UNIONMAIN HOMES




# 784 Urban Grange Way
# Suwanee, GA 30024

NOT ACTUAL HOME

**ECHO PARK · SUWANEE, GA**

Lanier Plan · 2 Bed / 2 Bath · 1,549 Sq Ft

AVAILABLE NOW

| 2 | 2 | 1,549 | 1 |
|---|---|---|---|
| BEDROOMS | BATHROOMS | SQUARE FEET | CAR GARAGE |







Cordierro Richardson, New Home Counselor · (770) 215-8671

unionmainhomes.com

Set within Echo Park in Suwanee, GA, this 1,549 square-foot Lanier plan delivers an open-concept layout built for how families actually live — 2 generously sized bedrooms and 2 bathrooms, with a 1-car garage. 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 Gwinnett County**
Roberts Elementary School (K–5), North Gwinnett Middle School (6–8), North Gwinnett High School (9–12)

## Home Facts

| | |
|---|---|
| Community | **Echo Park** |
| Builder / Plan | **UnionMain · Lanier** |
| Bedrooms / Bathrooms | **2 / 2** |
| Living Area | **1,549 Sq Ft** |
| Stories | **3** |
| Garage | **1-Car** |
| Priced At | **$442,000** |

## Included Finishes



HARDWARE



LIGHTING



COUNTERTOP



FLOORING & TILE



CABINETRY



FIXTURES

## Echo Park & Suwanee, GA

Suwanee is a vibrant and family-friendly community nestled in the heart of Gwinnett County. Known for its award-winning parks, top-rated schools, and dynamic town center, Suwanee offers a high quality of life with a small-town feel. Just a short drive from Atlanta, it's a place where neighbors become friends and outdoor concerts, farmers markets, and local festivals bring the community together. Suwanee combines Southern charm with modern convenience, making it an ideal place to call home.

## School Zoning (Gwinnett County)

| | |
|---|---|
| Elementary | **Roberts Elementary School (K–5)** |
| Middle School | **North Gwinnett Middle School (6–8)** |
| High School | **North Gwinnett 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 784 Urban Grange Way, Suwanee, GA 30024.



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# Floor Plan — Lanier (C2220)

3-story open-concept layout · 1-car garage

| 1,549 | 2 | 2 | 3 | 1-Car |
|---|---|---|---|---|
| Total Sq Ft | Bedrooms | Bathrooms | Stories | Garage |

## Designer Upgrades Included

**$10,775 in included value — already reflected in the price**

- Study
- Open Railing
- Upgraded Bath 2
- Painted Cabinets
- Soft Close Cabinets
- Pulls Throughout House
- Luxury Vinyl First Floor

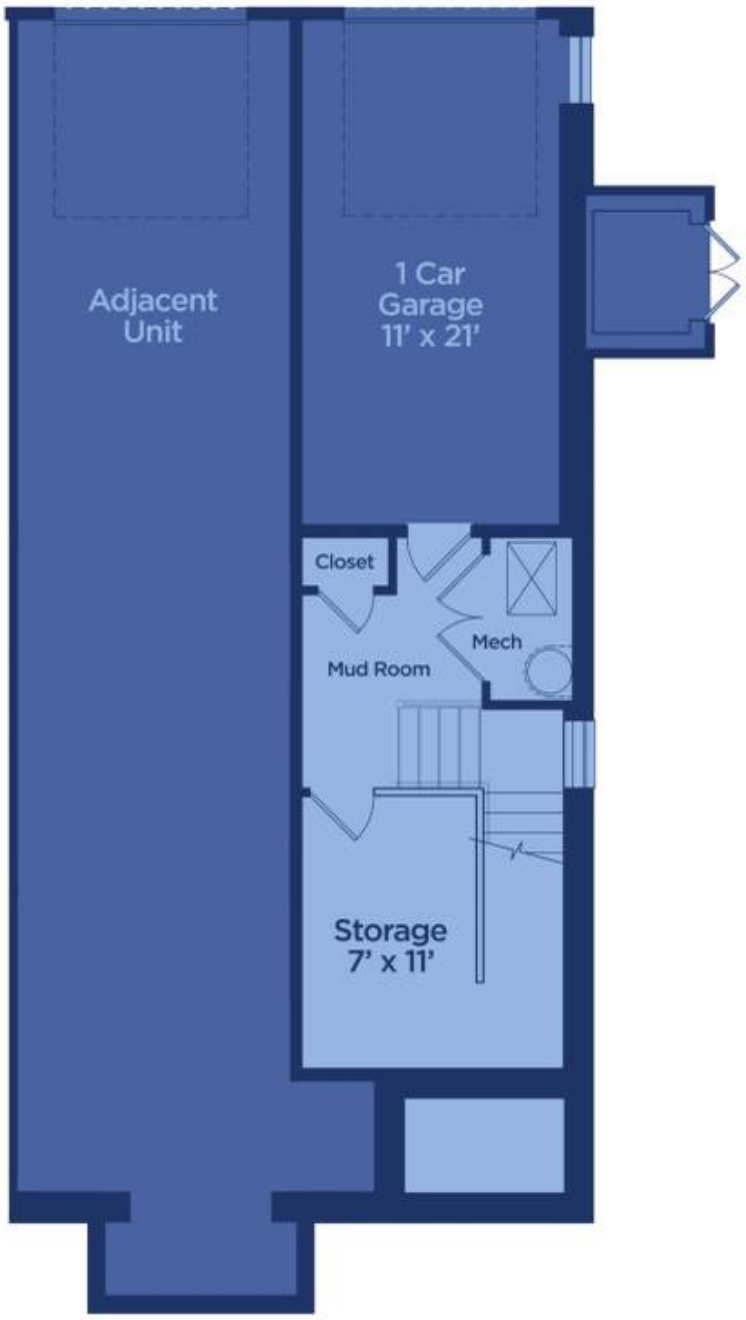
## About UnionMain Homes

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 — Lanier (C2220)




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# SECOND FLOOR

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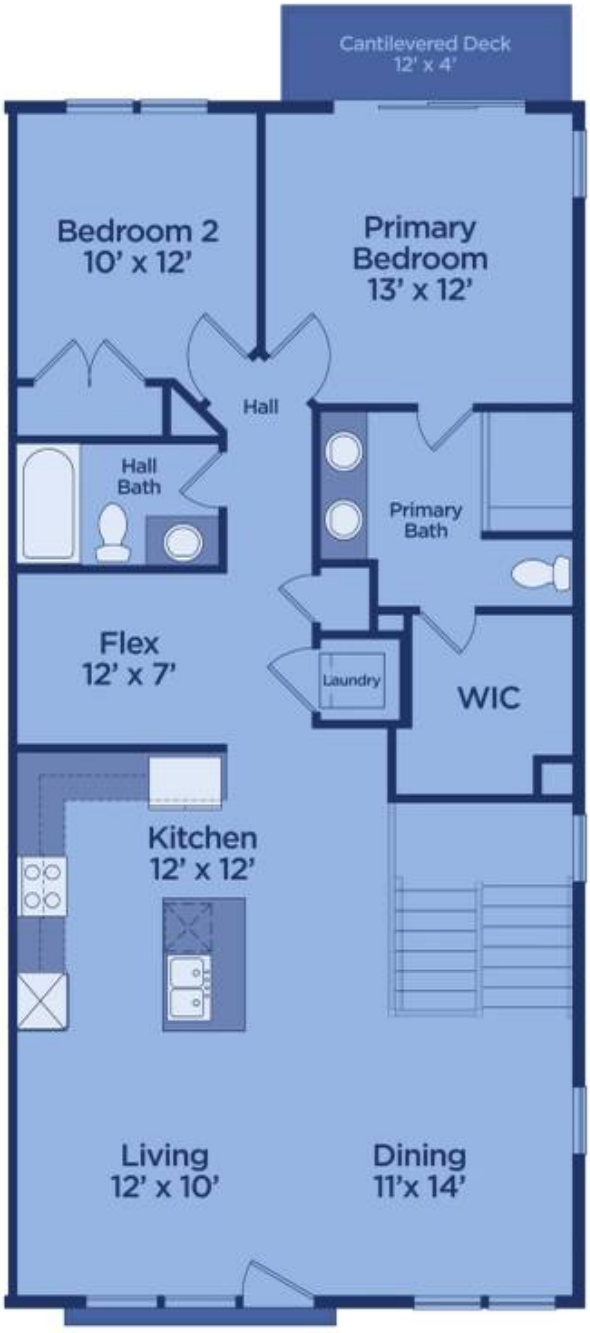
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# THIRD FLOOR

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