

Sydney Oaks

Live, Work, Play

Sydney Oaks

Live, Work, Play

Welcome to Sydney Oaks, a premier mixed-use development, designed by Shree and Arck Developers nestled in the heart of Forsyth County. This visionary project is designed to create a vibrant community that seamlessly blends residential, commercial, and recreational spaces, making it a unique destination for families, professionals, and visitors alike to Live, Work and Play.

At Sydney Oaks, we believe in fostering a lifestyle that encourages connectivity and engagement. Our thoughtfully planned environment features modern townhomes, complemented by a diverse array of retail shops, dining options, and office spaces. Residents will enjoy the convenience of having everything they need within walking distance, enhancing their daily living experience.

Sustainability is at the core of Sydney Oaks. We are committed to implementing environmentally friendly practices, including energy-efficient buildings, green spaces, and smart technology, ensuring a minimal ecological footprint.

Sydney Oaks is a community where relationships are built, and memories are made. Join us in redefining modern living in Forsyth County, where comfort, convenience, and connection come together in perfect harmony.

Sydney Oaks
Live, Work, Play

Places of Interest

Recreation

Dobbs Creek Recreation Center 0.3 miles

Cumming Aquatic Center 2.2 miles

Sawnee Mountainside Trail 1.7 miles

Indian seats at Sawnee 1.7 miles

Lake Lanier 3.8 miles

Grocery

Walmart 4.0 miles

Costco 4.0 miles

Indifresh Supermarket 7.0 miles

Publix 3.7 miles

Kroger 2.9 miles

Entertainment/Shopping

Cumming City Center 2.5 miles

The Ice 5.1 miles

Stars & Strikes 3.8 miles

The Collection at Forsyth 6.8 miles

Cumming Marketplace 4.0 miles

Dining

Tam's Backstage 2.1 miles

Los Rios Cantina 2.6 miles

Desi Street 3.8 miles

Taco Mac 3.6 miles

Community Cup 2.0 miles

Medical

Northside Hospital Forsyth 4.5 miles

Piedmont Ugrent Care 3.7 miles

Cumming Medical Center 2.9 miles

Peachtree Immediate Care 4.1 miles

SydneyOaks.community 678.889.3969

NewHomes@vpradmin.com

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School District

Cumming Elementary School

540 Dahlonega St, Cumming, GA 30040

770-887-7749

Otwell Middle School

605 Tribble Rd , Cumming, GA 30040

770-887-5248

Forsyth Central High School

131 Almon C. Hill Dr, Cumming, GA 30040

770-887-8151

Alliance Academy for Innovation

1100 Lanier 400 Parkway, Cumming, GA 30040

470-695-7823

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SITE MAP



AVAILABLE HOME FUTURE HOME SITE PENDING / UNDER CONTRACT SOLD

SITE PLAN

SYDNEY OAKS
EST 2024

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ELEVATIONS

Brick Colors



Option 1: Brookhaven



Option 2: Belfast Gray

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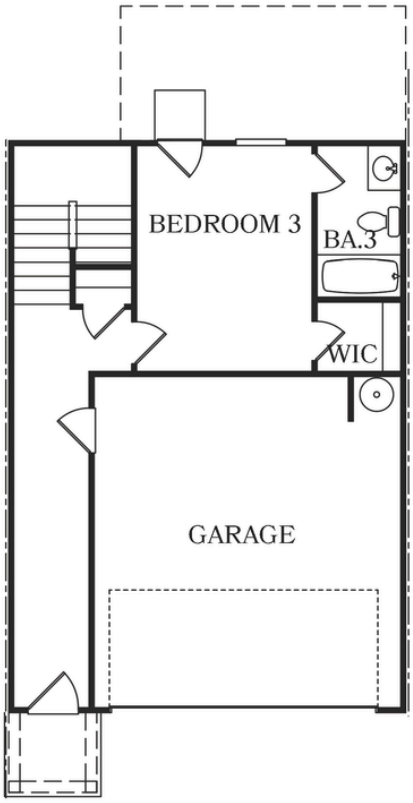
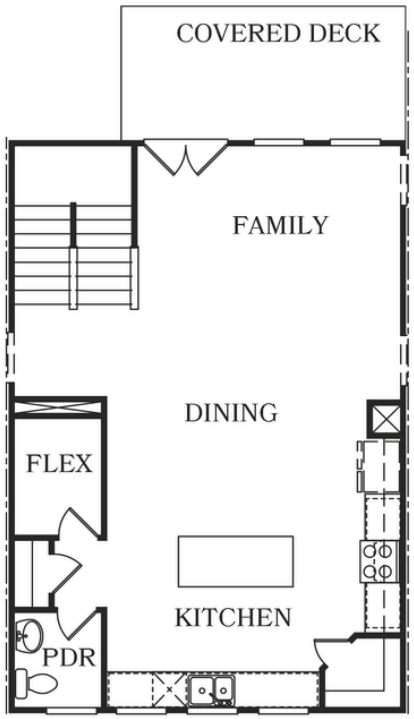
Cypress Collection

The ASPEN I

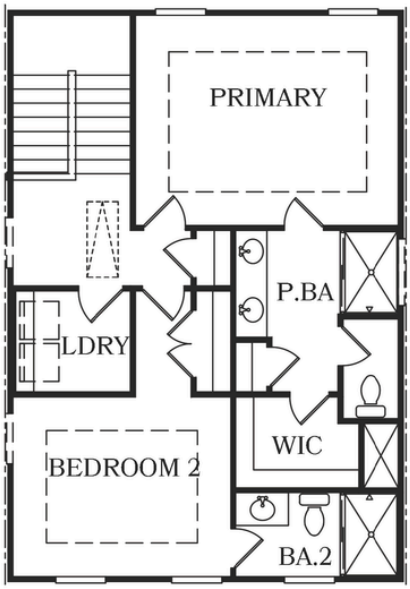
3 Bedroom
3.5 Bath
1971 SQ FT



Lower Floor



First Floor



Second Floor

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Sydney Oaks
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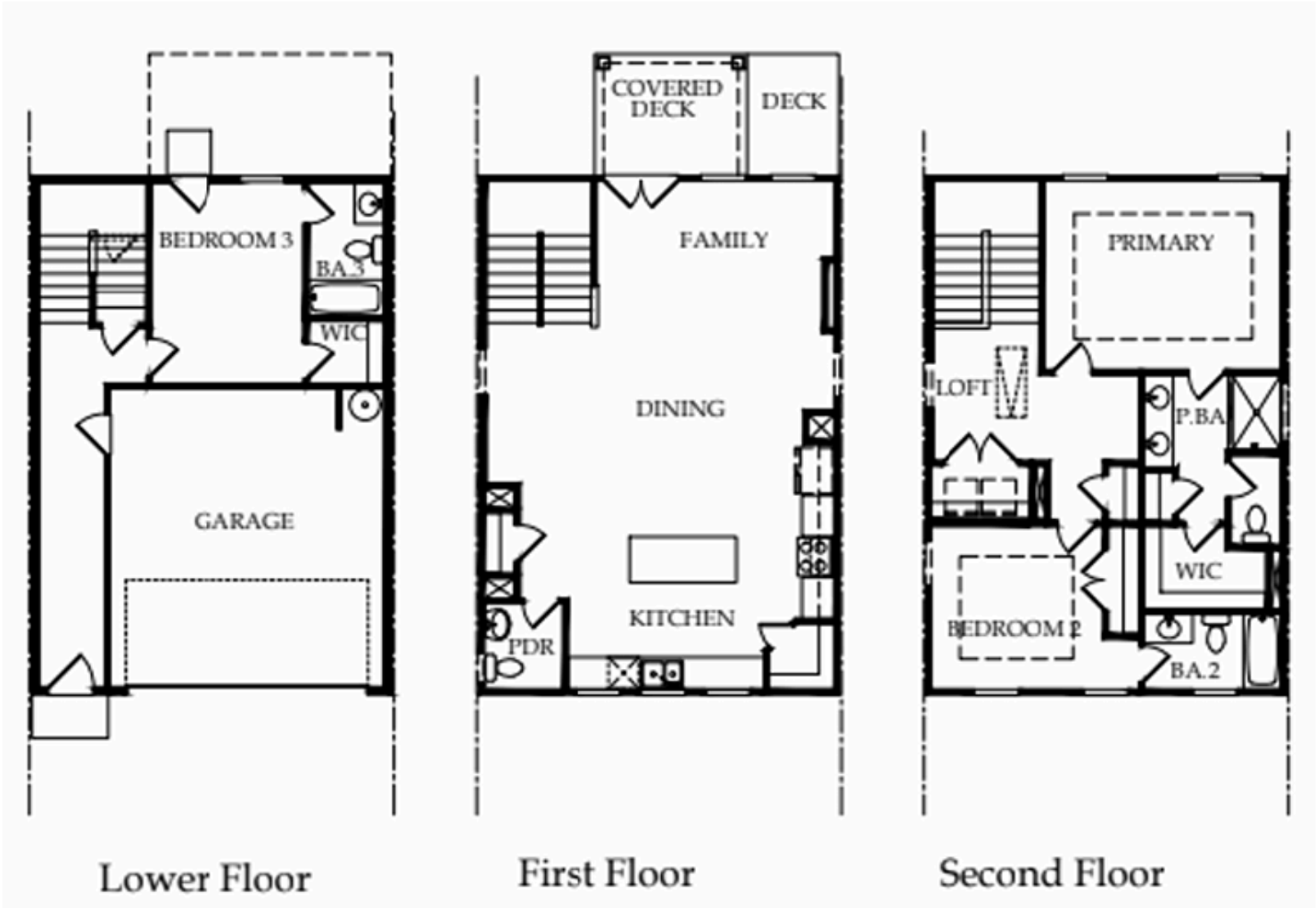
Cypress Collection

The ASPEN II

3 Bedroom
3.5 Bath
1971 SQ FT



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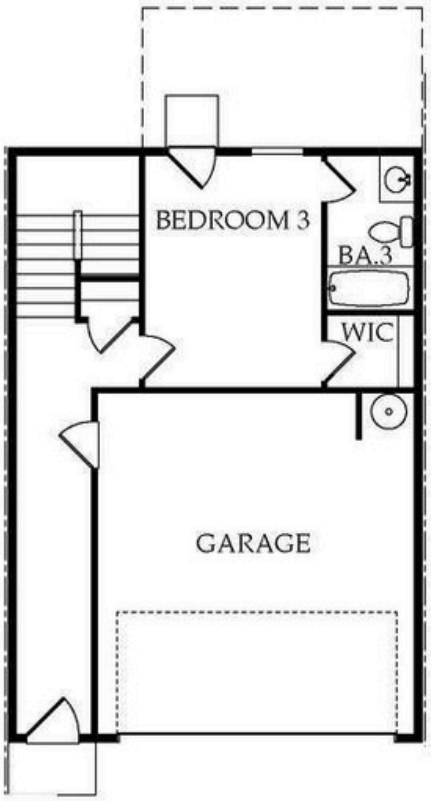
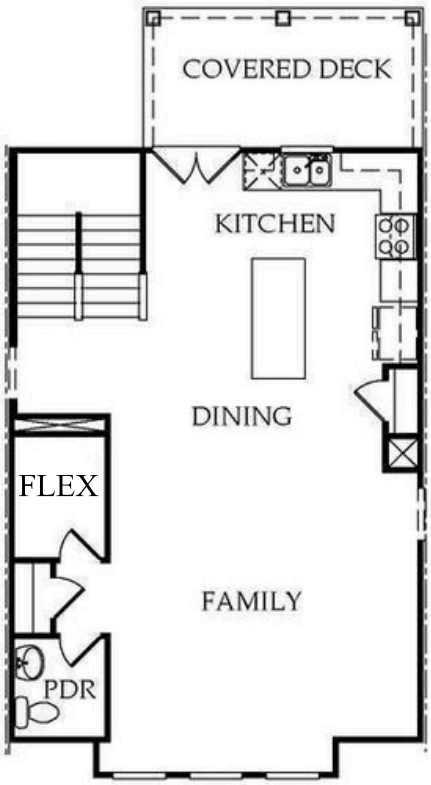
Cypress Collection

The BIRCH I

3 Bedroom
3.5 Bath
1971 SQ FT



Lower Floor



First Floor



Second Floor

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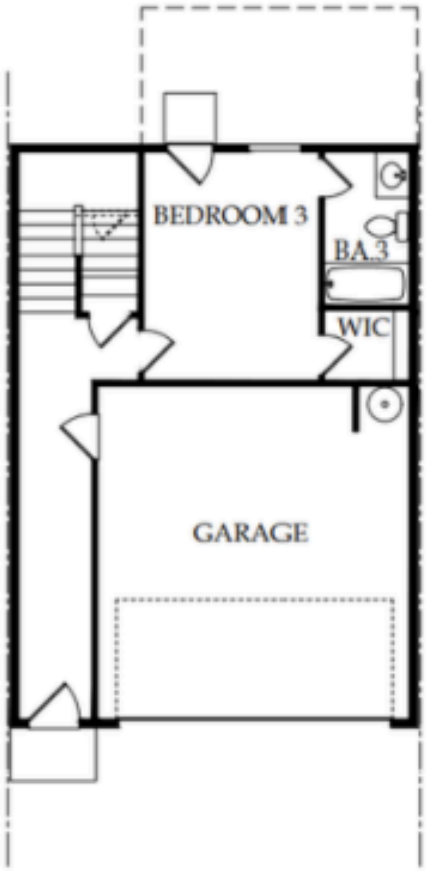
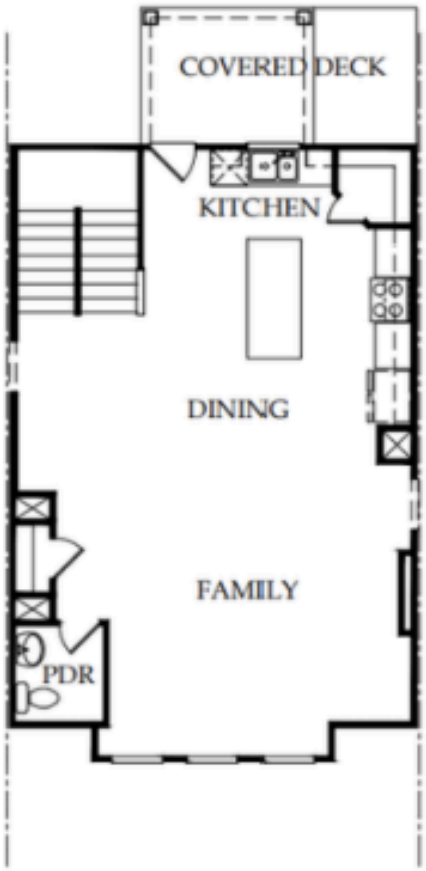
Cypress Collection

The BIRCH II

3 Bedroom
3.5 Bath
2026 SQ FT



Lower Floor



First Floor



Second Floor

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Cypress Collection

The DOGWOOD

3 Bedroom
3.5 Bath
2213 SQ FT



Lower Floor First Floor Second Floor

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Sydney Oaks Townhomes

$5,000 Lender Credit when using a Preferred Lender

****Appliances Included**** **at Move-In**

Magnolia Collection

Base Price Sheet

Aspen Plan — **Starting from $475,000**

- **3 bedrooms, 3.5 baths**
- **1971 Sqft.**
- **Covered back deck 16 x8**
- **Fireplace, Family Room opens to Deck**

Birch Plan — **Starting from $475,000**

- **3 Bedrooms, 3.5 Baths**
- **1971 Sqft.**
- **Covered back deck 16 x8**
- **Fireplace, Kitchen opens to deck**

Dogwood Plan — **Starting from $499,900**

- **3 Bedrooms, 3.5 Baths**
- **2213 Sqft.**
- **Covered back deck 16 x8**
- **Fireplace, Kitchen opens to deck**

END UNIT PRICING — **Add $15,000**

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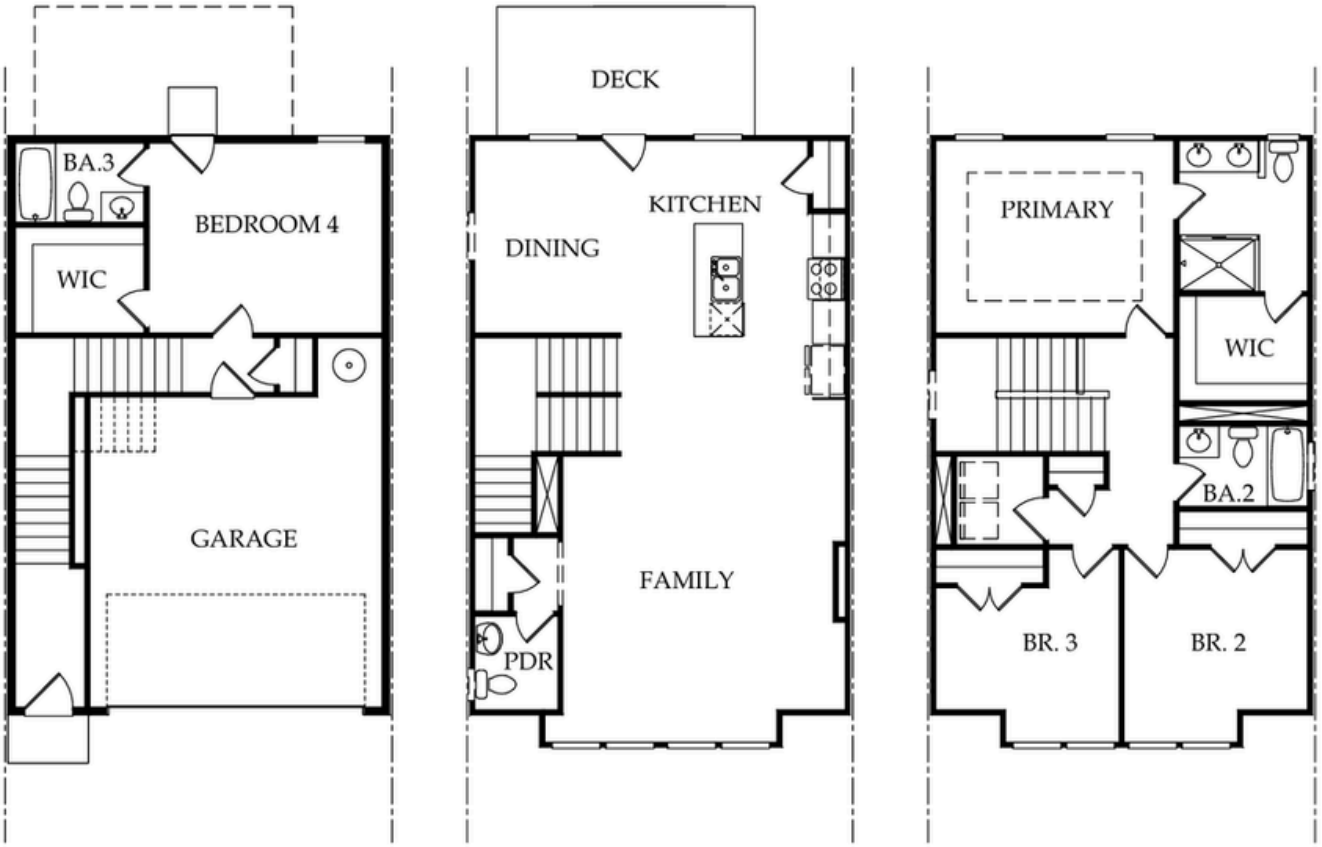
Magnolia Collection

The ELM A

4 Bedroom
3.5 Bath
2146 SQ FT



Lower Floor | First Floor | Second Floor

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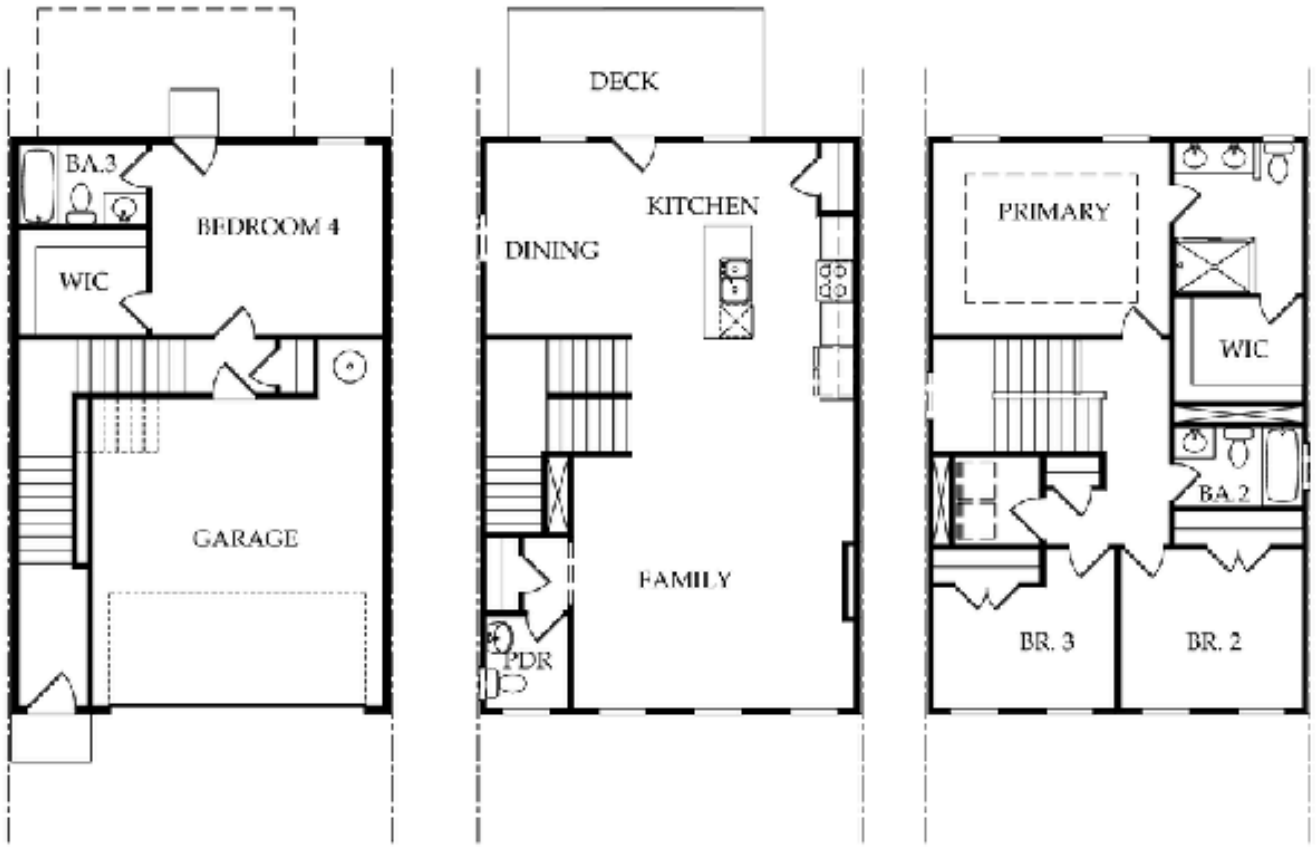
Magnolia Collection

The ELM B

4 Bedroom
3.5 Bath
2086 SQ FT



Lower Floor | First Floor | Second Floor

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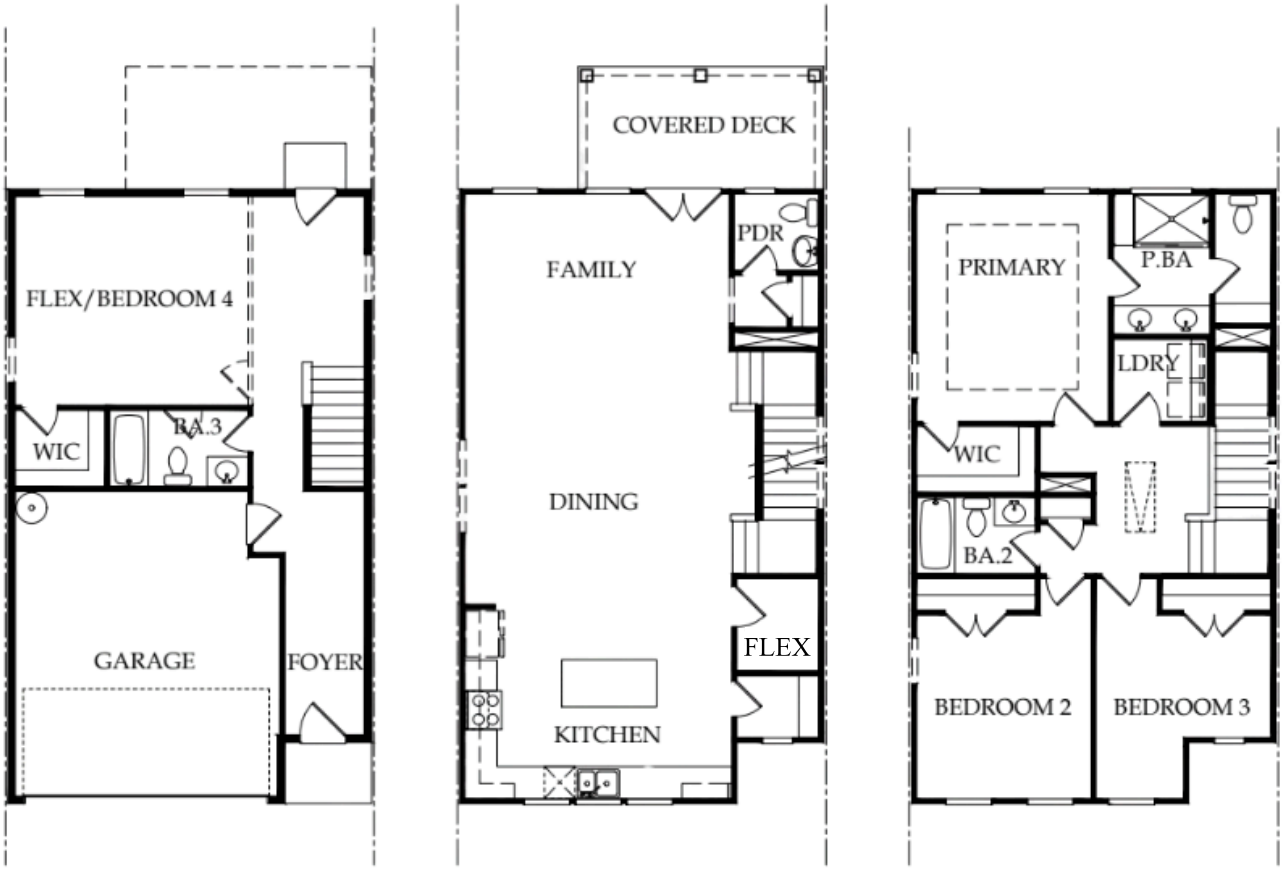
Magnolia Collection

The MAPLE

3-4 Bedroom
3.5 Bath
2351 SQ FT



Lower Floor First Floor Second Floor

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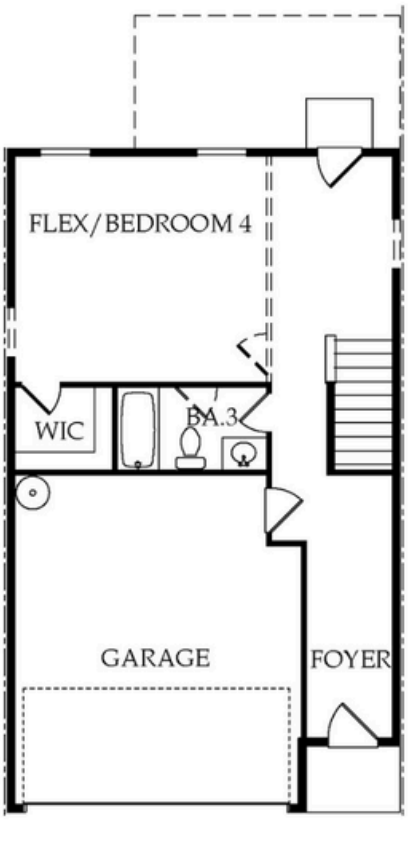
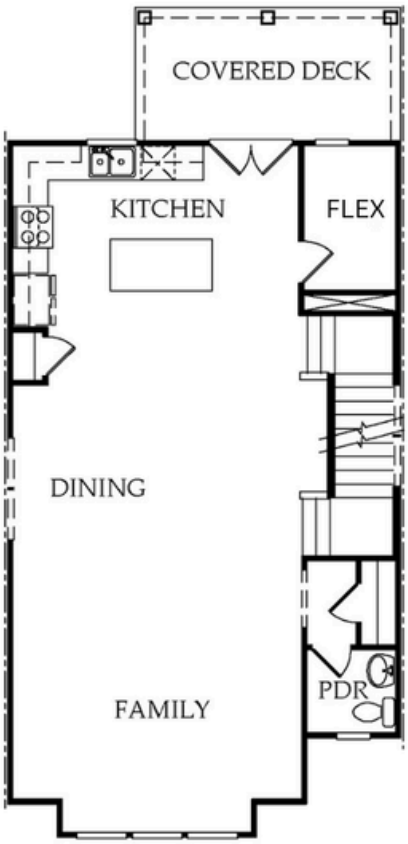
Magnolia Collection

The SYCAMORE

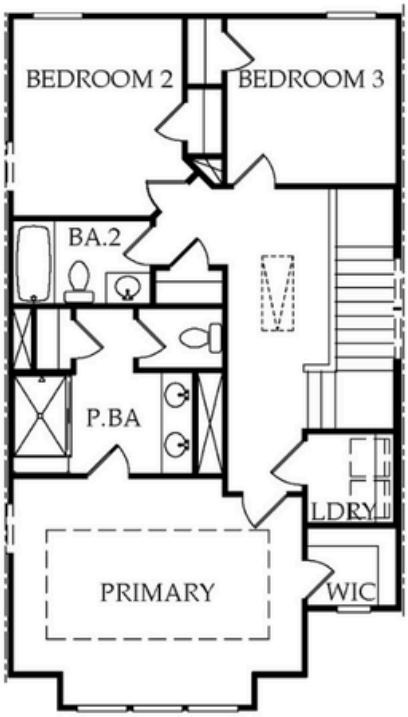
3-4 Bedroom
3.5 Bath
2351 SQ FT



Lower Floor



First Floor



Second Floor

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Magnolia Collection

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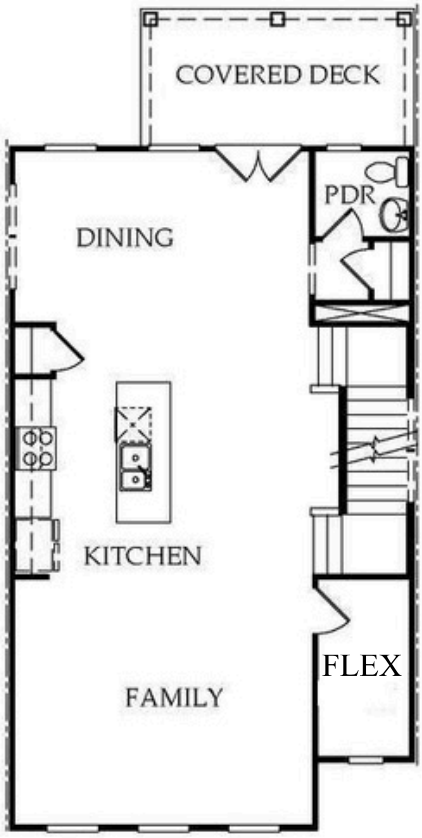
The WILLOW

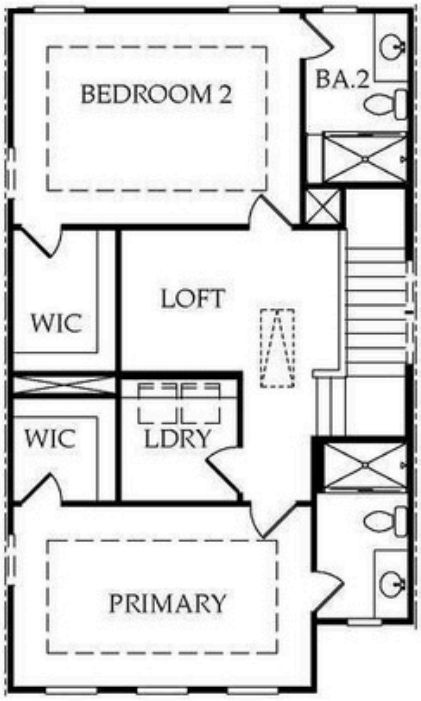
3 Bedroom
3.5 Bath
2351 SQ FT



Lower Floor



First Floor



Second Floor

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Sydney Oaks Townhomes

$5,000 Lender Credit when using a Preferred Lender

****Appliances Included**** **at Move-In**

Magnolia Collection

Base Price Sheet

Maple Plan — **Starting from $517,900**

- **3-4 bedrooms, 3.5 baths**
- **Covered back deck 16 x8 plus 8 x 8 deck**
- **Fireplace, family room opens to deck**

Sycamore Plan — **Starting from $517,900**

- **3-4 bedrooms, 3.5 baths**
- **Covered back deck 16 x8 plus 8 x 8 deck**
- **Fireplace, kitchen opens to deck**

Willow Plan — **Starting from $507,500**

- **3 bedrooms, 3.5 baths**
- **Covered back deck 16 x8 plus 8 x 8 deck**
- **Fireplace, Dining open to deck, Loft Upstairs**

END UNIT PRICING — **Add $15,000**

Choose your lot & plan
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Standard Features

Exceptional Community

- Vibrant Blend of Retail & Dining Steps Away
- 88 Luxury Townhomes
- Parks, Green Space, & Sidewalks
- Lush Common Areas, Professionally maintained by HOA with Irrigation system
- Community Homeowners's Association Covenants to protect your investment

Low Maintenance Exteriors

- Exterior Designs Featuring Brick and Fiber Cement Siding per plan
- Durable, Premium Exterior Paint
- Carriage Style Garage Door w/openers
- Conveniently located Exterior GFI Outlets and Hose Bibs at Front and Rear of Home
- Covered pressure treated Deck (Standard 16x8)
- Insulted Exterior Doors with Handle Set and Deadbolt
- Professional Landscaping includes Sod, Trees, and Plants w/Irrigation system per Landscape Package - Maintained by the HOA
- Architectural Roof Shingles with 30 year Limited Warranty

Laundry Room

- Ventilated Shelving
- 220V connection

Luxury Interior Appointments

- LVP Flooring in Foyer, Kitchen, Dining, Family Room, Powder Bath, Flex room in Magnolia Collection only. & Sunroom per plan
- Carpet with 6lb. Pad in Bedrooms and Closets
- Square Post, Iron Balusters w/Stained Handrail & Terrace Stairs w/Stained Wood Treads
- 9' Ceilings on Terrace and Main Level
- Paint on Interior Walls and Ceilings Same color
- Semi-Gloss Finish Paint on Interior Trim and Doors
- 5 1/4" Speed Base Molding
- 5 1/2 Crown Molding on Main Floor
- Ventilated Shelving in all Closets
- Brushed Nickel Lighting Packages is standard
- Ceiling Fan with Light Kit in Family Room & Owner's Suite
- Braced and pre-wired w/Switch for Ceiling Fan in Secondary Bedrooms, Loft, and Terrace level Flex Space and Covered back deck
- Flex Room and/or Loft (per Plan & Collection)
- Structures CAT6 Wiring Includes: (1) Family Room, (1) Owner's Suite

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Standard Features

Kitchen Design Highlights

- 42" Upper Cabinets Soft Close w/Crown molding and Brush Nickel Hardware
- Cabinet Trash Cans pullout in Kitchen Cabinets (Per Plan)
- Stainless Steel Appliances: Gas Slide-in Range, Recirculating Vent, Dishwasher, Microwave & Refrigerator
- Quartz Countertops with Subway Tile Backsplash; Tile to Ceiling behind Vent Hood
- Stainless Steel Single Bowl Undermount Sink
- Stainless Faucet with Pullout Sprayer & Disposal
- Energy Efficient LED Disk Light Fixtures (Per Plan)
- Pendant Lights over Kitchen Island (Per Plan)
- Ventilated Shelving in Pantry

Lavish Baths

- Brushed Nickel Faucets on Vanity in Owners' Bath
- Owner's Shower includes Upgraded Tile Walls & Floor with Frameless Shower Door Enclosure
- Quartz Countertops with Under Mount Sink & Raised Vanity for Comfort all Baths
- Tiled Floors in Owners' and Secondary Baths
- Steel Tub with Tile Walls in Secondary Baths (per plan)
- Brushed Nickel Vanity and Shower/Tub Faucet in Secondary Baths
- Square Pedestal Sink, Brushed Nickel Faucet with Framed Mirror in Powder Room
- Elongated Toilets for Comfort

Energy Saving Features

- High Efficiency HVAC System
- Enabled Programmable Thermostats on Terrace, First Floor, and Second Floor
- Gas water heater
- Fully Insulated Ceilings
- R Insulated Vinyl Windows
- Sealed Openings for Pipes/Wiring Package to reduce Air Filtration
- Weather & Wind Resistant House Wrap

Quality Construction

- Steel reinforced poured concrete foundations
- Engineered Floor System with Tongue and Groove Subfloor- Screwed and Glued in Place for Maximum Stability
- Superior Common Wall that is Fire, Mold, Mildew, Pest & Termite Resistant
- Comprehensive Builder Warranty and 2-10 Home Buyers Warranty

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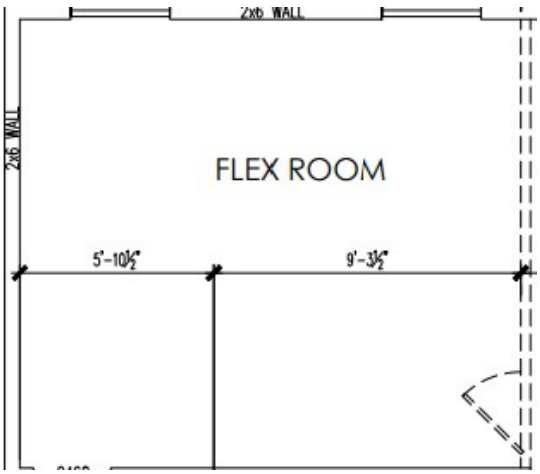
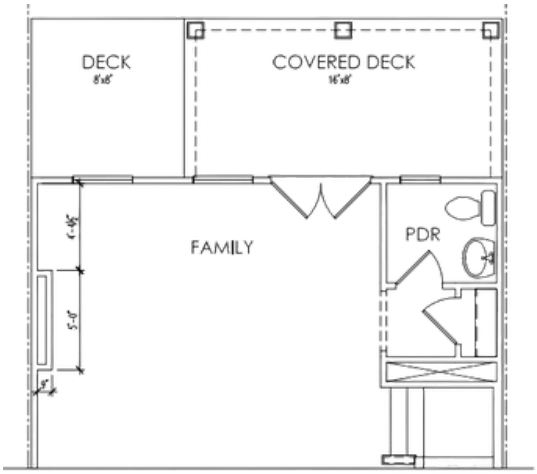
OPTIONS



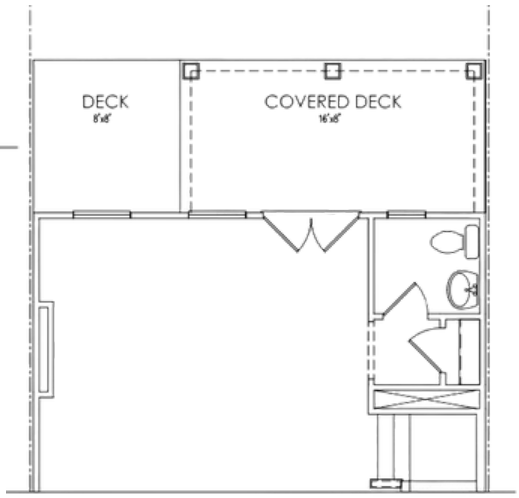
OPTIONAL 4TH BEDROOM (Magnolia Collection Only)



OPTIONAL ELEC. FIRE PLACE



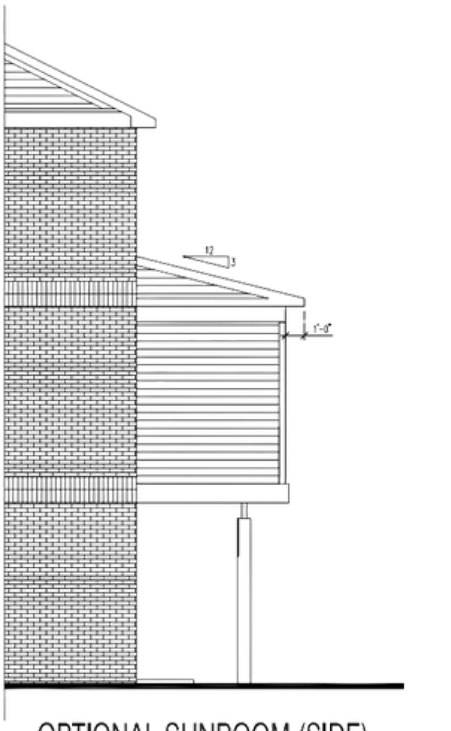
OPTIONAL SHOWER IN SECONDARY BATH



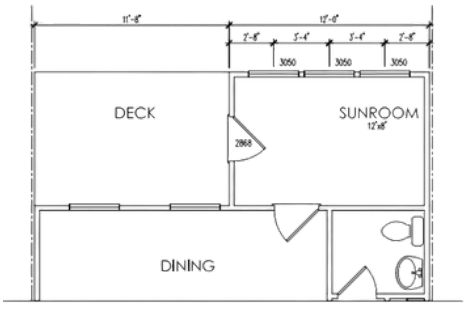
OPTIONAL EXTENDED DECK
SCALE : 1/4" = 1'-0" - 24" x 36" SHEET



OPTIONAL SUNROOM (REAR)



OPTIONAL SUNROOM (SIDE)
SCALE : 1/4" = 1'-0" - 24" x 36" SHEET



OPTIONAL SUNROOM
SCALE : 1/4" = 1'-0" - 24" x 36" SHEET
1/8" = 1'-0" - 11" X 17" SHEET

Sunroom 16 x 8

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Preferred Lender Program

$5,000 TOWARD LENDER CREDIT WHEN USING PREFERRED LENDER

Guild mortgage

Olivia Howard
NMLS#: 1164731
Direct : 678.525.8390
email: ohoward@guildmortgage.net

SOUTHEAST SEM Mortgage

Mac Thomas
NMLS#: 448145
Direct : 770.861.4196
email: Mac.thomas@southeastmortgage.com

homeowners FINANCIAL GROUP

Jerry Stover
NMLS#:
Direct : 770.654.6173
email: jstover@homeownersfg.com

United Community Mortgage

Bob Alman
NMLS#: 1178975
Direct : 478.538.4905
email:bob_alman@ucbi.com

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ARK DEVELOPERS · SHREE DEVELOPERS GROUP · VPR UNITED REAL ESTATE

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