LARKSPUR



Discover *"Altogether More!"* Life by the Lake. Steps from Old Town.

TRATON HOMES®
SINCE 1971

To Know Traton is to Know *Altogether More!*

RICH IN HISTORY – SINCE 1971

Scan to hear a personal welcome from Chris Poston, COO of Traton Homes and proud second-generation leader of our family-owned business.





- Highly respected, time-tested builder in **metro Atlanta for over 55 years STRONG**
- Continued growth includes expansion along the **Florida Panhandle**
- From first-time homebuyers to seasoned home purchasers, Traton offers a **variety of home styles**: Townhomes, Single-Family, and Active Adult
- **Award-winning plans and communities** recognized by the Atlanta Homebuilders Association
- Nine-Time Recipient of the Guildmaster Award for **Exceptional Customer Service**
- **Proudly voted "Best Builder"** by *Cobb Life Magazine*, 6-Consecutive Years (2021-2026)
- Dedicated sales teams with **comprehensive expertise**
- **Thoughtfully chosen community locations** offering easy access to local amenities
- **Outstanding philanthropic reputation** for causes including Cobb Christmas, HomeAid Atlanta and Toys for Kids
- **Proactive Warranty Assurance Program**

EQUAL HOUSING OPPORTUNITY

BEST OF COBB 2026 WINNER

AWARD FOR SERVICE EXCELLENCE GUILDMASTER

TratonHomes.com

CPHB CERTIFIED PROFESSIONAL HOME BUILDER

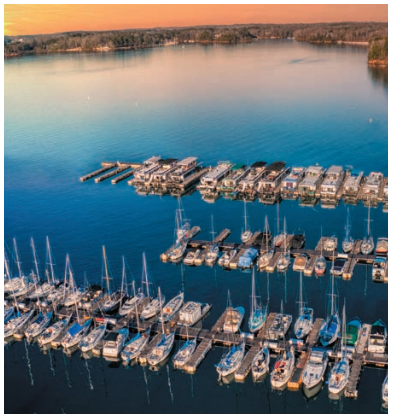
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LARKSPUR









Welcome to Larkspur, a new community ideally located on Main Street within walking distance of picturesque, historic Downtown Flowery Branch. Known locally as "Old Town," this charming, walkable district along the shores of Lake Lanier offers restaurants, cafés, specialty shops and inviting gathering spaces—all contributing to the vibrant small-town atmosphere that makes Flowery Branch such a special place to call home.

With Lake Lanier and several marinas nearby, including Aqualand Marina, Larkspur puts boating, fishing and outdoor recreation within easy reach. Its desirable Hall County location also offers convenient access to shopping, dining and everyday necessities, as well as Downtown Gainesville and its renowned medical facilities. Flowery Branch is also home to the Atlanta Falcons headquarters and training facility, adding to the unique character of this growing lakeside city.

Larkspur's thoughtfully designed townhomes create charming streetscapes with covered front porches and rear-entry two-car garages. Beyond the homes, a pool and cabana, dog park and green space offer inviting places to relax, enjoy the outdoors and connect with neighbors. From morning strolls into Old Town and weekends on Lake Lanier to afternoons by the pool, Larkspur brings together small-town charm, recreation and everyday convenience in one exceptional setting.

Discover *"Altogether More!"* Life by the Lake. Steps from Old Town.

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Larkspur Site Plan

See agent for current homesite availability



Future Model Home



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This drawing is a conceptual artist's rendition. Development plans are in progress and subject to change without notice. No guarantees are made regarding any component not yet constructed. All locations are approximate.

Larkspur Amenities

Pool, Cabana, Dog Park and Greenspace



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Larkspur Features

EXTERIOR FEATURES

Landscaped lawns, maintained by Homeowners' Association
Architectural detail to include queen size brick, siding, and/or synthetic stone (per elevation)
Appealing 2 story townhome design
Architecturally planned exteriors
30-Year dimensional roof shingles
Garage door with opener and two remotes
Termite baiting system

INTERIOR FEATURES

Lofty 9 ft. ceilings on main level
GBG Double pane insulated vinyl windows with Low-e glass on the front exterior
Two panel 6'8" hardboard interior doors with smooth finish
Sherwin Williams paint for interior walls
Luxury Vinyl Plank (LVP) flooring throughout main level, laundry room, secondary baths, owner's level bath and terrace level hall (if applicable)
Pre-built box stairs with pine treads
Carpeting by Shaw Industries
4.25" baseboard molding throughout (except garage)
Satin nickel door hardware
Ventilated shelving in bedroom closets, laundry room, linen closet and pantry

KITCHEN FEATURES

Level B quartz countertops
Tile backsplash
Whirlpool stainless steel appliance package includes freestanding range, microwave and dishwasher
Garbage disposal
Stainless steel under-mount sink with Moen faucet
36" Shaker style cabinetry

BATH FEATURES

Owner's bath and secondary baths feature Cera cultured marble countertops and chrome fixtures
Shaker style cabinetry
Luxury Vinyl Plank (LVP) flooring in owner's bath and secondary baths
Quality Moen fixtures in all baths
White porcelain pedestal sink in powder room (per plan)

LIGHTING FEATURES

LED disc flush mount lights (amount and location vary per plan)
Pre-wired and braced for ceiling fans in living room & all bedrooms

OTHER

Electric heat pump system , up to 14.3 SEER2 heat pump with HSPF2 rating of 7.5 (Heating Season Performance Factor)
Electric water heater
150 AMP electrical service
R-13 Fiberglass insulation in walls
R-38 Fiberglass insulation in attic
Wire and trim three media jacks (locations per plan)
Electric washer and dryer connections
Minimum of one smoke detector per floor

The Larkspur Elevations



Elevation A



Elevation B



Elevation D



Elevation E

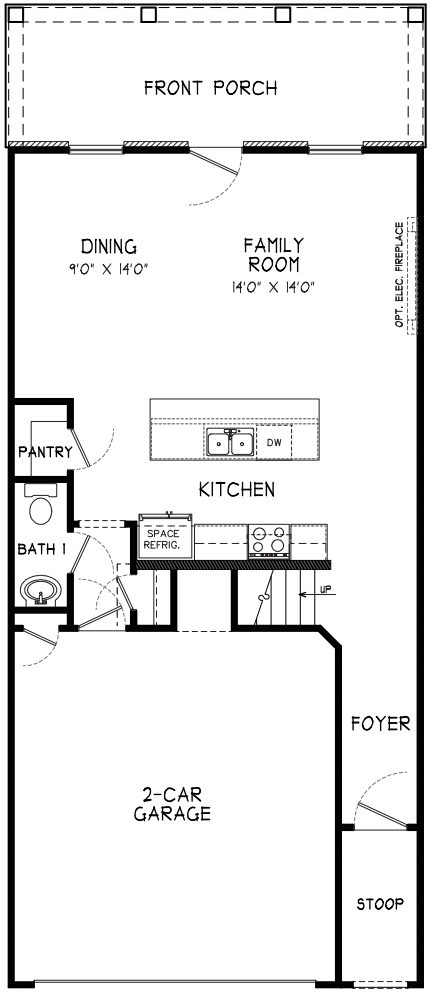
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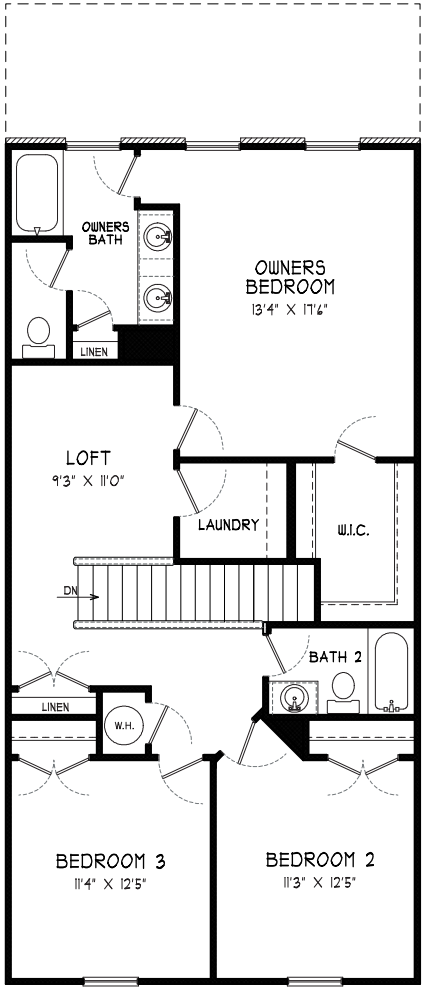
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The Larkspur Floorplan

3 Bedrooms, 2.5 Baths, Loft



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan and specification changes without prior notice. August 17, 2026

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Approved Lenders



CAPITAL CITY HOME LOANS

www.cchl.com

Gail Rudel

(O) 678-226-2237

(Cell) 404-944-2114

grudel@cchl.com

Wade Stephens

(O) 678-226-7592

(Cell) 404-317-9821

wstephens@cchl.com

HOMEOWNERS FINANCIAL GROUP

homeownersfg.com/cameronwalters/

Cameron Walters

(O) 678-893-6403

(Cell) 404-849-9608

cwalters@homeownersfg.com

BANK SOUTH MORTGAGE

www.banksouthmortgage.com

Joy Brown

(Cell) 770-827-6746

(Fax) 770-685-6809

jbrown@banksouth.com

Kristy Ragsdale

(Cell/Office) 770-652-4727

(Fax) 678-551-7134

kragsdale@banksouth.com

SYNOVUS MORTGAGE

www.synovus.com/antwonbutler

Antwon Butler

(O) 678-715-2342

(Cell) 404-514-8360

(e-fax) 770- 417-2095

antwonbutler@synovus.com

UNITED COMMUNITY MORTGAGE SERVICES

www.ucbi.com

Luke Daniels

(Office) 770-704-8828

(Cell) 678-437-9453

luke_daniels@ucbi.com

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Subject to change.

Revised August 31, 2026

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Homeowner's Association

$600 Initiation & $200Monthly Fee



YOUR HOA FEES WILL COVER:

- Amenities: Pool and Cabana, Dogpark, Greenspace
- Exterior Landscaping of Common Areas and Individual Units
- Termite Retreat and Repair Bond
- Master Insurance Policy
- Exterior Maintenance, including Exterior Paint, Roof Deck Boards and Shingles
- Common Area Utilities
- Common Area Maintenance
- Reserves
- Garbage

HOA Contact:

Montage Realty Group
Amanda Telesco
1005 Alderman Drive, Suite 201
Alpharetta, GA 30005
atelesco@montagerg.com
470-545-4781

TratonHomes.com

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9-Time Recipient of the Guildmaster Award for Customer Service Excellence



AWARD for SERVICE EXCELLENCE
GUILDMASTER

Traton Homes has been recognized nine times with the prestigious ***Guildmaster Award for Customer Service Excellence***.

To receive a Guildmaster Award, a member must achieve a 'Likely to Recommend' rate of 90% or greater.

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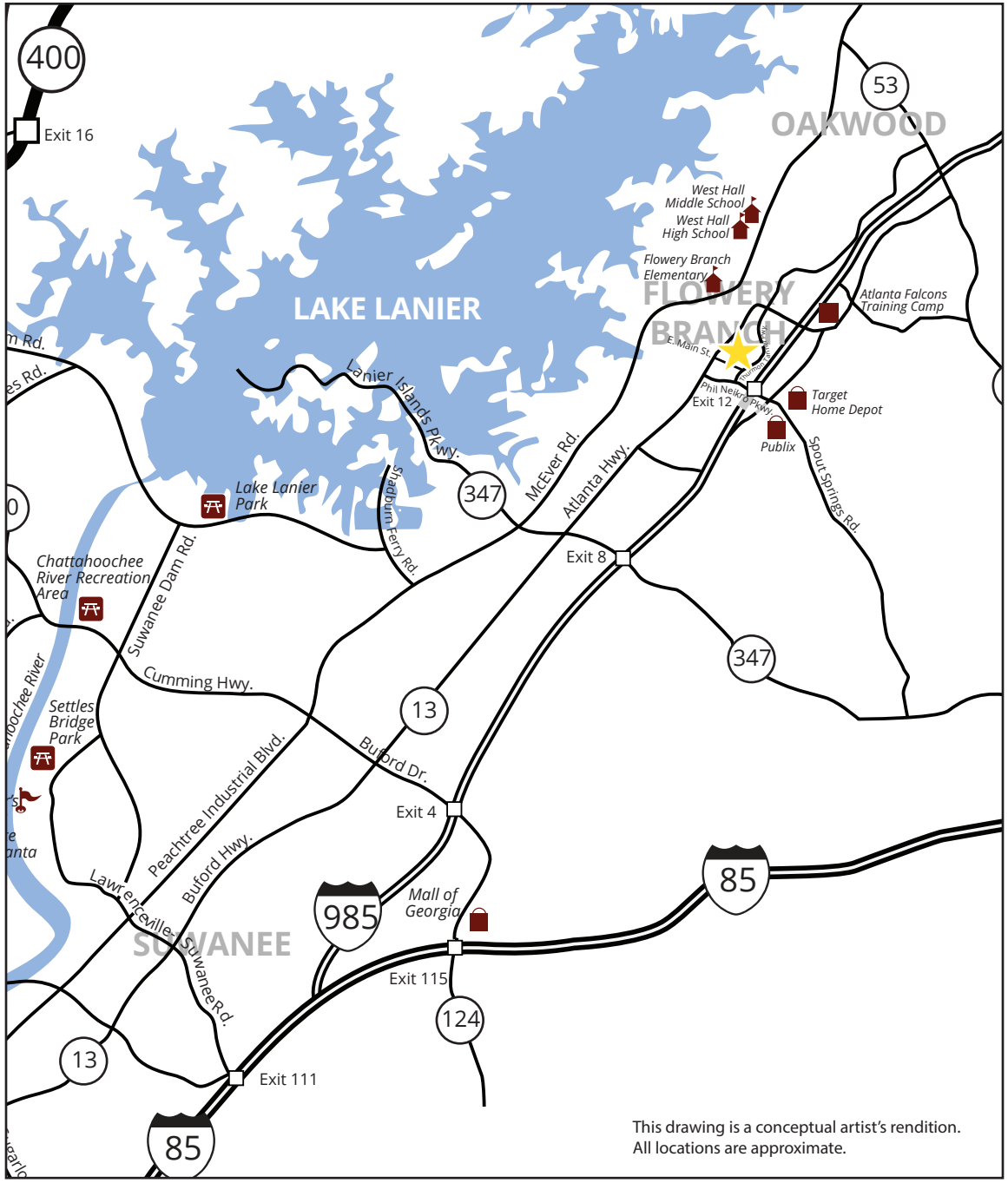
For More Information Contact

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New Homes Specialist
Office: 678-391-9487
Cell: 402-210-8066
LarkspurSalesTeam@TratonHomes.com

BY APPOINTMENT ONLY

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Flowery Branch, GA 30542

Traton Homes Realty, Inc. 770-427-9064
TratonHomes.com



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