ABOUT THIS NEIGHBORHOOD.

The Farm @ Morgan Lake

A mere 15 minutes from Savannah lies the beautiful and fast Growing Pooler, Georgia.
The Farm at Morgan Lake is the cornerstone of all things great! A Beautiful 2-Story Clubhouse, Resort-Style Pools, Children’s Splash Park, Fitness Center, Kids Playground and 65 Acre Lake with Boat dock. Enjoy Kayaking on the lake, running or walking the 2.3 mile trail around the lake. If you’re looking to move, Trust Homes offers beautiful new homes at an unparalleled value.  Now is your opportunity to build your dream home with Trust Homes in a neighborhood with endless outdoor recreation, nearby restaurants and the convenience to all the big-city amenities you could hope for.

:: PRICE POINT

From the $300’s

:: WELCOME CENTER

:: Monday - Saturday, 11am - 6pm
:: Sunday, 1pm - 6pm
:: Office. (888) 511-6995

:: NEIGHBORHOOD SCHOOLS

:: Godley Station (K-8) Elementary School
:: Godley Station (K-8) Middle School
:: New Hampstead High School

:: DRIVING DIRECTIONS

:: From Downtown Savannah, take I-16 west. Head north on I-95 north to exit 106 Jimmy Deloach Parkway. Head west on Jimmy Deloach Parkway. The Farms at Morgan Lake will be on your right.

:: NEIGHBORHOOD AGENT

Florisel Aviles
Mobile. (864) 561-5093

:: NEIGHBORHOOD EMAIL

:: thefarm@trustnewhomes.com
THE FARM STANDARD OPTIONS.

:: UNIQUE INTERIORS

:: 9 foot smooth ceilings on main level and 8’ smooth ceilings on second level
:: Luxury Vinyl Plank Flooring throughout main living areas (level 1)
:: Upgraded Designer Collection Paint Throughout (walls and ceiling)
:: Trim Package to include; Cove trim and Craftsman Shadowboxing in Foyer (level 1)
:: Pedestal sink in powder room
:: Upgraded (elongated) toilets in all bathrooms
:: Dual Vanities in 2nd Floor Bath
:: Overhead lights in all bedrooms
:: Cultured marble countertops with rectangular sinks in all bathrooms
:: Designer lighting packages (level 1)
:: Cable and phone connections in family room and master
:: Ceiling fan pre-wire and switches in all bedrooms
:: Innovative Technology Package
:: Designer Classic III style interior doors
:: Large closets and pantries with vinyl clad ventilated shelving
:: 6lb carpet pad
:: Delta Chrome Plumbing Fixtures (level 4)
:: Plush carpeting (level 1)

:: DISTINCTIVE EXTERIORS

:: Distinctive exterior designs- Front Elevation (per plan) with Combination of Vinyl Siding and Vinyl Shake and sides and rear to be Vinyl Siding (per plan)
:: Maintenance free vinyl windows
:: Classic III Fiberglass front door
:: 20 Year Shingles
:: Landscaped yards featuring fully sodded lawns on all disturbed areas
:: Slab foundations
:: Vinyl softir
:: Weatherproof exterior electrical outlets
:: 2 car garages (per plan) - finished
:: Patio/Deck (size per plan)
:: Irrigation/4-Zone

:: GOURMET KITCHEN

:: Stainless appliance package includes: range, dishwasher and microwave
:: Double or single bowl stainless steel undermount sink
:: Garbage disposal
:: Granite countertops (level 1) with ceramic tile backsplash (level 1)
:: 42” upper kitchen cabinets with crown moulding
:: 5 LED can lights in kitchen (per plan)

:: OWNER’S RETREAT

:: Incredibly sized owner’s suites with trey ceilings
:: LED lighting over owners retreat tub/shower
:: Spacious walk-in closets
:: Double bowl vanities (per plan)
:: Tile flooring in owner’s retreat bath (level 1)

:: QUALITY CONSTRUCTION

:: 10 Year Structural Warranty/ 2 Year Functional Major Mechanicals Warranty/1 Year Builder Workmanship Materials Warranty
:: CO2 and Smoke Detectors Hardwired w/Battery Back-up
:: Multiple Climate Control System w/ Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency
:: Insulated Double Pane “Low-E” Glass Windows with Tilt-In Lower Sash for Easy Cleaning
:: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
:: Deadbolt Locks on All Exterior Doors
:: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (per plan)
:: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
:: Full Time Warranty Department for Continuous Homeowner Support
:: Two Quality Assurance Inspections with Homeowner Prior to Closing
:: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
:: Full 10 Year Structural Warranty Provided Through 2-10 Home Warranty and Transferable Upon Resale

:: ENERGY EFFICIENT FEATURES

:: ENERGY STAR Qualified Appliances for Lower Energy Costs
:: Low E Windows for 15% Less Heating/Cooling Costs
:: 14 SEER HVAC Helps Save Energy and Money
:: PEX Plumbing is More Resistant to Freeze Breakage
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OUR STELLAR FINANCING TEAM.

Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; Outstanding Service, Competitive Interest Rates and Closing Costs.

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

::PRIME LENDING

Amanda McCall / NMLS #659241
Direct: (864) 201-2703 / Fax: (866) 627-3137
Email: amccall@primelending.com

Sharon Hanel / NMLS #659232
Direct: (864) 315-3593 / Mobile: (864) 616-1439
Email: sharonh@primelending.com

::CAPITAL CITY MORTGAGE

Gary Welch / NMLS #659076
Office: 404-949-9791 / Mobile: 770-314-0873
Email: gwelch@cchl.com

Jeff Morris / NMLS #658970
Office: 404-949-9791 / Mobile: 770-842-3480
Email: jmorris@cchl.com

MARKETING COLLATERAL REVISED: 02/15/21.

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