

UNIONMAIN HOMES

94 Hickory Grove Ln.
Hoschton, GA 30548

MADDOX LANDING · HOSCHTON, GA

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

AVAILABLE NOW

4	3	2,784	2	9,456
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



OPEN CONCEPT LIVING



PRIMARY BATHROOM



UPGRADED KITCHEN

Erica Traylor, New Home Counselor · (470) 938-8338

unionmainhomes.com

Set within Maddox Landing in Hoschton, 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 9,456 sq ft homesite facing sw. 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 Jackson County ISD
West Jackson Elementary School (K-5), West Jackson Middle School (6-8), Jackson County High School (9-12)

Home Facts

Community	**Maddox Landing**
Builder / Plan	**UnionMain · Charlton**
Bedrooms / Bathrooms	**4 / 3**
Living Area	**2,784 Sq Ft**
Stories	**2**
Garage	**2-Car**
Lot Size	**9,456 Sq Ft**
Orientation	**Faces SW**
Priced At	**$474,990**

Included Finishes

COUNTERTOP



FLOORING & TILE



LIGHTING



FIXTURES



HARDWARE

Maddox Landing & Hoschton, GA

Hoschton is a quiet, fast-growing community in Jackson County that blends small-town charm with modern convenience. Just minutes from I-85 and close to everything Northeast Georgia has to offer, Hoschton is known for its friendly atmosphere, great schools, and peaceful neighborhoods. It's a place where families can grow, neighbors feel like friends, and life moves at a more comfortable pace.

School Zoning (Jackson County ISD)

Elementary	**West Jackson Elementary School (K-5)**
Middle School	**West Jackson Middle School (6-8)**
High School	**Jackson County 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 94 Hickory Grove Ln., Hoschton, GA 30548.



NEW HOME COUNSELOR

Erica Traylor

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VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Charlton (5230)

Two-story open-concept layout · 2-car garage · 9,456 sq ft homesite

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

Designer Upgrades Included

$93,825 in included value — already reflected in the price

- Study
- Open Railing
- Slide In Tub
- Covered Patio
- Additional Bedroom
- Additional Windows
- Indoor Fireplace Upgrade
- Owners Suite Tray Ceiling
- Gourmet Kitchen Upgrade Option

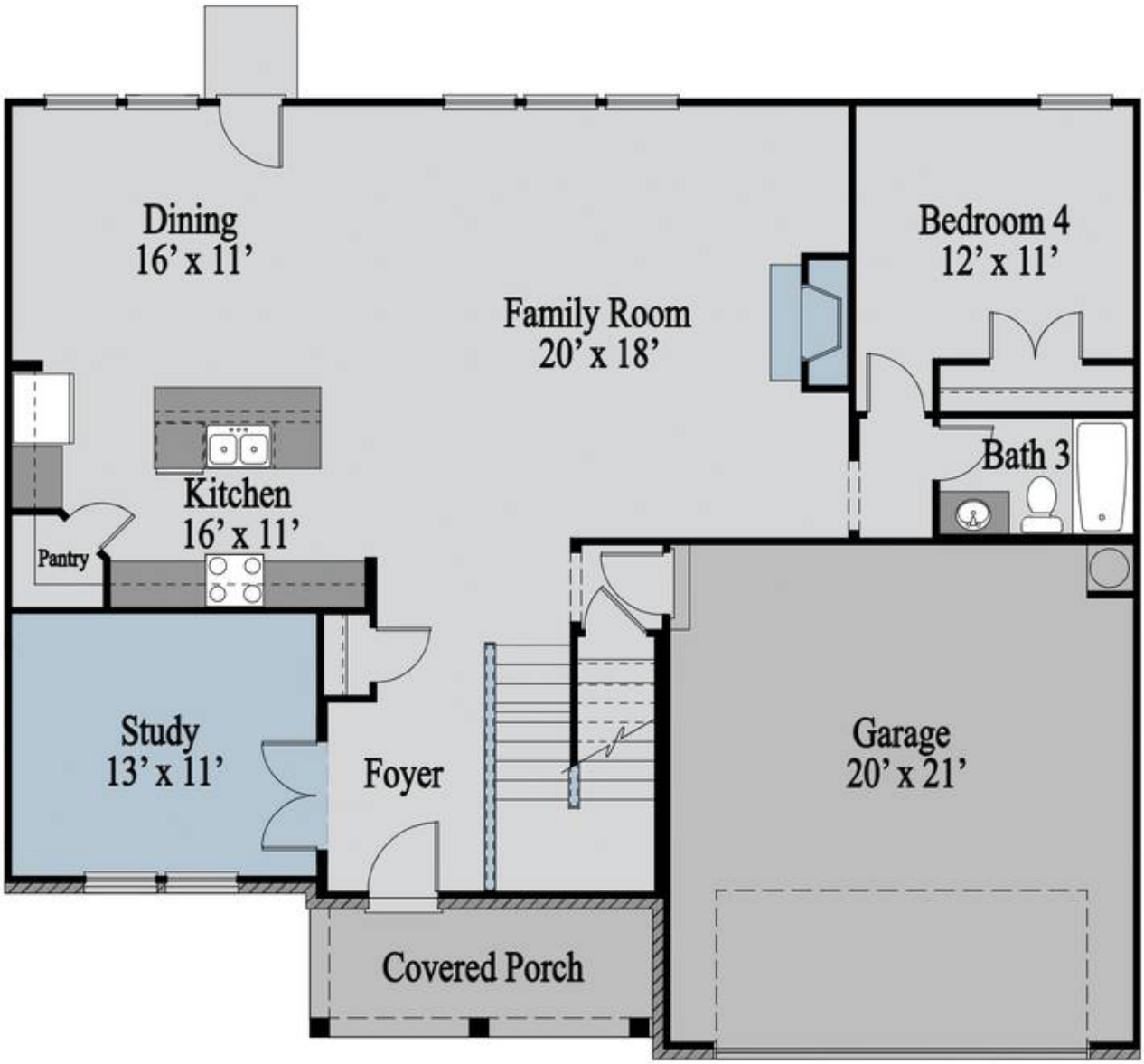
About UnionMain Homes

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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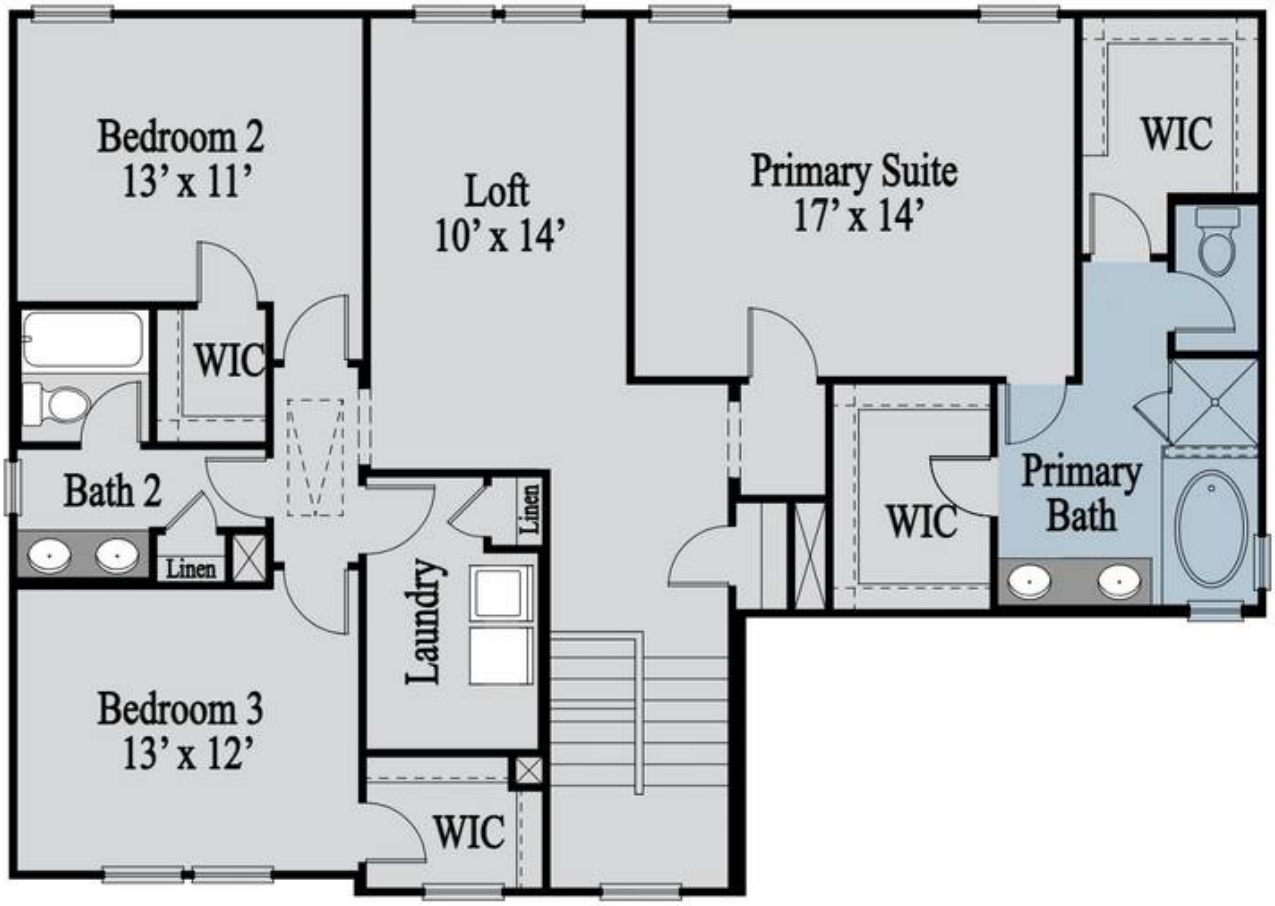
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SECOND FLOOR

Floor Plan — Charlton (5230)



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