



THE VILLAS AT  
CASTLEBERRY TOWNSHIP

"REDEFINE YOUR QUALITY OF LIFE"

August 19, 2009

BROKER CO-OPS INVITED

RANCH VILLAS (ATTACHED) PRESLAE PRICING-SLAB-SIGNATURE SERIES

LOTS 9-11, 35-39, 28-31

KILDARE	2BR/2 BATH	1630 SF*	\$193,400
	3BR/ 3 BATH	1910 SF*	\$202,300
NEWPORT	2 BR/2 BATH	1660 SF*	\$195,400
	3BR/3 BATH	1985 SF*	\$204,300
	3BR/3BATH AND LOFT	2330 SF*	\$213,100
BEAUMONT	2 BR/2 BATH	1720 SF*	\$202,900
	3BR/3 BATH	1980 SF*	\$211,800
	3BR/3 BATH AND LOFT	2240 SF*	\$220,600
ROSSMORE	2 BR/2 BATH	1815 SF*	\$208,400
	3BR/3 BATH	2090 SF*	\$217,300
	3BR/3 BATH AND LOFT	2335 SF*	\$226,100

TEMPORARY, DISCOUNTED, NO HAGGLE PRESALE PRICING

BASEMENTS AVAILABLE  
PRIVATE REAR YARDS  
MAINTENANCE FREE LIVING

2 CAR GARAGES  
ADJACENT TO SHOPPING  
POOL & CLUBHOUSE  
SIDEWALKS & FITNESS CENTER

\* = ALL SQUARE FOOTAGES ARE APPROXIMATE

OLDTOWNE INTERIOR TRIM PACKAGE - \$2,250

PREMIER TRIM PACKAGE - \$1,750

CERTAIN HOMESITES WILL REQUIRE PRICING ADJUSTMENTS

UNFINISHED BASEMENTS - \$34,900

FOR INFORMATION CALL: THE VILLAS AT CASTLEBERRY TOWNSHIP: 770-889-9281

AGENT: BRUCE JONES

[villasatcastleberry@odwyerhomes.com](mailto:villasatcastleberry@odwyerhomes.com)

\$3,000 CLOSING COSTS PAID WITH:

JEFF RUEHMAN, METLIFE HOME LOANS: 770-495-4990

JOIE HAIN, WELLS FARGO HOME MORTGAGE: 404-845-4602

CAROL WOLSKI, COMMUNITY MORTGAGE: 770-410-4950

JOHN GAY, BANK OF AMERICA: 404-602-3000 EXT. 3034

ASK OUR REPRESENTATIVE ABOUT OUR OTHER COMMUNITIES:

GWINNETT:	TRILOGY PARK	FROM HIGH \$200'S	678-546-9088
	OLD FRIENDSHIP	FROM MID \$200'S	678-482-4166
FORSYTH	VILLAS AT LAUREL SPRINGS	MODEL FOR SALE	770-889-9281
	VILLAS AT CASTLEBERRY TOWNSHIP	FROM LOW \$200'S	770-889-9281
CHEROKEE	WESTBROOK-CUMMING	FROM MIDS300S	678-482-4166
	VILLAS AT HERITAGE SPRINGS	FROM MID 200'S	770-517-2232
COBB	CARMICHAEL FARMS	FROM HIGH 300'S	404-794-5731
	WESTBROOK PARK	FROM MID \$300'S	770-801-0376
DOUGLAS	WOODLAND WALK	MODEL FOR SALE	770-801-0376
	CREEKSIDE AT WADE FARMS	FROM MID \$200'S	770-732-0335
DOUGLAS	ENCLAVE AT COOPER LAKE	FROM LOW \$400'S	770-801-0376
	TRIBUTARY	FROM LOW \$300'S	678-391-0026

PRICES AND TERMS SUBJECT TO CHANGE WITHOUT NOTICE

[www.odwyerhomes.com](http://www.odwyerhomes.com)

MONTHLY HOA DUES - \$198 PER MONTH

EQUAL HOUSING OPPORTUNITY

