

NICHOLSON PIERCE REAL ESTATE PRESENTS.....

TALEGA GALLERY SANDBRIDGE PLAN 3 DETACHED HOME

This Plan Features:

- Single story
- 2826 Sq.Ft.
- Two Bedrooms plus den
- Two baths
- Family Room
- Dining area
- Gourmet Kitchen with island
- Master suite with walk in closet
- Optional bedroom 3 (replaces den)
- Two car Garage

Sandbridge homes standard features include:

- Custom wood baseboards and door moldings
- Impressive entry statement with ceramic tile flooring
- Distinctive raised panel doors and polished brass finish interior door hardware
- Computer Telephone locations pre-wired with Category 5 data wire
- Gas & Wood burning fireplaces in family rooms
- Central Air conditioning (dual zoned per plan)
- Family rooms with media niches
- Interior laundry rooms

PLEASE NOTE THAT THIS FLYER IS FOR GENERAL INFORMATION ONLY AND DOES NOT REPRESENT ANY PARTICULAR HOME CURRENTLY ON THE MARKET. THE ILLUSTRATIONS ARE INCLUDED ONLY TO GIVE YOU A CONCEPT OF THE GENERAL LAYOUT OF THIS HOME PLAN. THESE ILLUSTRATIONS MAY SHOW ITEMS NOT INSTALLED AND/OR AVAILABLE IN ALL HOMES OF THIS PLAN, INCLUDING BUT NOT LIMITED TO: OPTIONAL FLOOR PLAN MODIFICATIONS, CUSTOM FEATURES, UPGRADES AND LOCATIONS / VIEWS.

TALEGA IS AN ACTIVE SENIOR COMMUNITY FOR ADULTS AGE 55 AND ABOVE



Talega Gallery residents enjoy THE GALLERY CLUB an 8500 square foot community recreation center that is the focus of the Talega Gallery lifestyle. A ballroom, library, card room, billiard room, outdoor cooking area and numerous hide away patios with fountains as well as a complete exercise facility are included in this area. Adjacent to the clubhouse is a Croquet Course, Bocce Ball Course and a 9-hole putting green. The 18 hole Talega public Golf course is nearby. Talega Gallery residents also may enjoy The Talega Swim and Athletic Club. This facility is open to all Talega residents and includes a 6,000 square foot clubhouse, resort-style pool, junior Olympic pool, water play fountains, multi-activity arena for tennis, roller sports and basketball, plus sand volleyball, sun-bathing terrace and picnic areas. Community facilities are supported by Assessments levied by homeowner's associations to which residents must belong. See Nicholson Pierce Real Estate for details

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VISIT US ON THE WEB AT WWW.TALEGAGALLERY.COM

Prices and terms subject to change. Above diagrams, measurements and square footages are approximate. Entry, stairs, Volume, decks porches and square footage may vary with elevation



Shown as 3AR