

ENCLAVE AT DAWSON FOREST

New Homes from the
High \$300s in Dawsonville GA



UNLOCK THE DOOR TO A BRAND NEW HOME


Rates as low as 3.99% for 1st year with 2/1 Buydown!

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|--------------|----------------|-----------|------------|------------------|-------------|
| HOMESITE 35 | THE SWEETBRIAR | 3BR 2.5BA | 1,937 SQFT | \$406,665 | READY JUNE! |
| HOMESITE 128 | THE SWEETBRIAR | 3BR 2.5BA | 1,937 SQFT | \$406,665 | READY JUNE! |



**LIMITED TIME RATES, HURRY IN NOW!
OFFER END 7/31/2025!**

For example, on a 30-year FHA loan with a sales price of \$428,000, a 3.5% down payment, \$420,247 loan amount which includes upfront mortgage insurance, a 680 FICO score, with a note rate of 5.99% (6.794% APR) the monthly principal and interest payments break out as follows: Year 1 - P&I of \$2,003.90 at 3.99%. Year 2 - P&I of \$2,253.41 at 4.99%. Year 3-30 - P&I of \$2,516.89 at 5.99% for the life of the loan. Payment example does not include homeowner insurance, taxes, mortgage insurance of \$188.03 or any HOA fees. Rate is subject to agency loan level pricing adjustments for FICO score and loan to value. Applicable for purchase contracts signed 06/05/2025 or later and must close by 07/15/2025. Special financing is available for qualified Piedmont Residential home buyers who finance with PRC Mortgage. Offer not valid on contract re-writes, transfers, or for buyers who have had a previously signed contract with Piedmont Residential. Locking the promotional interest rate is the borrower's responsibility with PRC Mortgage. Locking is done at the borrower's discretion and all rates/fees quoted are valid only at the time presented. All terms and conditions subject to credit approval, market conditions and availability. Example terms available as of 06/04/2025. ©2025 PRC Mortgage, LLC, NMLS# 2580072 | www.PRCMortgage.com | info@prcmortgage.com.

**Enclave at
Dawson Forest**
5 Briarwood Drive East
Dawsonville GA 
Gregg Leng
404-673-0859
greggleng@piedmontresidential.com



*Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. *Ask agent for further details. 5.27.2025