UNIONMAIN HOMES



172 Sweet Water Ln.
Rome, GA 30161

THREE RIVERS · ROME, GA

Gainesville Plan · 4 Bed / 2.5 Bath · 2,077 Sq Ft

AVAILABLE NOW

4	2.5	2,077	2	7,203
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



PRIMARY BATHROOM



OPEN CONCEPT LIVING



GOURMET KITCHEN

Linh Ho, New Home Counselor · (470) 260-9145

Set within Three Rivers in Rome, GA, this 2,077 square-foot Gainesville plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 2.5 bathrooms, with a 2-car garage, on a 7,203 sq ft homesite facing west. 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 · Gainesville**
Bedrooms / Bathrooms	**4 / 2.5**
Living Area	**2,077 Sq Ft**
Stories	**2**
Garage	**2-Car**
Lot Size	**7,203 Sq Ft**
Orientation	**Faces west**
Priced At	**$302,000**

Included Finishes



HARDWARE



COUNTERTOP



FLOORING & TILE



FIXTURES



LIGHTING

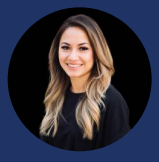
Three Rivers & Rome, GA

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 172 Sweet Water Ln., Rome, GA 30161.



NEW HOME COUNSELOR

Linh Ho

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UnionMain Homes · (469) 813-8700

VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Gainesville (4210)

Two-story open-concept layout · 2-car garage · 7,203 sq ft homesite

2,077	4	2.5	2	2-Car
Total Sq Ft	Bedrooms	Bathrooms	Stories	Garage

Designer Upgrades Included

$22,092 in included value — already reflected in the price

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

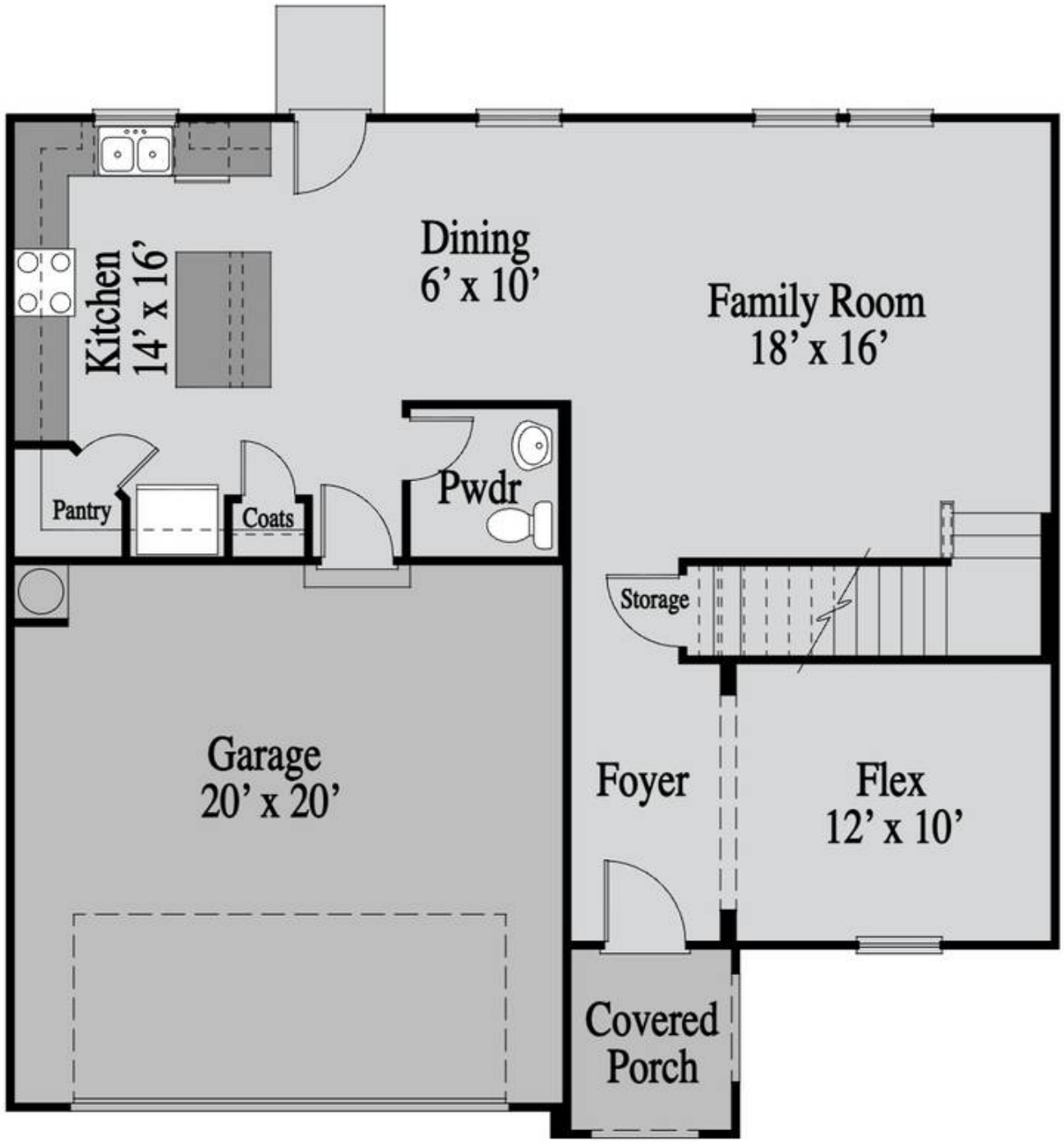
About UnionMain Homes

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.

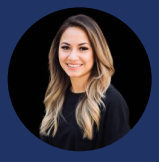
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FIRST FLOOR

Floor Plan — Gainesville (4210)



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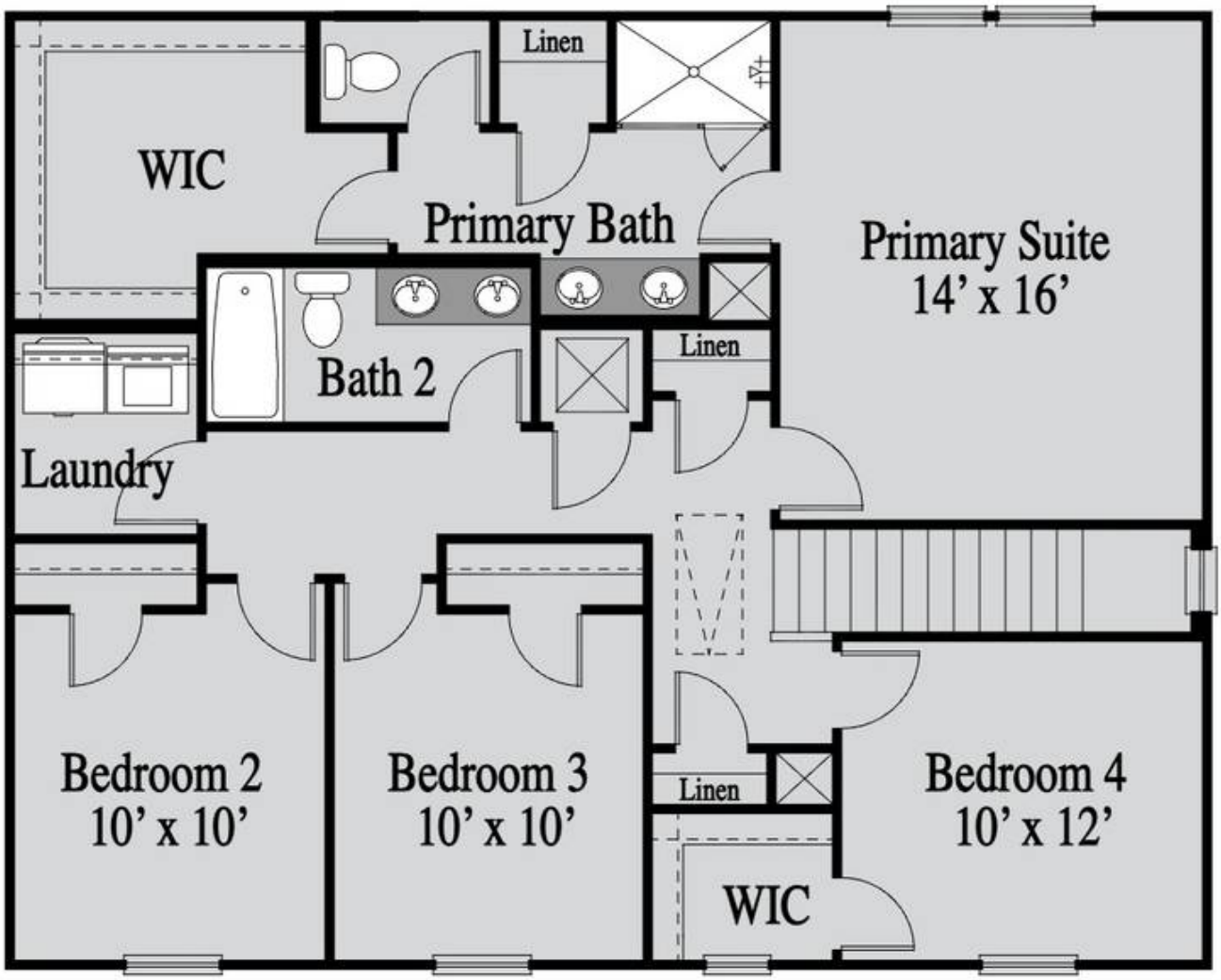
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VIEW FULL LISTING

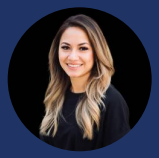
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SECOND FLOOR

Floor Plan — Gainesville (4210)



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