

# THE ENCLAVE AT Mill Creek

A New Community of 31 Homes from the High \$300's  
Located in the new city of Mulberry | Mill Creek High School District



*All that's missing is you! Contact us today.*

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**Samantha Pino | 321-432-1003**  
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INTERNATIONAL REAL ESTATE

**SG** SHIRLEY GARY GROUP  
BUILDER DEVELOPER SERVICES

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RESIDENTIAL



## **THE BENEFITS OF A MULBERRY ADDRESS**

*Mulberry offers a tax-advantaged environment with city-controlled development limitations.*

### **No Property Taxes & A Low Sales Tax**

Mulberry operates without a property tax, relying instead on fees such as stormwater management fees, business licenses, and franchise taxes to fund city services.

The combined sales tax rate in Mulberry is 6.0%, comprising a 4.0% state tax and a 2.0% county tax.

### **Development Restrictions & City Controlled Zoning**

Mulberry has implemented a moratorium on most new construction permits, including land disturbance and new building permits, unless they meet specific criteria. This will help manage growth and ensure infrastructure can support new developments.

Mulberry has also assumed responsibility for all planning, zoning, code enforcement, and permitting activities within its limits providing more localized control over development.

Learn more at [mulberryga.gov](http://mulberryga.gov).

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## **THE BENEFITS OF THE MILL CREEK HIGH SCHOOL DISTRICT**

*The Mill Creek High School district provides access to top-tier education, a supportive community, and potential long-term value for homeowners.*



### **Academic Excellence**

Mill Creek High School is consistently ranked among the top high schools in Georgia. It holds the 24th position out of 445 public high schools in the state.

The school also boasts strong test scores, surpassing state averages.

Mill Creek maintains a graduation rate of 93%, reflecting its commitment to student success.

### **College & Career Readiness**

Mill Creek High School offers 27 AP courses, with 34% of students enrolled in AP programs.

Students achieve competitive SAT and ACT scores with average SAT scores of 1220 and ACT scores of 27, indicating strong college preparedness.

### **Community & Extracurricular Engagement**

Mill Creek High Schools' diverse student population comprises 52% minority students, fostering an inclusive environment.

A wide range of extracurricular activities, including sports, clubs, and fine arts, contribute to a well-rounded student experience.

### **Real Estate Appeal**

Homes within the Mill Creek High School district often command higher resale values due to the school's reputation.

Families prioritize areas with strong educational institutions, leading to a stable and engaged community.

Learn more at [millcreekhs.gcpsk12.org](http://millcreekhs.gcpsk12.org)

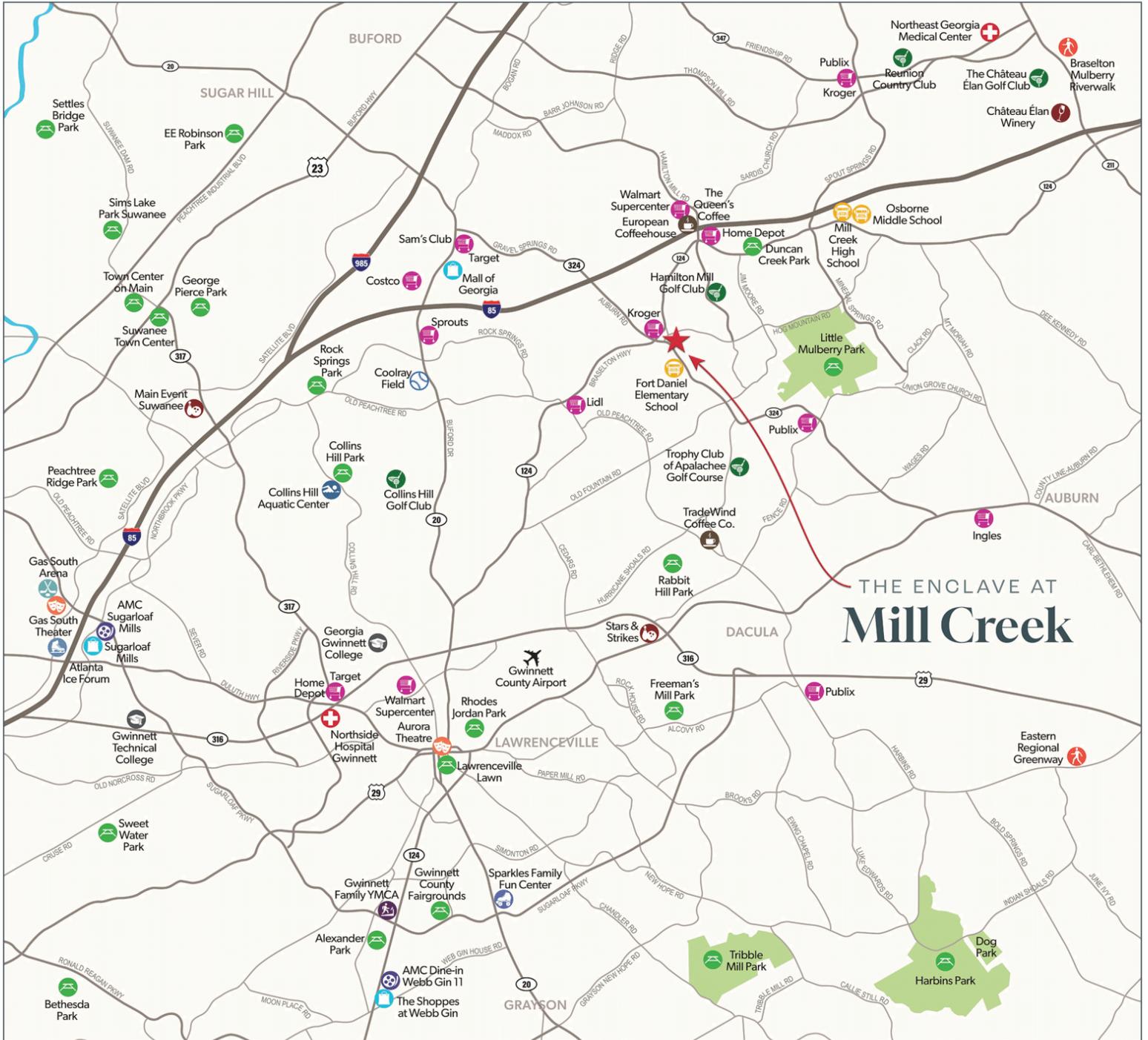
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EXPLORE THE AREA



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THE ENCLAVE AT  
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**SITE PLAN**



- AVAILABLE
  - MODEL HOME
  - INVENTORY HOME
  - UNDER CONTRACT/SOLD
- N

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**INCLUDED FEATURES**

**EXTERIOR FEATURES**

- Elevations with Hardie siding, shake, brick or stone accents
- 2 car garages with carriage style garage doors and automatic garage door openers
- Large rear patios
- Termite bait systems with repair bond
- 5" Prefinished seamless gutter systems
- Superior wood I-beam floor joist systems
- Hardie soffit and ridge vents
- Porch ceilings Hardie board
- Front door low maintenance painted fiberglass
- Front and rear coach lights

**INTERIOR DETAILS**

- Open concept floorplans
- Smooth ceiling throughout
- Floor heights: 9' ceilings on main and 8' & 9' on the upper level
- One piece cove crown in foyer, family, kitchen, and powder room
- 5.25" Base molding throughout main floor
- 3" Base molding throughout upper level
- 3.25" Window and door casing throughout
- Red oak handrail with iron pickets on stairs (per plan)
- Fold down stairs to attic
- Recessed cans throughout main floor
- Interior paint Sherwin Williams – one overall color
- One trim color selection throughout home
- Ceiling color – "Ceiling White"
- Brushed nickel or oil rubbed bronze hardware and hinges
- Spacious laundry rooms with laundry sink
- Electric fireplace

**KITCHEN**

- Custom designed kitchens with multiple stain and painted finishes
- Cove cabinet crown
- Granite or Quartz countertops with multiple color options
- Garbage disposal/ice maker hook-up
- Built-in islands
- Tile backsplash in kitchen area (level 1)
- 50/50 stainless steel undermount sink with Peerless faucet
- Stainless steel Frigidaire appliances: range, microwave, and dishwasher

**BATHROOMS**

- Freestanding pedestal sink in powder room
- Full baths – custom designed cabinetry with multiple stain and painted finishes
- Multiple granite colors available with rectangular undermount sinks
- Owners bath oversized shower with framed shower enclosure
- Owners bath tile floors and shower tile shower walls (level 1)
- Separate vanity sinks in owner's bath
- Secondary full baths, low maintenance acrylic tubs and shower walls
- Delta plumbing fixtures in chrome or oil rubbed bronze
- Elongated commodes in all baths
- Exhaust fans for all commode areas

**PLUMBING**

- PEX interior water supply lines
- Peerless/Delta plumbing fixtures
- All water lines under fixtures have cut-offs
- Emergency main cut off
- Two outdoor spigots
- 1 50-gallon electric hot water heater

**FLOORING**

- LVP hardwood floors throughout main floor (level 1)
- Shaw carpet with multiple colors available including 6lb pad (level 1)
- Bedroom carpet
- Guest bathrooms, LVP floors (level 1)
- Laundry room, LVP floors (level 1)

**ELECTRIC/TECHNICAL FEATURES**

- Prewired to achieve full house internet coverage
- Structured wiring box with 2 CAT6 & 2 RG6 runs
- Ceiling fan prewires for all bedrooms
- Clothes dryer set for electric
- Exterior GFI outlets located at all exterior doors

**ENERGY**

- Certified "Right Choice" home – this guarantees efficient heating & cooling energy usage
- 14 SEER HVAC zoned system (heat pump)
- Energy efficient and moisture barrier house wrap
- HVAC duct system tested and sealed for maximum efficiency
- LED light bulbs throughout home
- Insulation factors: walls R-13, ceiling R-30, vaults R-19

**LANDSCAPE**

- Lawn care included with HOA dues
- Full sod lawns
- Neighborhood irrigation system

**CUSTOMER SERVICE**

- Homeowner manual review
- Pre settlement walk thru with builder
- Final walk thru with builder
- Homeowner referral program

**WARRANTY**

- 7-Day, 24-hour emergency warranty service
- 1 Year builder warranty (Atlanta Homebuilders Association handbook warranty)
- 10-Year structural warranty available

**HOMEOWNER'S ASSOCIATION**

- Initiation Fee: \$500.00 paid at closing
- Monthly Fee: \$186.00
- Included in Fees: community common area maintenance and individual yard maintenance

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## EXTERIOR FEATURES

- Hardi soffits and porch ceilings to plywood

## CABINETS

- Stain grade cabinets – paint grade will be an upgrade
- Cabinets will be a Stright Line, No Bump Outs
- Bathroom Vanities, either side of the drawers' stack in the master to full height doors
- The secondary bath to have doors only in full-height doors
- Knobs only for the hardware

## COUNTER TOPS

- Granite level 1 standard

## TRIM

- No Crown
- Base board to colonial 3.25" on main floor
- No window casing

## ELECTRICAL/LIGHTING

- Puck lighting only – no light fixtures except in bathrooms
- No can lighting (replaced with pucks)
- No Network Panel

## APPLIANCES

- Recirculating Vent

## FLOORING/TILE

- Bathroom and laundry floors vinyl
- Carpet stairs
- LVP standard only in foyer & Kitchen
- No kitchen backsplash
- Fiberglass Master Shower Surround

## FIREPLACE

- Fireplace is an Option

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<b>THE CARRINGTON</b> 3 Bedrooms   2.5 Baths   2 Car Garage		
Elevation	Square Feet	Base Price
A	1,815	\$398,900
B	1,815	\$399,900
C	1,815	\$399,900
D	1,833	\$402,900
E	1,833	\$402,900
F	1,833	\$402,900

<b>THE EMERSON</b> 3 Bedrooms   2.5 Baths   2 Car Garage		
Elevation	Square Feet	Base Price
A	1,865	\$399,900
B	1,865	\$401,900
C	1,865	\$401,900
D	1,883	\$403,900
E	1,883	\$403,900
F	1,883	\$403,900

<b>SUNROOM OPTION</b>		
Elevation/Plan	Added Square Feet	Price
All	120	\$14,850

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<b>THE CARRINGTON</b> 3 Bedrooms   2.5 Baths   2 Car Garage		
Elevation	Square Feet	Base Price
A	1,815	\$428,900
B	1,815	\$428,900
C	1,815	\$428,900
D	1,833	\$431,000
E	1,833	\$431,000
F	1,833	\$431,000

<b>THE EMERSON</b> 3 Bedrooms   2.5 Baths   2 Car Garage		
Elevation	Square Feet	Base Price
A	1,865	\$429,900
B	1,865	\$431,000
C	1,865	\$431,000
D	1,883	\$432,000
E	1,883	\$432,000
F	1,883	\$431,000

<b>THE CARRINGTON II</b> 3 Bedrooms   2.5 Baths   2 Car Garage		
Elevation	Square Feet	Base Price
A	1,911	\$435,900
B	1,911	\$435,900
C	1,911	\$435,900
D	1,929	\$437,000
E	1,929	\$437,000
F	1,929	\$437,000

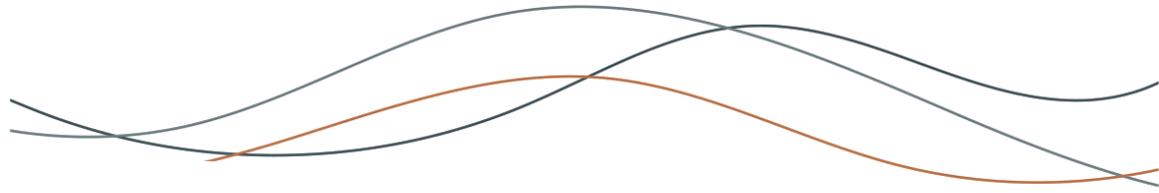
<b>SUNROOM OPTION</b>		
Elevation/Plan	Added Square Feet	Price
All	120	\$15,900

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 AVAILABLE HOMES



Homesite	Address	Home Plan	Beds	Baths	Square Feet	Options	Price	Availability
12	2716 Rylee Carter St	Carrington 1 A	3	2.5	1,883	Signature Series	\$398,900	To-Be-Built
14	1955 William Glen St	Emerson D	3	2.5	1,883	Premier Series Sunroom	\$442,900	Move-In Ready
15	1965 William Glen St	Carrington B	3	2.5	1,815	Premier Series Sunroom	\$443,100	Move-In Ready
21	1944 William Glen St	Emerson B	3	2.5	1,883	Premier Series Sunroom	\$444,000	Move-In Ready
23	1924 William Glen St	Carrington A	3	2.5	1,815	Premier Series Sunroom	\$441,400	Move-In Ready
25	1904 William Glen St	Emerson F	3	2.5	1,833	Premier Series	\$438,043	Move-In Ready
26	2717 Rylee Carter St	Emerson D	3	2.5	2,003	Premier Series Sunroom	\$446,500	Move-In Ready

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\*\$7500 in closing costs available for qualified buyers with preferred lender. See sales agent for details. Information is believed to be accurate but not warranted and is subject to changes, omissions, errors, prior sales and withdrawal without notice. 12-16-25

THE ENCLAVE AT  
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 THE CARRINGTON



Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

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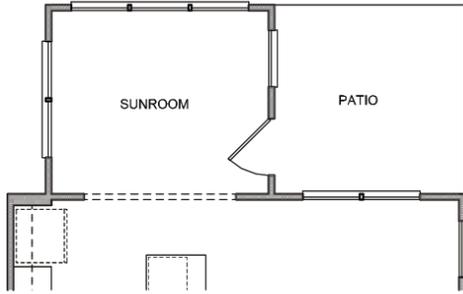
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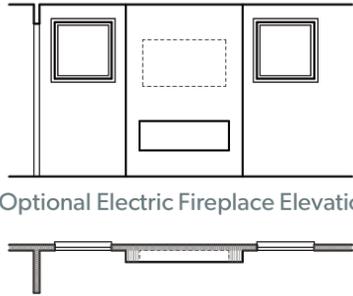


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 THE CARRINGTON

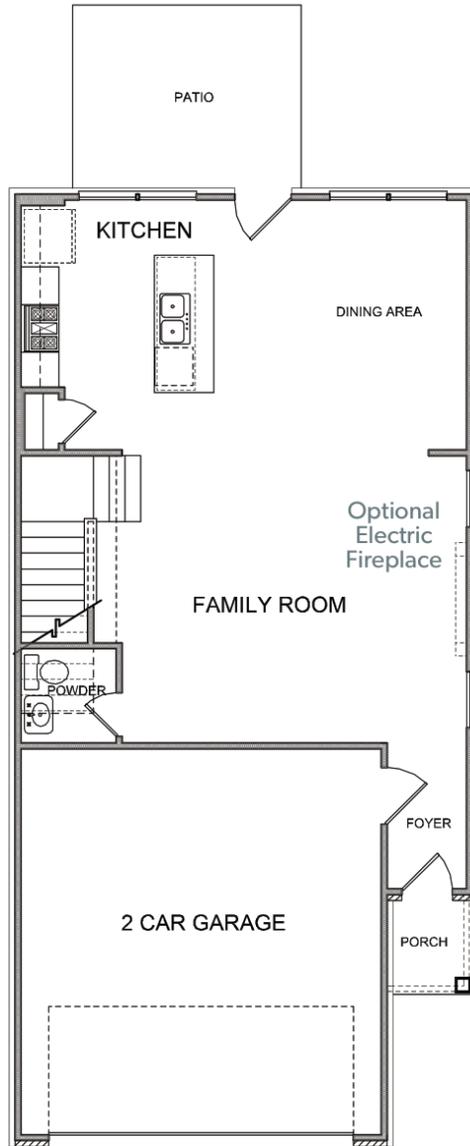


Optional Sunroom for Lots That Will Accommodate 24x60 Footprint

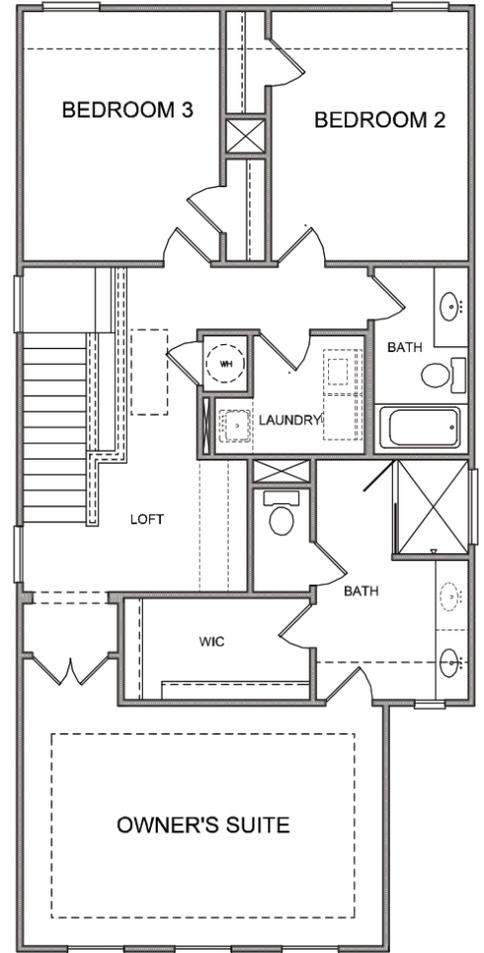


Optional Electric Fireplace Elevation

Optional Electric Fireplace



Main Level



Upper Level

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THE ENCLAVE AT  
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 THE CARRINGTON II



Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

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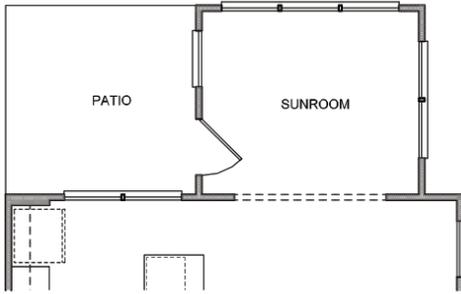
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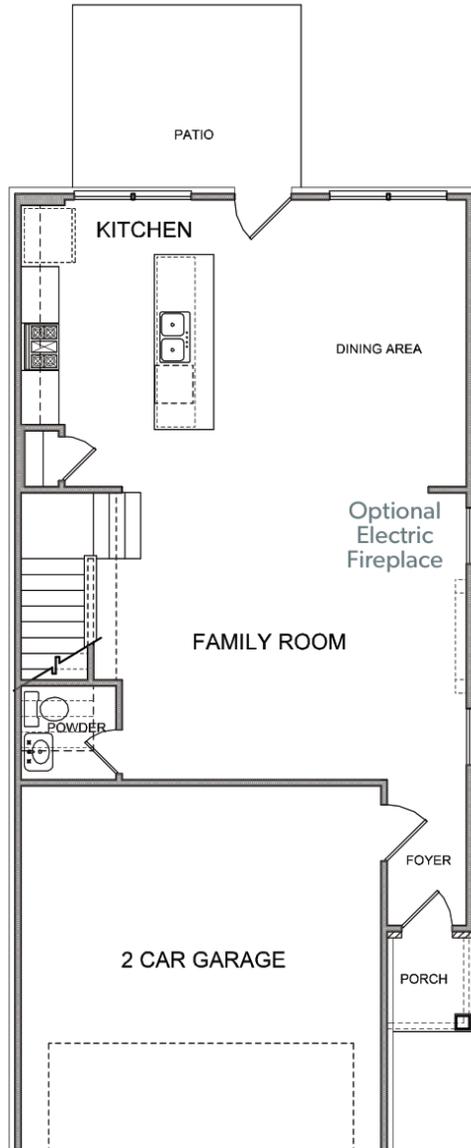
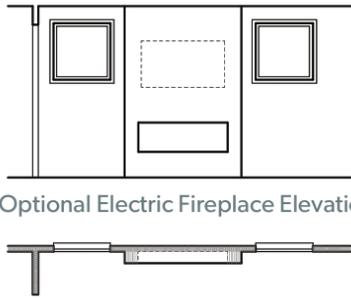


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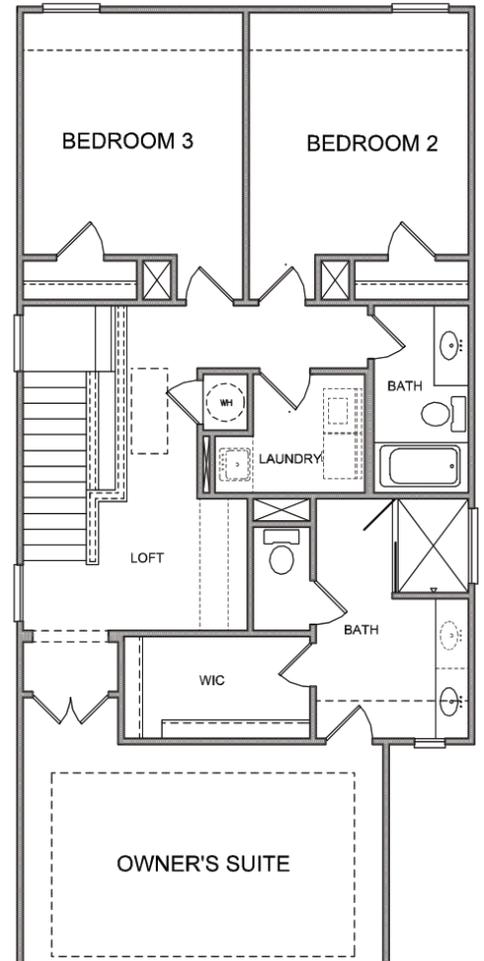
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 THE CARRINGTON II



Optional Sunroom for Lots That Will Accommodate 24x60 Footprint



Main Level



Upper Level

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THE ENCLAVE AT  
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 THE EMERSON



Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F

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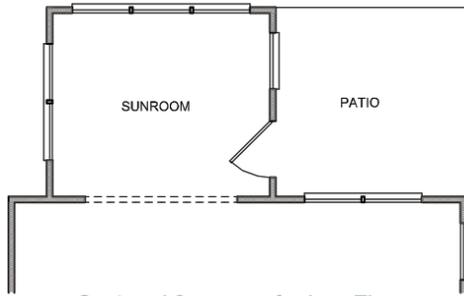
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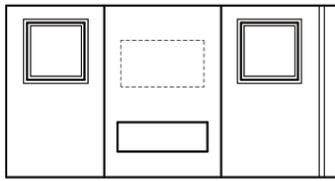


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 THE EMERSON



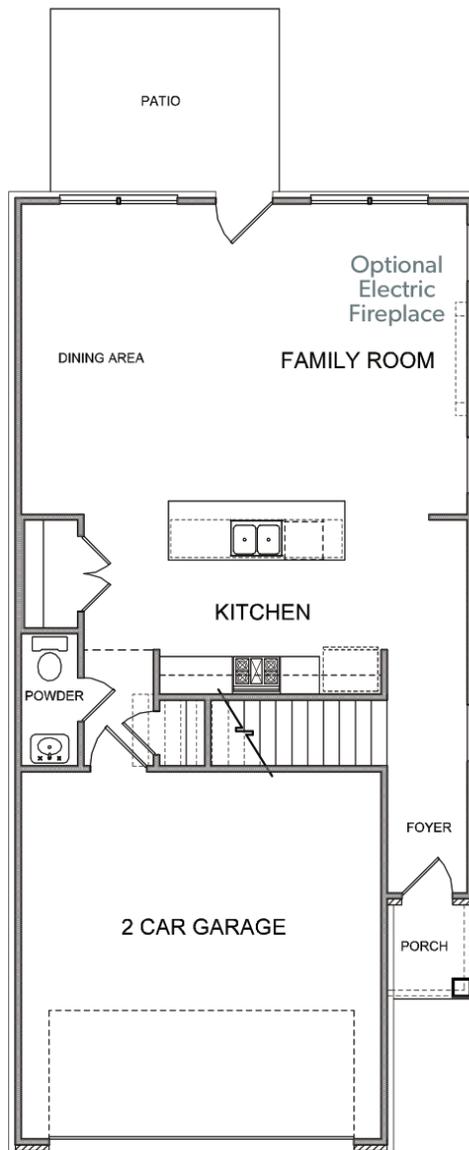
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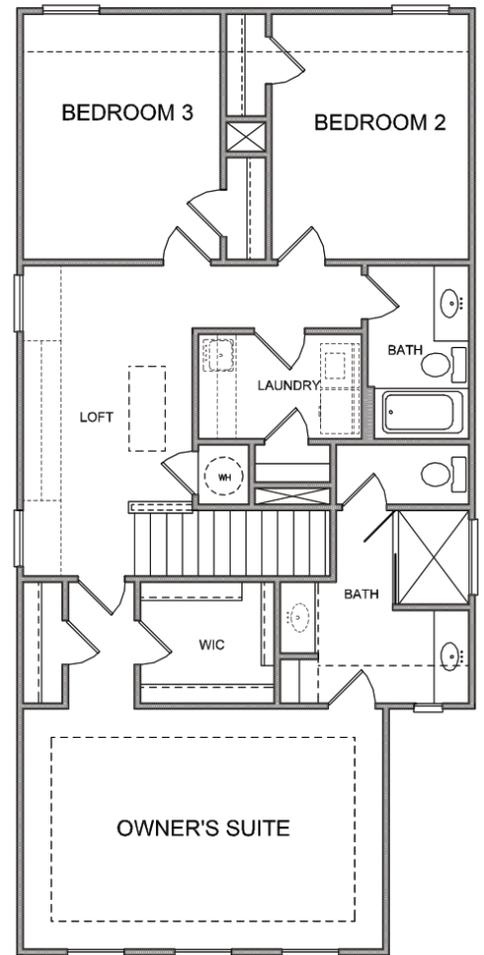
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THE ENCLAVE AT  
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PREFERRED LENDER



**BRANDI HILL**

Originating Production Manager I | NMLS #1441524

125 Church St NE | Suite 320 | Marietta, GA 30060

O: 770-202-1504

M: 404-444-2223

brandi.hill@academyteammgt.com

Company NMLS #3274

Equal Housing Opportunity

States licensed in: GA

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