UNIONMAIN HOMES



163 Sweet Water Ln.
Rome, GA 30161

THREE RIVERS · ROME, GA

Macon Plan · 4 Bed / 2 Bath · 1,796 Sq Ft

AVAILABLE NOW

4	2	1,796	2	7,204
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



PRIMARY BATHROOM



UPGRADED KITCHEN



OPEN CONCEPT LIVING

Kiana Villegas, Online Sales Consultant · (469) 813-8700

unionmainhomes.com

Set within Three Rivers in Rome, GA, this 1,796 square-foot Macon plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 2 bathrooms, with a 2-car garage, on a 7,204 sq ft homesite facing east. 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 Floyd County Schools
Pepperell Primary (Pre-K-2), Pepperell Elementary School (3–4), Pepperell Middle School (5–7), Pepperell High School (8–12), Darlington School (Private, Pre-K–12)

Home Facts

Community	**Three Rivers**
Builder / Plan	**UnionMain · Macon**
Bedrooms / Bathrooms	**4 / 2**
Living Area	**1,796 Sq Ft**
Stories	**1**
Garage	**2-Car**
Lot Size	**7,204 Sq Ft**
Orientation	**Faces east**
Priced At	**$285,000**

Included Finishes


FLOORING & TILE


FIXTURES


COUNTERTOP


CABINETRY


BRICK


PAINT

Three Rivers & Rome, GA

Living in Rome, GA, offers an exceptional combination of historic charm and modern comfort in one of the most scenic Atlanta suburbs, with new homes.

School Zoning (Floyd County Schools)

School	**Pepperell Primary (Pre-K-2)**
Elementary	**Pepperell Elementary School (3–4)**
Middle School	**Pepperell Middle School (5–7)**
High School	**Pepperell High School (8–12)**
School	**Darlington School (Private, Pre-K–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 163 Sweet Water Ln., Rome, GA 30161.



ONLINE SALES CONSULTANT
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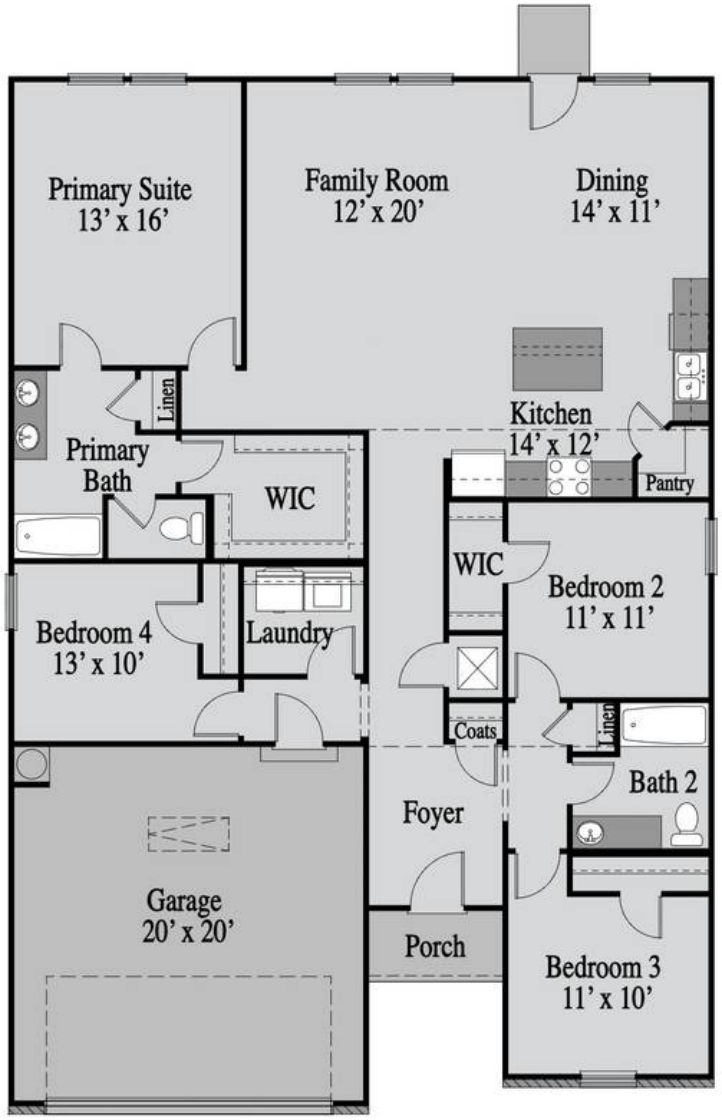
VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Macon (4120)

One-story open-concept layout · 2-car garage · 7,204 sq ft homesite

1,796	4	2	1	2-Car
Total Sq Ft	Bedrooms	Bathrooms	Story	Garage



Designer Upgrades Included

$19,881 in included value — already reflected in the price

- Painted Cabinets
- Soft Close Cabinets
- Pulls Throughout House
- Full Tile Primary Shower
- Luxury Vinyl First Floor
- Coastal Interior Design Curated Package

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.