

HARBOUR POINT / LAKE LANIER



3525 WATER FRONT DRIVE

BUILDER-APPROVED HOME CONCEPTS & SITE PLACEMENT

Combined double lot | Approximately 0.62 acres

Reed Brothers builder-approved design and site-fit examples.

THE CLIFFS

Front elevation concept



Traditional architectural character with a wide front elevation.

THE CLIFFS

Terrace-level exterior and outdoor living



Illustrates a multi-level design responding to a sloping site.

SOUTHERN BREEZE

Front elevation concept



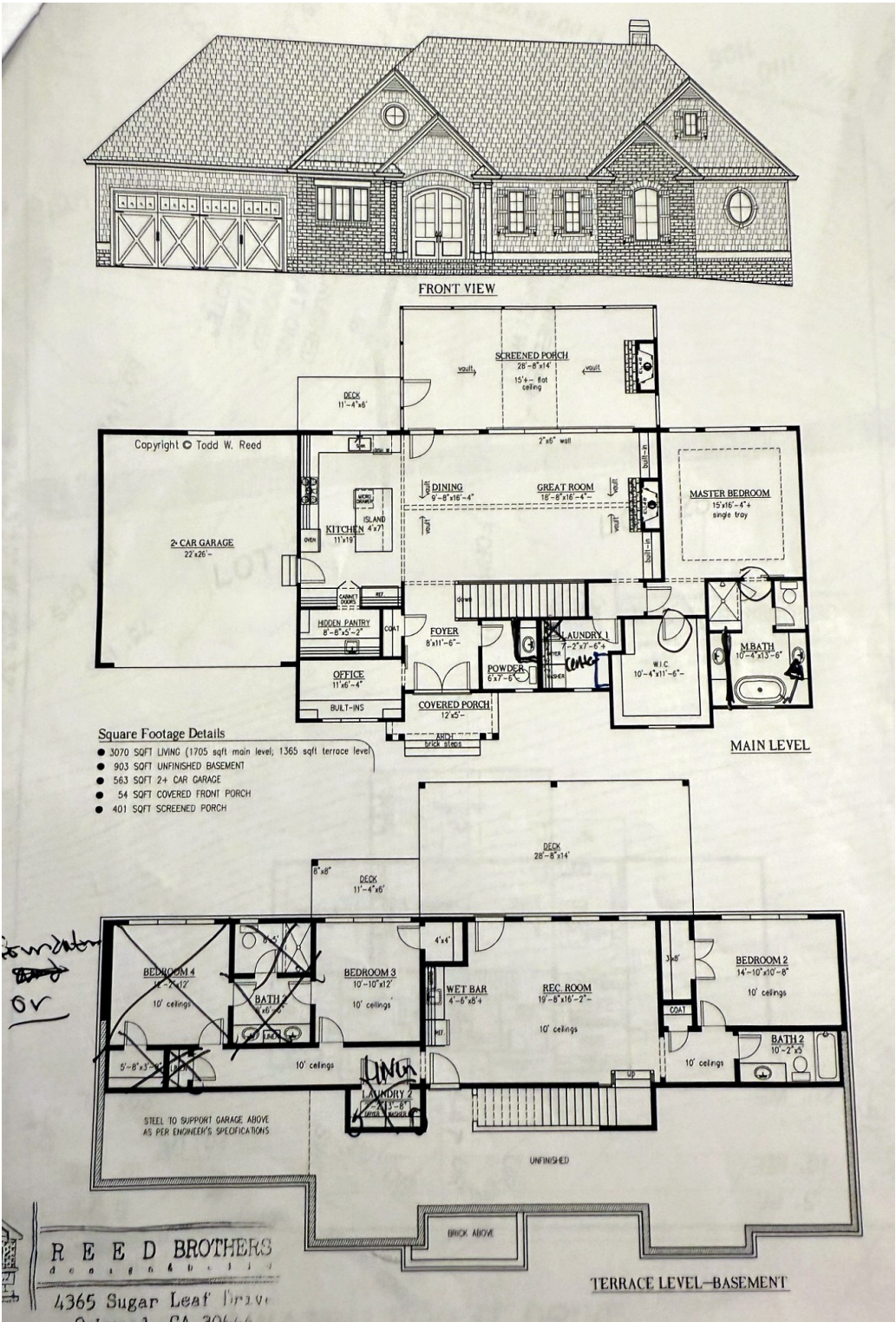
HILLSIDE CRAFTSMAN

Front elevation concept



ILLUSTRATIVE FLOOR PLAN

Main and terrace levels

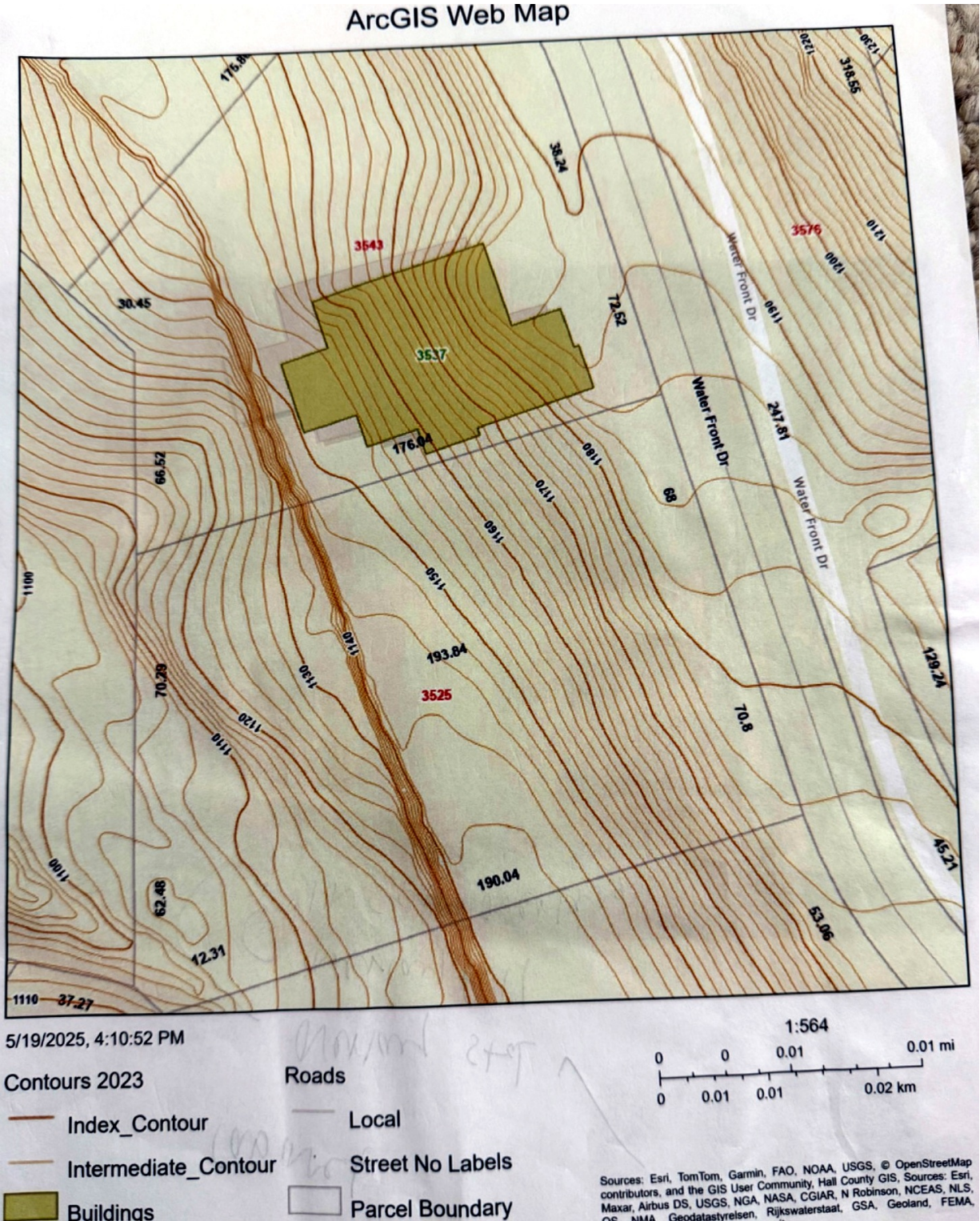


Reed Brothers approved placement across Lots 253 and 254



TOPOGRAPHIC REFERENCE

Contour mapping of the surrounding homesites



Map is a reference image, not a survey or engineered grading plan.

BUILDER-APPROVED DESIGN REFERENCES

REED BROTHERS DESIGN & SITE PLACEMENT

The home examples and conceptual site placement were prepared by Reed Brothers, an approved builder, and were approved by the builder as designs that fit the combined homesite at 3525 Water Front Drive (Lots 253 and 254).

WHAT THESE MATERIALS DEMONSTRATE

The drawings illustrate home styles, approximate floor areas, a terrace-level configuration, and a specific conceptual building placement on the combined lot.

APPROVAL SCOPE

Builder approval of design fit is not necessarily the same as current HOA architectural approval, a building permit, zoning approval, or engineering approval. Those separate approvals have not been independently verified for this presentation.

BUYER VERIFICATION

Buyers should confirm current builder availability, plan rights, applicable architectural guidelines, survey and setbacks, engineering, soils, grading, utilities, and permit requirements before proceeding.

SQUARE FOOTAGE

The example floor plan notes 3,070 sq. ft. living area (1,705 main level; 1,365 terrace level), 903 sq. ft. unfinished basement, 563 sq. ft. garage, 54 sq. ft. covered front porch, and 401 sq. ft. screened porch. These are plan figures, not an as-built measurement.