UNIONMAIN HOMES



149 Barton Springs
Bethlehem, GA 30620

NOT ACTUAL HOME

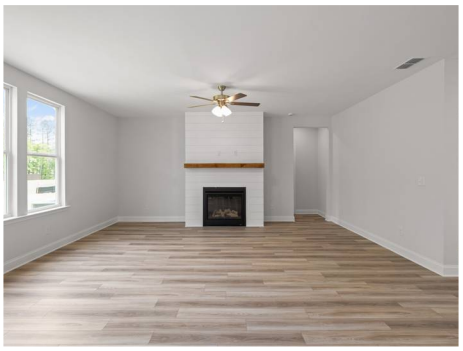
AUSTIN SPRINGS · BETHLEHEM, GA

Charlton Plan · 4 Bed / 3 Bath · 2,784 Sq Ft

AVAILABLE NOW

4	3	2,784	2	10,370
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT







KITCHEN

Gia Ball, New Home Counselor · (470) 326-1159

Set within Austin Springs in Bethlehem, GA, this 2,784 square-foot Charlton plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 3 bathrooms, with a 2-car garage, on a 10,370 sq ft homesite facing south. UnionMain Homes builds every detail with quality — from the chef-inspired kitchen with quartz countertops and stainless appliances to the spa-inspired primary bath. The home is complete and available now — no waiting on construction.

10-Year Structural Warranty
Plus 2-year systems and 1-year workmanship coverage.

Energy Star Certified
Built to exceed energy code — lower utility bills and better indoor comfort.

Top-Rated Barrow County School System
Yargo Elementary School (PK-5), Haymon-Morris Middle School (6-8), Apalachee High School (9-12)

Home Facts

Community	**Austin Springs**
Builder / Plan	**UnionMain · Charlton**
Bedrooms / Bathrooms	**4 / 3**
Living Area	**2,784 Sq Ft**
Stories	**2**
Garage	**2-Car**
Lot Size	**10,370 Sq Ft**
Orientation	**Faces south**
Priced At	**$527,000**

Austin Springs & Bethlehem, GA

Bethlehem is a warm and welcoming community in Barrow County, offering a peaceful lifestyle while staying conveniently close to the Atlanta metro area. With its open spaces, friendly neighborhoods, and relaxed pace of life, Bethlehem is perfect for families seeking room to grow without giving up modern amenities. It's a place where small-town charm and everyday comfort come together to create a true sense of home.

School Zoning (Barrow County School System)

Elementary	**Yargo Elementary School (PK-5)**
Middle School	**Haymon-Morris Middle School (6-8)**
High School	**Apalachee High School (9-12)**

See a UnionMain Homes sales consultant for complete details. Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend. Buyer must use a preapproved lender. Source: unionmainhomes.com, listing for 149 Barton Springs, Bethlehem, GA 30620.



NEW HOME COUNSELOR
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VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Charlton (5230)

Two-story open-concept layout · 2-car garage · 10,370 sq ft homesite

2,784	4	3	2	2-Car
Total Sq Ft	Bedrooms	Bathrooms	Stories	Garage

Designer Upgrades Included

$23,100 in included value — already reflected in the price

- Open Railing
- Covered Patio
- Gourmet Kitchen Upgrade
- Indoor Fireplace Upgrade
- Owners Suite Tray Ceiling

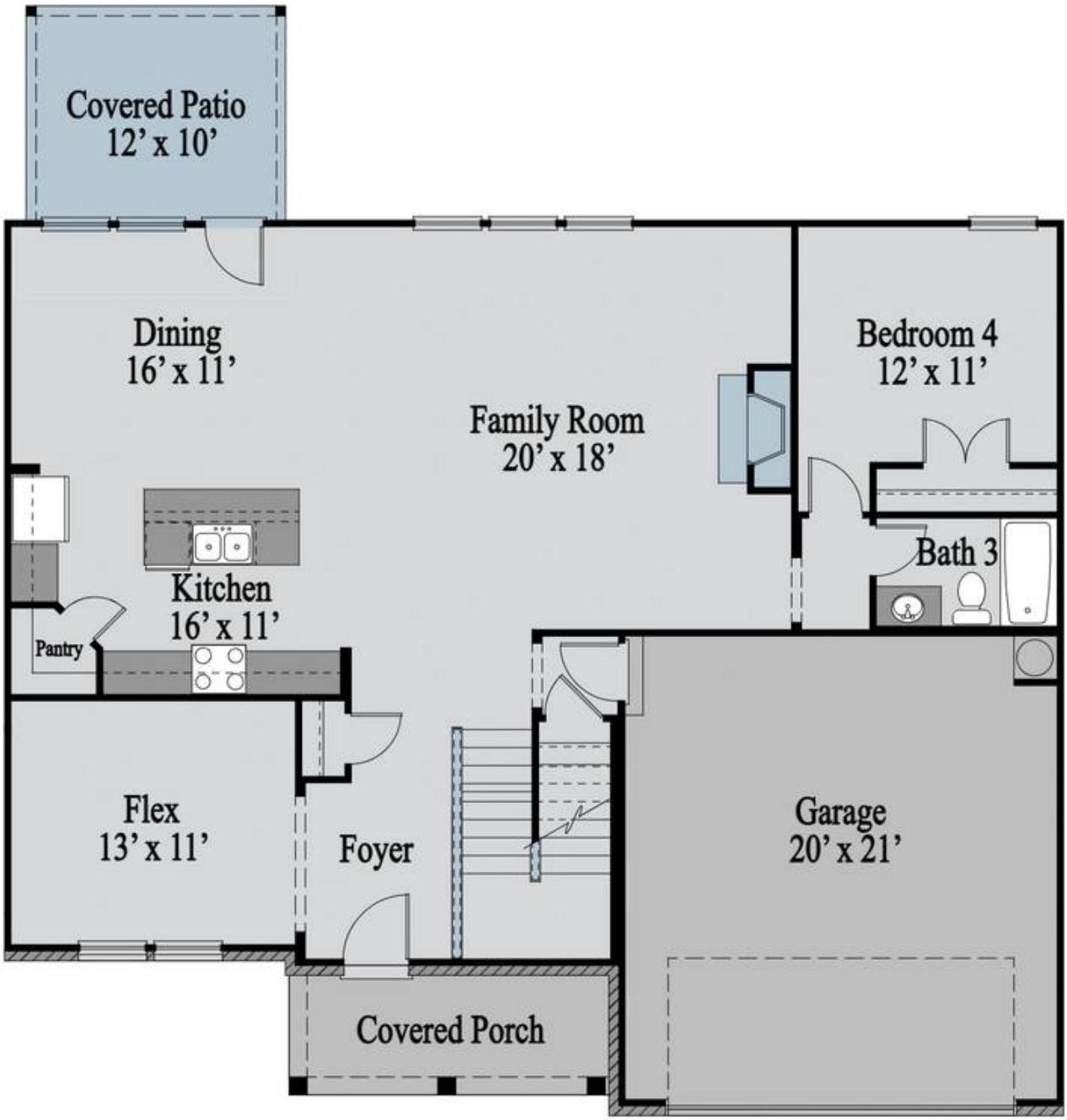
About UnionMain Homes

At UnionMain, we know we're building more than just a home — we're building an extension of you. With a uniquely personalized design process, we build homes tailored to fit your lifestyle across premier communities in Dallas–Fort Worth and Atlanta, upholding the highest industry standards in craftsmanship, safety, and quality. Your vision is our foundation, and your happiness is the final touch — backed by a 10-year structural warranty and Energy Star certification on every home we build.

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of UnionMain Homes and/or others and cannot be reproduced or copied without UnionMain Homes' prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Equal Housing Opportunity.

FIRST FLOOR

Floor Plan — Charlton (5230)



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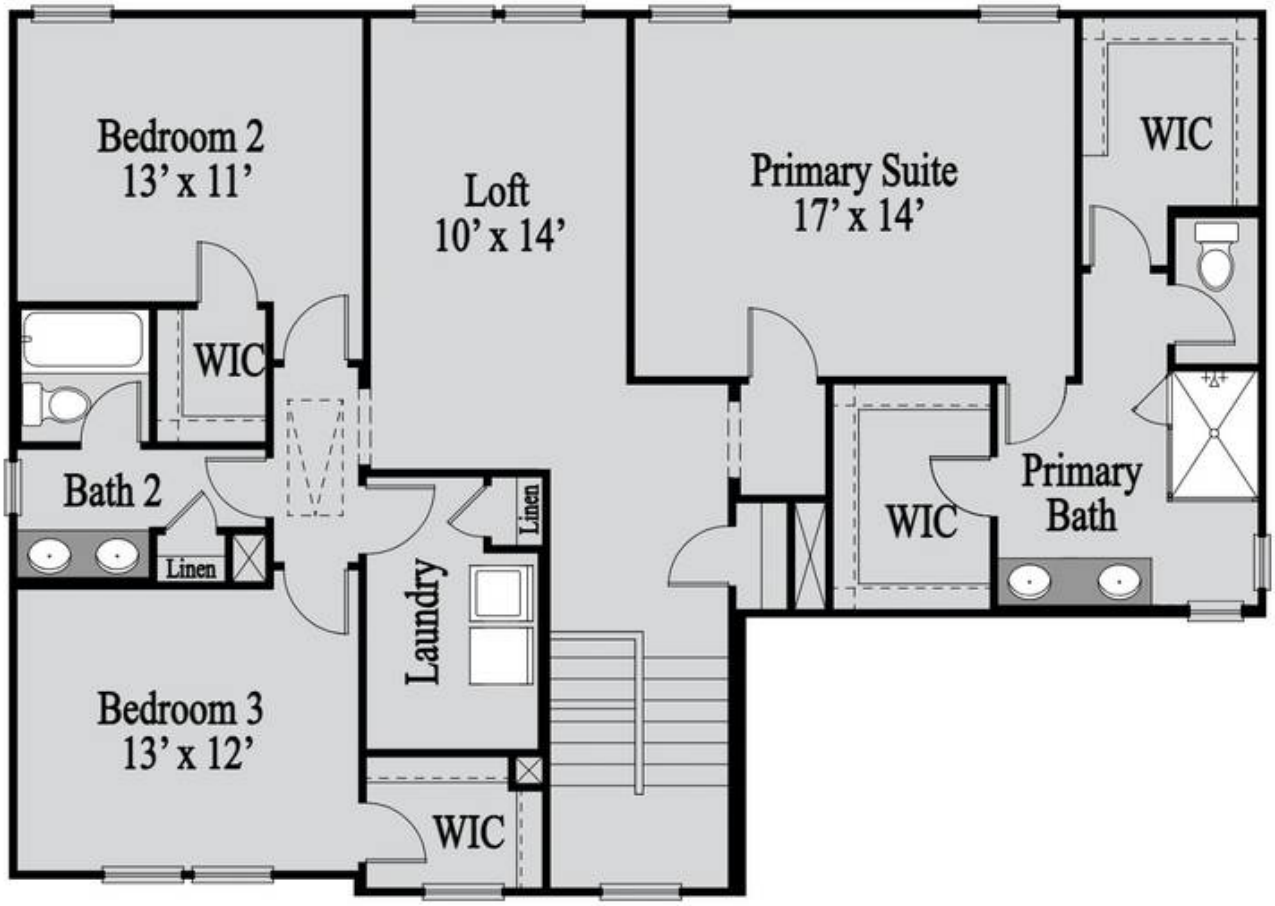
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SECOND FLOOR

Floor Plan — Charlton (5230)



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