLLYBERRY

## Appliances

NOTE\*. Make and Model subject to change based on availability

Range	WOLF 48" Range- 6 burner with griddle
Microwave Drawer	WOLF Microwave Drawer
Dishwasher	(2) Cove- Cabinet panel front
Refrigerator	SUB-ZERO 30" Designer Columns- Cabinet Panel front- (1) REF and (1)FREEZE
Washing machine	EXCLUDED
Dryer	EXCLUDED
Vent Hood Insert	BEST Stainless 48" insert

## Cabinets and Countertops

Kitchen, Primary and Guest Bath Cabinets	Bell Cabinetry- Custom Cabinets- Soft close doors and drawers
Kitchen- Upper cabinets	Included to 10'
Powder Room Cabinets	Bell Cabinetry- Custom Cabinets- Soft close doors and drawers
Cabinet Hardware	Bell Cabinetry "Studio" Collection
Cabinet Hood with blower	54" wide -Plaster Hood
Countertops-Kitchen, Scullery	Cambria Ella Luxury Polished
Countertops-Primary Suite	Cambria Inverness Frost Polished
Countertops-Powder	Cambria Inverness Frost Polished
Countertops-Guest baths	Quartz- CR Forum- Level 3 Colors

## Decks

Frame	Excluded- Slab on Grade
Stairs	Excluded- Slab on Grade

## Drywall

1/2" Drywall	Level 3 finish, primed with "First Coat" drywall primer on feature walls
5/8" Drywall- Fire rated	Level 3 finish, in code required areas such as garage ceilings

## Electric

Switches	White Decora style
Receptacles	White- main floor recessed in base boards except closets, pantry, laundry, spaced to code
Kitchen Receptacles	White- mounted to the bottom of the cabinets
Floor Outlet	(1) included in family room
Service	200 Amp- located in garage
Surge Protector	Included
Car Charger	(1) included in garage 220v
Recessed Can Lighting	4" Visual Comfort- 30- total included- LED 3000k trims





# MAISON AT HOLLYBERRY

## Fireplaces

Insert- Family room	Heatilater "Icon" 80 with Spheres or gas logs insert
Insert Exterior	Per plan- Monessan "Low Rider" 42 inch with "Evening Fyre" log set- Ventless
Profile- Family	Per Plan- per designer selections
Profile- Exterior	Per plan- Brick- per designer selections

## Flatwork Concrete

Foundation Slab	4" concrete over 6 mil poly plastic vapor barrier and 4" of stone base, 4x4 wire mesh included
Exterior Porch	4" concrete broomed and tooled edging- Masonry capped
Exterior Driveway and Sidewalk	Permeable Pavers- with broomed concrete apron at Maison Ct- Sidewalks are broome concrete

## Flooring and Tile

Hardwood Floor	Nuvelle- "Sea Harbour" 6" wide x 7/16" thick prefinished oak- Main floor excluding Primary Bedroom Suite and wet area's
Carpet	Excluded
Tile Flooring- Primary Bath	Per designer selections
Tile Walls- Primary Bath	Per designer selections
Tile Flooring- Guest Baths	Per designer selections
Tile Walls- Guest Baths	Per designer selections
Tile Flooring- Laundry	Per designer selections

## Foundation Walls Concrete

Foundation Walls	Excluded
Waterproofing	Excluded
Retaining walls	Excluded

## Framing

Floor sheathing	3/4" ADVANTECH T&G nailed, glued and screwed
Floor systems	I-joists or trusses - chosen at builders discretion - designed by engineer
1st and 2nd floor walls	10ft high walls main floor and 9ft high walls 2nd floor 2x4 studs per plan - headers 2x10's on load bearing areas -
Exterior sheathing	7/16 - OSB 4x8 panels
Roof framing	2x6 and 2x8 stick built roof system-
Roof decking	7/16 OSB 4x8 panels - using plywood clips

## Indoor Air Quality System(HVAC)

Equipment	RUUD- Duel Fuel-2 stage AC with variable speed gas furnaces
Thermostats	Ecobee
Fresh Air	Honeywell fresh air exchange system
Filters	4 inch Media Filters- MERV11



# MAISON AT HOLLYBERRY

## Insulation

Fiberglass per code	Note - paper cannot be exposed per code
2x4 exterior walls	R13 batts
2x6 exterior walls	R19 batts
Unfinished Basement	R19 batts in ceiling, walls remain non-insulated if unfinished
Cantilever floors	R30 batts
Flat ceilings	Excluded (attic is foamed)
Vaulted ceilings	Foam
Trade penetrations	Foamed with polyseal
Foam insulation	Foam roof and band joists

## Interior Trim

### Interior Trim Profiles

Base Molding	Per Designer Selections
Window and Door Casing	Per Designer Selections
Crown Molding	Per Designer Selections
Wainscotting	Per Designer Selections
Stained Beams	Per Designer Selections
Stained Shelves	Per Designer Selections
Built-in	Per Designer Selections
Mudbench	Per Designer Selections
Shelving	Primary closet and pantry 1x12 painted shelving
Stair Rails	Per Designer Selections

## Interior Finishes

### Shower Doors

Primary Bath	3/8" frameless
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### Mirrors

Primary Bath	Per Designer Selections
Guest Bath	Per Designer Selections
Powder	Per Designer Selections

### Door Hardware

Front Door	Per Designer Selections
Whole house	Per Designer Selections

### Light Fixtures



# MAISON AT HOLLYBERRY

Allowance Per Designer Selections  
 Under Cabinet Custom made low voltage fixtures on all wall cabinets.

**Plumbing Fixtures and Valves**

Allowance Per Designer Selections

**Shelving**

secondary closets Wood shelf with rod

**Landscaping**

**Note**

Irrigation  
 Plants and shrubs  
 Sod  
 Green space  
 Green space

**Approved by HOA**

4 sides  
 Per plan  
 Bermuda 4 sides - per plan  
 Debris and small "deadfall" will be removed at builder's discretion, unless unauthorized by county  
 Cannot take down large trees per county arborist restrictions

**Low Voltage**

**Automation**

Prewire  
 Security  
 Speakers  
 Lighting  
 HVAC  
 Wifi  
 Cameras  
 Termination  
 Chase

**Alarm.com powered by Cloud Technology Systems**

5- media jacks(CATV and CAT6 combo)included  
 7" Touchscreen Alarm Panel, 3 wireless sensors, wireless motion, activation and 3 months monitoring  
 5.1 Prewire in family room with ceiling speakers, (3)pre-wire with 6" speakers- Kitchen, Rear porch, master bath  
 EXCLUDED but Optional  
 TSTAT covered by smart phone control  
 1 -WAPs (wireless access points)  
 5-prewires only- cameras not included  
 Large recessed panel  
 Smart tube from basement to attic for future wiring, tube from rack to exterior for fiber runs by ATT

**Structured Wiring**

Prewire  
 Trimout

Media Jacks per room layout, TV tubes at Primary and Family room locations  
 Trimout of prewire items

**Masonry**

**Brick**

Brick  
 Mortar  
 Front Porch Floor

Per plan- Level 1 - North GA Brick - Queen size-Per designer selections  
 Standard Colors  
 Stone Pavers per designer selections

**Stone**



# MAISON AT HOLLYBERRY

Stone	Excluded
<b>Paint</b>	
<b>Interior</b>	
Walls	Primed plus 2 coats of paint -Sherwin Williams - Flat finish
Ceilings/closets	Primed plus 2 coats of paint -Sherwin Williams - Flat finish
Trim and doors	Primed plus 2 coats of paint -Sherwin Williams - Semi Gloss finish
Stained handrails and stairs	Stained to match Hardwoods, WILL NOT BE EXACT MATCH, plus sealer and 2 topcoats of poly
<b>Exterior</b>	
Siding	Factory primed plus 1 coat of Sherwin Williams satin finish
Cornice and trim/doors	Factory primed plus 1 coat of Sherwin Williams semi-gloss finish *if body and trim are the same color, satin paint will be used for siding/cornice and trim*
<b>Plumbing</b>	
<b>General Plumbing</b>	
Water supply lines	PEX piping- Hot water on recirc. Loop system
Drains	PVC
Hose bibs	3 total. Located at precon meeting
Water heater	(2) Navian Tankless located In garage
Ice maker supply	Kitchen included- More optional
Basement bath	Excluded
<b>Plumbing Fixtures</b>	
Allowance	Per Designer Selections
Pot Filler	Included
<b>Pool</b>	
Pool	Excluded: but permitting and storm water approval is included
<b>Roofing</b>	
Shingles	Owens Corning or equivalent AR Archectural Shingles -
Underlayment	Synthetic prefelt- Specifically used for foam insulation on the roof line.
Metal roof	Per plan - paint grip and painted on-site to chose color, approved by HOA
Ventilation	Ridge vent only none foamed areas- Ex: garage or covered porch
<b>Siding</b>	
<b>Siding and Cornice</b>	
Siding	100% Hardie siding except architectural details e.g. cedar posts and brackets
Soffit	Hardie cement siding Vented or smooth Hardie cement siding



# MAISON AT HOLLYBERRY

Fascia, corner boards, friese boards	Smooth Hardie cement siding - per plan
Shake	Per Plan
Front railing	Excluded
Shutters	Per Plan

## Stairs

### Main

Treads	Layout per plan- Open tread per plan- Standard nosing- White oak treads, color match hardwood
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### Basement

Treads	Excluded
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## Windows and Doors

Windows	Lincoln Clad- Casement/single hung with SDL bars per Architectural renderings
Front Door	Wood Knotty alder per plan
Secondary doors	Lincoln Clad
Sliding Door	Lincoln Clad
Garage Doors	OHD Plantation Series- Liftmaster openers- sized per plan- glass per plan and optional

## Termite

PestBan	PestBan installed tube system in wall
Termite	1 year termite bond through PestBan