

Welcome to



— A *MD* MarDon COMMUNITY —

*Welcome* to Ferguson Corners, a Mardon Community and semi-custom builder nestled in the heart of Emerson, Georgia.

As you wander through the community, you'll find a delightful combination of traditional charm and modern sophistication. Each home is meticulously crafted, with a focus on both functionality and aesthetic appeal.

With its prime location, Ferguson Corners ensures convenient access to I-75, local shops, restaurants, and schools, putting everything you need at your fingertips.

Ferguson Corners is a place where you can truly feel at **home**.



ATLANTA COMMUNITIES



PROPERTY PRESENTED BY:  
ATLANTA COMMUNITIES NEW HOME SERVICES





# About the Builder

MarDon's mission is to provide the highest-quality workmanship possible. We succeed at this because of the integrity of our subcontractors and staff, our commitment to a solid work ethic, and our passion for staying current with the newest environment friendly innovations of our industry.



With local offices, experienced teams, and loyal subcontractor bases in Southwest Florida, Jacksonville, Florida, and Atlanta, Georgia, MarDon Construction has built and/or renovated over 5000 homes!

We offer our clients the utmost quality, personalized service, and attention to detail which separates us from our competition.

Specializing in residential development, design, permitting and construction management; MarDon provides turnkey general contracting services ranging from ground up new construction to full scale renovation and remodel projects.

In addition to these core residential construction competencies, MarDon also offers several a la carte services to our clients such as land brokerage, land entitlement and approvals, due diligence services and anything else required to take a piece of land and turn it into a finished cost-effective quality home.









# The Lola

**4 BED | 3.5 BATH | 2460 SQFT**  
**Owners Suite On Main Level**

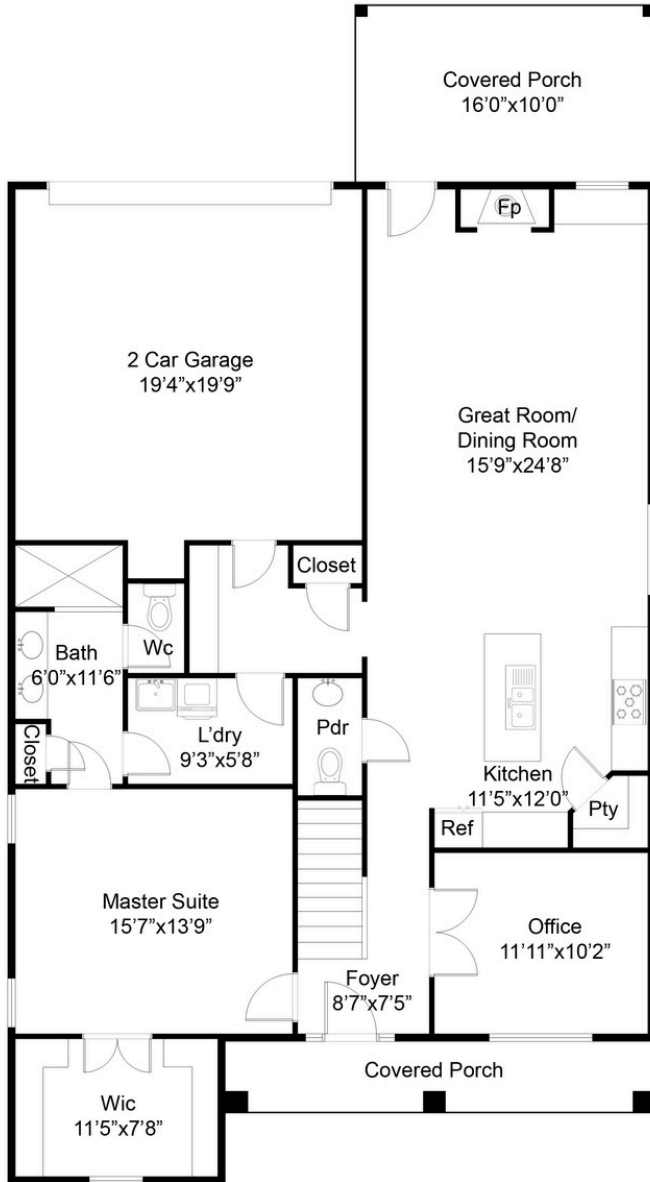
With custom architectural details throughout, the Lola plan offers both practicality and elegance. The gourmet chef's kitchen is a stunning focal point, complete with stainless steel appliances, quartz countertops, large center island, and seamless views into the family room - perfect for hosting!

The main level also features a chic home office, mudroom, and covered back patio. Also on the main level, the Primary Suite creates an oasis with large closet, en suite bath, and private access to laundry room.

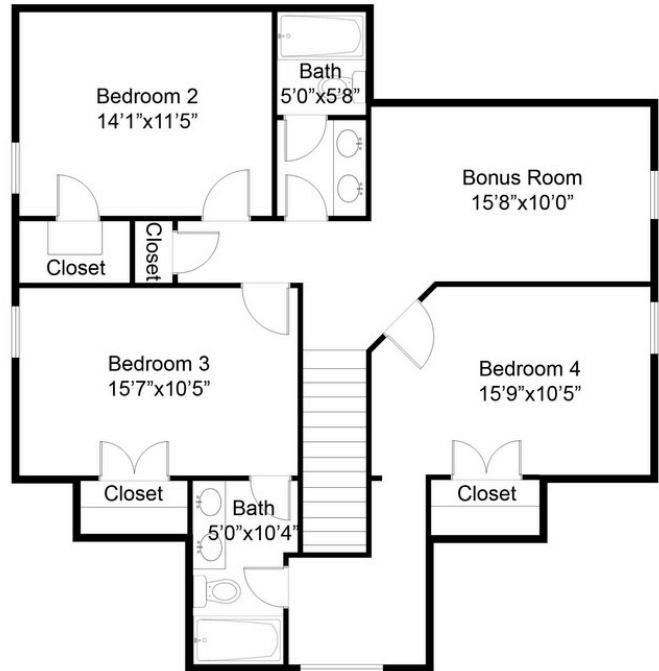
Walk upstairs to find 3 additional bedrooms, 2 full baths, and flexible bonus area. This home offers an unparalleled lifestyle, combining luxury living with exceptional convenience.



# The Lola



MAIN FLOOR PLAN



SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Main Floor	1430 SF
Second Floor	1030 SF
Total Area	2460 SF
Garage Area	405 SF



# The Linda

**4 BED | 3.5 BATH | 2420 SQFT**  
**All Bedrooms Upstairs**

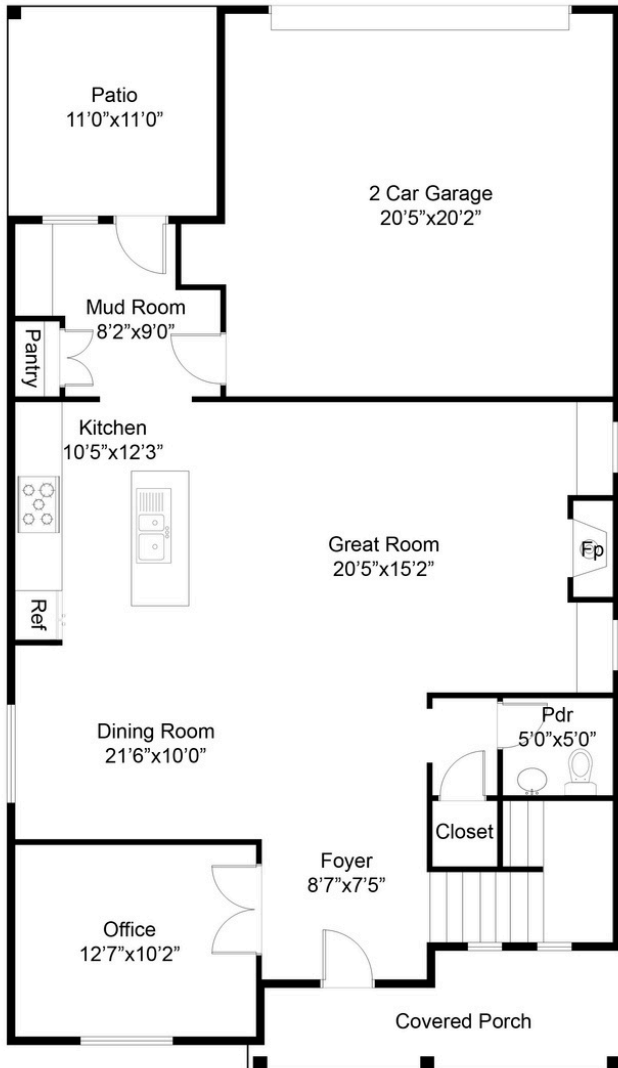
The Linda plan features spacious main-level, complete with custom architectural details throughout. The gourmet chef's kitchen is a masterpiece, boasting stainless steel appliances, quartz countertops, large center island, and view to dining & family room - ideal for entertaining!

The main level also offers a designer home office, mud-room with custom storage, and covered back patio.

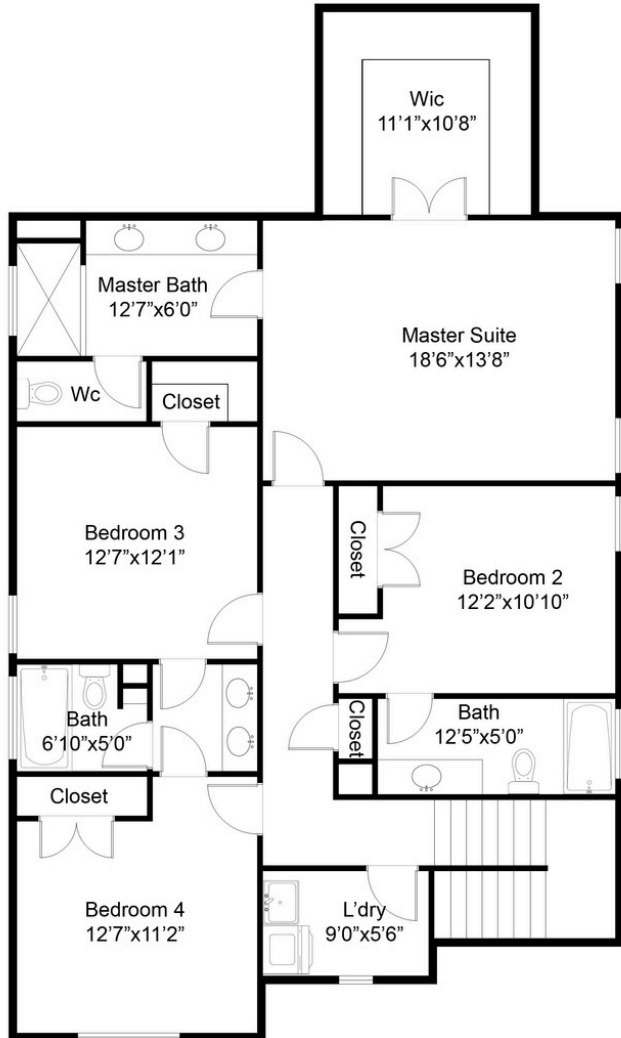
Walk upstairs to find all 4 bedrooms and laundry room. At the end of the hall is the owner's suite - complete with a custom tray ceiling, large walk-in closet, and spa-inspired en suite bathroom. This home provides the ultimate living experience with an inviting atmosphere and luxury details.



# The Linda



MAIN FLOOR PLAN



SECOND FLOOR PLAN

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Main Floor	1025 SF
Second Floor	1395 SF
Total Area	2420 SF
Garage Area	415 SF

# Standard Features

## Structural Features

Steel Reinforced Foundation  
Wood Frame per Plan  
Engineered Roof Trusses  
Plywood Roof Sheathing  
Concrete Driveway & Walkway  
Termite Treatment Bond

## Interior Construction Features

9' Ceiling Height 1st Floor, 8' 2nd Story  
R13 Batt Insulation, R38 Blown Insulation  
Caulk, Firestop & Seal Penetrations

## Windows & Exterior Doors

Black Exterior Vinyl Single Hung Windows w/ White Interior  
Insulated Garage Door w/ Motor & 2 Remotes  
Fiberglass Exterior Front Door (1/4 Lite & 3/4 Lite Per plan)  
Flooring Features  
Robbins - Timbertru Laminate Flooring  
Tile Floors in all Full Baths & Laundry

## Interior Features

Smooth 2-Panel Square Interior Doors  
1x4 Door & Window Craftsman Casing  
1x6 Craftsman Baseboards  
Tile Tub/Shower Surround in all Full Baths  
Black Door Knobs & Hardware  
Flat Paint on All Interior Walls & Ceilings  
Gloss Paint on All Interior Trim and Doors  
Custom Mirrors at all Bathroom Vanities  
Attic Access (Per Plan)  
Gas Ventless Fireplace  
Brick Surround Fireplace with Floating Mantel  
Shiplap Above Fireplace Mantel  
Stained Stair Treads & Painted Riser  
Rod Iron Black Spindles

## Energy Efficient Air Conditioning Features

15 Seer AC, 80% Gas Furnace, Dual HVAC System  
Two Programmable Thermostat  
Fully Ducted Returns in Bedrooms (Plan Specific)

## Cabinet and Countertop Features

42" Upper Wall Cabinets  
Shaker Full Overlay Cabinets  
Calacatta Milagro Quartz  
Undermount White Farmhouse Kitchen Sink  
Kitchen Tile Backsplash  
34" Raised Vanities in all Bathrooms  
Undermount Porcelain Vanity Sinks

## Electrical Features

Smart TV/Media Conduit & Power Outlet Over Fireplace  
Smoke & Carbon Monoxide Detectors per Code  
Exhaust Fan in Baths Vented to Exterior  
GFI Outlets in all Wet Areas  
LED Recessed Disc Lighting (Per Plan)  
Black, Brushed Nickel, & Gold Lighting Fixtures (Per Package)  
Ceiling Fans in Master & Family  
Guest bedrooms all prewired for ceiling fans  
GFI Outlets at front & rear entry

## Standard Plumbing Features

Brushed Nickel Plumbing Fixtures  
Electric Water Heater  
White Elongated Comfort Height Toilets  
2 Exterior Hose Bibs  
Semi-Frameless Master Shower Door

## Appliances Hood Vent - Stainless Steel

5 Burner Gas Range - Stainless Steel  
Dishwasher - Stainless Steel  
Built-in Microwave - Stainless Steel  
Garbage Disposal Exterior Features  
Craftsman and Farmhouse Style Exterior Elevations  
Professional Landscape Package w/ Bermuda Sod Architectural  
Roof Shingles  
Board & Batten, Lap Siding, Shaker, & Brick (Per Plan)  
Black Gutters & Downspouts w/ Splash Block  
Off Ridge Vent Attic Ventillation  
Schlage Smart Keypad Door Lock  
Mailbox Kiosk  
Stained Columns & Corbels (Per Plan) Customer Care

## One Year Homebuilder Warranty

## Optional/Upgrade Items

Irrigation System and/or Enhanced Landscape Package  
Screened Porch Enclosure and/or Fenced in Yard  
Lighting Package & Plumbing Fixtures  
Accent Trim Walls/Mudroom Locker/Barn Doors  
Frameless Shower Door & Shower Tile  
Double Kitchen Island and/or Cabinet Color Options  
Appliance Upgrades  
5th Bedroom (Linda 2460 Plan)  
Tankless Gas Water Heater  
2" Faux Blinds





# Phase 1



**THIS PROPERTY IS PRESENTED BY:**



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