



100 Maison Court \$2,249,000

Welcome to The Maison at Hollyberry - Classic, Timeless, Innovative, and Exclusive. Breaking ground in early Spring 2023, 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 (controls for music/lights/tv, etc...), Bell Custom Cabinetry with oversized Kitchen Island for Dining, Quartz Countertops, Hardwood Flooring throughout. With only 7 available, these homes will go quickly!

5 BED + Flex Room
4.5 BATH
4,464 SQ.FT.



NEW LISTING

MaisonAtHollyberry.com



BERKSHIRE HATHAWAY HOMESERVICES GEORGIA PROPERTIES



First Floor



Second Floor



MARYAM SCHWEGMAN
 Realtor®
 Cell: 404-987-4942
 Office: 770-475-0505
 Maryam.Schwegman@BHHSGeorgia.com
 MaryamSchwegman.BHHSGeorgia.com



Maryam Schwegman
 Realtor
 Cell: 404-987-4942
 Office: 770-475-0505
 Maryam.Schwegman@BHHSGeorgia.com
 MaryamSchwegman.BHHSGeorgia.com



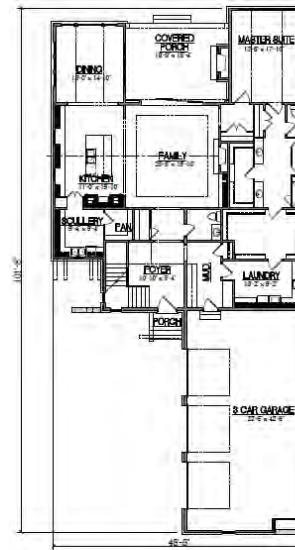
Visit us online at [MaisonAtHollyberry.com](https://www.MaisonAtHollyberry.com)

BERKSHIRE HATHAWAY HOMESERVICES GEORGIA PROPERTIES

©2023 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

100 Maison Court

Roswell, GA 30076



First Floor



Second Floor



5
BED

4.5
BATH

4,464
SQFT.

Welcome to The Maison at Hollyberry - Classic, Timeless, Innovative, and Exclusive. Breaking ground in early Spring 2023, 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 (controls for music/lights/tv, etc...), Bell Custom Cabinetry with oversized Kitchen Island for Dining, Quartz Countertops, Hardwood Flooring throughout. With only 7 available, these homes will go quickly!

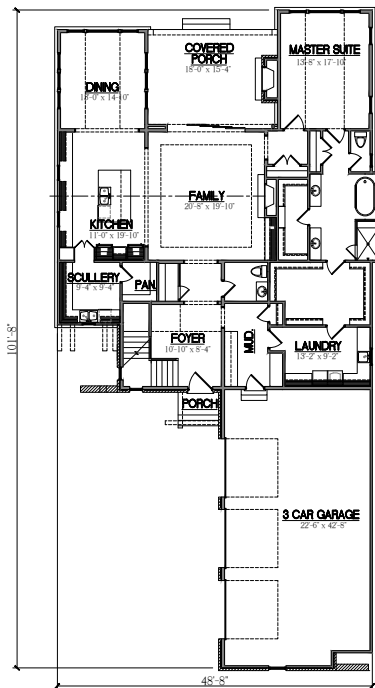
Offered at \$2,249,000

MAISON AT HOLLYBERRY

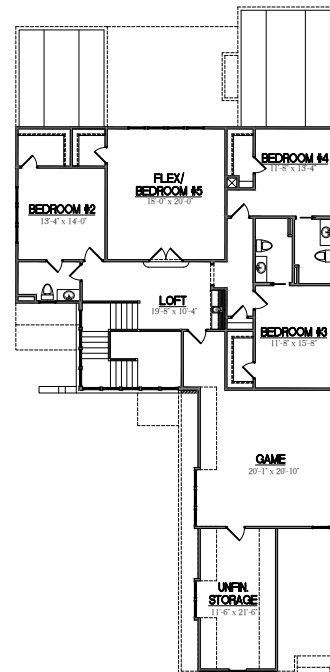
100 Maison Court Lot 1 - Floorplan



5 Bed + Flex Option | 4.5 Bath
 4,464 Total Sq. Ft.



First Floor
 2,368 Sq. Ft.



Second Floor
 2,096 Sq. Ft.

HOLLYBERRY DRIVE



LUXURY COLLECTION™

ELEVATION
BUILDING COMPANY

MAISON COURT

LOT #1
31,145 SF

LOT #7
32,625 S.F.

LOT #2
30,360 S.F.

LOT #6
37,272 S.F.

LOT #3
30,360 S.F.

LOT #5
33,045 S.F.

LOT #4
30,806 S.F.

HOUSE ROAD



MAISON
AT HOLLYBERRY



MAISON AT HOLLYBERRY

Appliances

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

Range	Thermador 48" range
Microwave Drawer	Sharp Drawer 24"
Dishwasher	Thermador- Cabinet Plan
Refrigerator	Thermador - Columns- Sized per plan. Cabinet panel front
Washing machine	EXCLUDED
Dryer	EXCLUDED
Vent Hood Insert	BEST Stainless 48" insert into Bell Wood hood

Cabinets and Countertops

Kitchen, Primary and Guest Bath Cabinets	Bell Custom Cabinetry "Studio" Level 2 - Soft close doors and drawers
Kitchen- Upper cabinets	Included to 10'
Powder Room Cabinets	Bell- Level 3- custom inset
Cabinet Hardware	Bell Cabinetry "Studio" Collection
Cabinet Hood with blower	54" wide -Plaster Hood- "Arcadian" style
Countertops-Kitchen, Primary Bath & Powder	Quartz- CR Forum- Level 5 Colors
Countertops-Guest baths	Quartz- CR Forum- Level 3 Colors

Decks

Frame	Optional- None spec'd for neighborhood. Basements and slabs both will have patios capped with masonry
Stairs	Optional

Drywall

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

Electric

Switches	White Decora style
Receptacles	White- main floor recessed in base boards excpet closets, pantry, laundry, spaced to code
Kitchen Receptacles	White- mounted to the bottom of the cabinets
Floor Outlet	(1) included in family room
Service	300 Amp- located in basement or garage(slab houses)
Surge Protector	Included
Car Charger	(1) included in garage 220v
Recessed Can Lightng	30- total included- LED 3000k trims

Fireplaces

Insert- Family room	Heatilater "Icon" 80 with Spheres or gas logs insert
---------------------	--



MAISON AT HOLLYBERRY

Fireplaces

Insert Exterior	Per plan- Monessan "Low Rider" 42 inch with "Evening Fyre" log set- Ventless
Profile- Family	CR- "Avalon" Cast surround and flush hearth
Profile- Exterior	Per plan- Horizon Stone to 6'- Cedar 4x10 mantle with stone Raised hearth (18" +/-)

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

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	Dreamweaver Cape Cod ps140 carpet on 8LB Pad G
Tile Flooring- Primary Bath	Traditions- Level 3
Tile Walls- Primary Bath	Traditions- Level 3
Tile Flooring- Guest Baths	Traditions- Level 1
Tile Walls- Guest Baths	Traditions- Level 1
Tile Flooring- Laundry	Traditions- Level 2

Foundation Walls Concrete

Foundation Walls	10" Concrete walls with brick ledge- (walls are 6" where brick ledge is located)- Engineered inspected
Waterproofing	10 year Waterproofing membrane with water screen applied to foundation
Retaining walls	Per site layout- covered in brick or stone and 5' Aluminum fencing

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	Lennox Merit Series sized per plan by design professional using RESCheck
Furnace	Lennox Merit 96% EFF gas furnace
Air conditioner	Lennox Merit 17 Seer
Thermostats	Lennox iComfort m30
Fresh Air	AprilAire 8192 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	Main floor- 1x10 with staff bead/ 2nd floor- 1x8 no cap/ Closets-1x6 no cap
Window and Door Casing	main floor- 1x4 with Flat backband/ 2nd floor- 1x4 with Flat backband
Crown Molding	7" cove crown non-beaded main floor except laundry and closets
Wainscotting	5' high in foyer and powder room- 1x4 legs/ 1x6 header/ trimmed boxes with staff bead
Stained Beams	(4) 8x8 HSD box beams in family room
Stained Shelves	(4) 4x10 HSD floating Shelves in family room
Built-in	Bell "Studio" level 2 base only with stained white oak top
Mudbench	Cubbies sized per plan with shiplap backing, white oak bench top
Shelving	Primary closet and pantry 1x12 painted shelving
Stair Rails	White Oak components and straight balusters with scallop deco baluster evenly space/ Basement Paint grade rail

Interior Finishes

Shower Doors

Primary Bath	3/8" frameless(header used when size requires) Matte Black
--------------	--

Mirrors

Primary Bath	Designer hanging
Guest Bath	Designer hanging
Powder	Designer hanging

Door Hardware

Front Door	Schlage Century Handleset
Whole house	Schlage Bowery knob with round back plate

Light Fixtures



MAISON AT HOLLYBERRY

Interior Finishes

Allowance Selections made by Hart and Lock

Shelving

secondary closets Wood shelf with rod

Landscaping

Note

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

Low Voltage

Automation

Prewire	Alarm.com powered by Cloud Technology Systems 3- media jacks(CATV and CAT6 combo)included
Security	7" Touchscreen Alarm Panel, 3 wireless sensors, wireless motion, activation and 3 months monitoring
Speakers	Prewire only (pair) in 2 locations,
Lighting	EXCLUDED but Optional
HVAC	TSTAT covered by smart phone control
Wifi	1 -WAPs (wireless access points)
5.1 Speakers	Optional
Termination	Large recessed panel
Chase	Smart tube from basement to attic for future wiring, tube from rack to exterior for fiber runs by ATT

Structured Wiring

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

Masonry

Brick

Brick	Per plan- Level 1 - North GA Brick - Queen size- (Painted brick EXCLUDED but optional)
Mortar	Standard Colors
Front Porch Floor	Brick- Standard Lay- (Herringbone is optional)

Stone

Stone	Per plan- Natural Stone- Standard colors
-------	--

Paint

Interior



MAISON AT HOLLYBERRY

Paint

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
Exterior	
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*

Plumbing

General Plumbing

Water supply lines	PEX piping- Hot water on recirc. Loop system
Drains	PVC
Hose bibs	3 total. Located at precon meeting
Water heater	(2) 50 gallon electric - Rheem marathon located in basement or garage on slab houses
Ice maker supply	Kitchen included- More optional
Basement bath	Prepped for future- Includes pump tank WITHOUT pump

Plumbing Fixtures

Kitchen Faucet	Delta Stryke- Single Hole- Any Color Matching Garbage disposal button air switch
Pot Filler	Included
Primary Bath Lavatory Faucets	Delta Stryke- 8" Widespread Matte Black
Primary Bath Shower	Delta Stryke Combo shower/diverter valve with standard shower head and Handheld with slide-bar
Primary Bath Freestanding Tub	Three Rivers "Aiden"- Sized per plan
Primary Bath Freestanding Tub Faucet	Delta Trinsic Roman Tub Filler- Matte Black- Deck Mount- Sprayer Excluded
Guest Bath Lavatory Faucets	Delta Trinsic Single Hole- Matte Black
Guest Bath Tub/Shower Valves	Delta Trinsic Tub/shower Matte Black- Standard Shower Head
Guest Bath Tubs	Kohler 30x60 Cast iron tub

Roofing

Shingles	Owens Corning or equivalent AR Architectural 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

Siding

Siding and Cornice	100% Hardie siding except architectural details e.g. cedar posts and brackets
--------------------	---



MAISON AT HOLLYBERRY

Siding

Siding	Hardie cement siding
Soffit	Vented or smooth Hardie cement siding
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
--------	---

Basement

Treads	Pine paint grade, UNFINISHED
--------	------------------------------

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