



95 Parkland Drive

**\$454,000**

**BEDROOMS: 3**

**BATHS: 2 full, 1 half**

**SQFT: 1,673**

**COMMUNITY: Chatham Park**

Now is the perfect time to make your dream home a reality. We are offering up to \$10,000 buyer incentive on this single-family home. Take advantage of this limited time offer and enjoy the luxury, quality, and craftsmanship that Homes by Dickerson is known for. Terms and conditions apply. Contact us today to learn more!

The Terra B plan at homesite 4625 offers a thoughtfully designed layout with a detached garage. The first floor features the kitchen, dining area, family room, and a convenient powder room, while the upstairs is home to the primary suite and additional bedrooms. This home showcases the Driftwood design package from The Elements Collection in Chatham Park. Each collection has been carefully curated by our award-winning design team to create a cohesive and timeless aesthetic. With The Elements Collection, you can be confident that your home will be both beautifully designed and tailored to your lifestyle.



Exterior Rendering

## The ELEMENTS COLLECTION

Homes by Dickerson is excited to present The Elements Collection at Chatham Park, a thoughtfully curated selection of homes designed to make the homebuilding process seamless and stress-free. With a range of predesigned collections to choose from, homeowners can enjoy a simplified experience without compromising on quality or style. Each collection has been carefully crafted by our award-winning design team, ensuring a cohesive aesthetic and timeless appeal. With The Elements Collection, you can trust that your home will be both beautifully designed and perfectly suited to your lifestyle.

### HIGH PERFORMANCE FEATURES

- Energy Star® 3.0 Certified Home
- ecoSelect® Plus Certified Home
- Independent, 3rd-party performance testing
- Exterior air and moisture infiltration barrier
- Radiant barrier roof assembly

- Curated design schemes from The Elements Collection
- Wellborn® full-overlay custom cabinetry with 42" uppers, choice of colors
- Hidden pull-out trash in cabinetry
- Quartz countertops in choice of color
- Under-mount stainless steel single-basin
- Choice of Sterling® or Kohler® fixtures
- Frigidaire® stainless-steel appliance package including 30" electric range, Energy Star® dishwasher, and over the range microwave
- Choice of ceramic tile backsplash

### ELEGANT BATH FEATURES

- Choice of Sterling® or Kohler® plumbing fixtures in all bathrooms
- Adult-height (36") vanities in all bathrooms
- Dual-flush, elongated toilets in all bathrooms
- Quartz countertops in all full bathrooms
- Semi-frameless glass shower with fiberglass shower pan and seat in primary suite bathroom
- Ceramic tile floors in all bathrooms
- Pedestal sink in powder bathroom (per plan)

### ELECTRICAL & MEDIA FEATURES

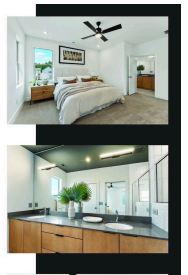
- Designer-ready lighting selections

### INTERIOR FEATURES

- 9' smooth ceilings on first floor
- 8' smooth ceilings on second floor
- Carpet stairs treads with straight wrought iron balusters
- Ventilated shelving and rods in all closets, pantry, and linen closets
- Trim package includes two baseboards throughout
- Craftsman 1x4 door casing
- Sheetrocked windows with apron
- Wide-plank Revealwood® floors throughout first floor common areas
- Mohawk® carpet with kilb carpet pad in all bedrooms, second floor hall and closets
- Selection of Sherwin Williams® interior paint

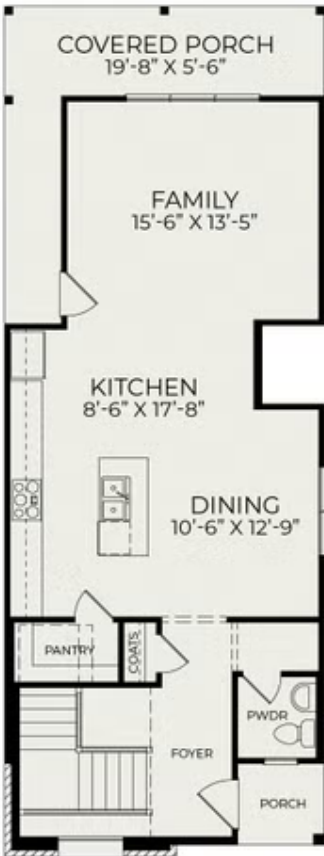
### QUALITY ASSURANCE & WARRANTY

- Homeowner orientation and walk-through prior to closing
- 90-day and 10-month customer service walk-throughs
- Ability to visit our design center and work with expert designers to help guide you through the decision making process
- The confidence of working with a local homebuilder with a 50 year history. We succeed on our reputation, come see why!



Included Features

First Floor



Second Floor

