

WEST HIGHLANDS



Charming single family homes and townhomes with a sprawling suburban vibe in the heart of Atlanta's Westside

At West Highlands, you can live the best of both worlds with an array of private neighborhood amenities in a small-town community centered in the booming Westside of Atlanta. As one of the only intown communities of its kind, the master-planned neighborhood offers award-winning residential opportunity among local shopping, dining, and entertainment at nearby hometown favorites such as [Scofflaw Brewing](#), [Fox Bros. Bar-B-Q](#), and West Midtown developments like [The Works](#), [Westside Provisions](#), and [The Interlock](#).

Already an established community, entering its second phase of building, the charming streets of West Highlands are filled with stylish townhomes and single family homes connected by sidewalks, walking trails, and green space. Neighbors enjoy private amenities such as playgrounds, a community swimming pool and a clubhouse. Directly across the street, [Westside Park](#)—Atlanta's largest park—is mere minutes away, as well as Downtown Atlanta, West Midtown, and Midtown.

A part of rapid new growth on the Westside of Atlanta

West Highlands is in the center of a rapid transformation of mixed-use, retail, and recreational development on Atlanta's energetic Westside. Developments such as [The Interlock](#) and [The Works](#) provide endless opportunities for shopping and dining, while new projects [Project Granite](#), [Westside Motor Lounge](#), [Westside Paper](#), and [Echo Street West](#) will bring even more nightlife, entertainment, and eateries just minutes away.

For the best dining experiences nearby, visit [Westside Provisions](#), where you'll enjoy neighborhood favorites like coffee from [BRASH Coffee](#), lunch at [Flower Child](#), or dinner at [Forza Storico](#) or local favorite [Taqueria del Sol](#). Don't forget dessert at [Jeni's Splendid Ice Creams](#). Other restaurant favorites near West Highlands include [Bacchanalia](#), [Bone Garden Cantina](#), and Twisted Soul Cookhouse & Pours.

Right outside your door, you can enjoy a stroll through the park or bike ride along the paths at Atlanta's largest park, [Westside Park](#), or challenge friends to a golf experience at [Topgolf](#). Just a short drive or ride-share away, you can experience Atlanta's sports and live entertainment scene in Downtown Atlanta at [Mercedes-Benz Stadium](#) or shop and dine at [Atlantic Station](#). Make the best of rainy days at the [Georgia Aquarium](#) or [World of Coca-Cola](#) or spend a sunny day in Midtown at [Piedmont Park](#) or exploring the many shopping offerings in nearby Buckhead.



The Works

IMAGE SOURCE: THEWORKSATL.COM



Georgia Aquarium

IMAGE SOURCE: GEORGIAAQUARIUM.ORG



Taqueria del Sol

IMAGE SOURCE: TAQUERIADELSOL.COM



Forza Storico

IMAGE SOURCE: FORZASTORICO.COM





Surrounding Locations

The rapidly transforming Westside has so much to offer - get to know everything in and around the neighborhood.

POINTS OF INTEREST

Midtown Atlanta	4.9 miles
Piedmont Park	5.4 miles
Downtown Atlanta	5.4 miles
Atlanta Botanical Garden	5.5 miles
Buckhead	6.7 miles
Vinings	7.2 miles
Marietta	13.9 miles
Hartsfield-Jackson Atlanta International Airport	18.9 miles



Neighborhood Attractions



Nearby shopping, dining, and entertainment are right outside your door, with exciting new developments in the works.



Community Map

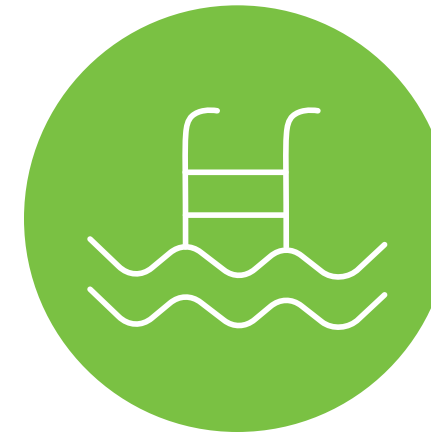
Enjoy private neighborhood amenities where you can entertain friends and visit your neighbors.



-  MODEL HOME
-  TOWN HOMES (NEW PHASE)
-  SINGLE FAMILY HOMES (NEW PHASE)
-  RETAIL
-  PARK
-  WALKING PATH
-  ROADS



Community Amenities



Community Pool & Clubhouse

Residents enjoy private access to their very own community swimming pool and clubhouse with hosted social events.



Playgrounds & Parks

The neighborhood is filled with green space, a pond, playgrounds and parks for enjoying the great outdoors.



Walking Paths

Enjoy the fresh air and nature on West Highlands walking trails, your furry friends will thank you.



Design Features and Finishes

Distinctive Small-Town Charm

A brand new phase of homes will join an already-established community in 2023. New single family home plans bring stylish, modern living to a warm, welcoming neighborhood feel.

Single family home floor plans feature two to three stories of modern craftsman design with private, two-car garages with rear entry. These stylish homes were built for entertaining with spacious open floor plans featuring a large family room with an optional fireplace, dining room, kitchen, and multiple outdoor living spaces. The second floor offers a grand owner's suite with an oversized walk-in closet and an owner's bathroom with a walk-in shower, bathtub, and dual vanities. Two to three secondary bedrooms complete the second floor. The second-floor or optional third-floor loft space provides additional flexible space for kids or guests to play and relax.

Community Key Features



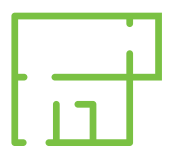
3-4 bedrooms



2.5-3.5 baths



Private garages



1,800 - 2,800 SF floorplans



Optional third story



Large front porches



Middleton

Floor Plan



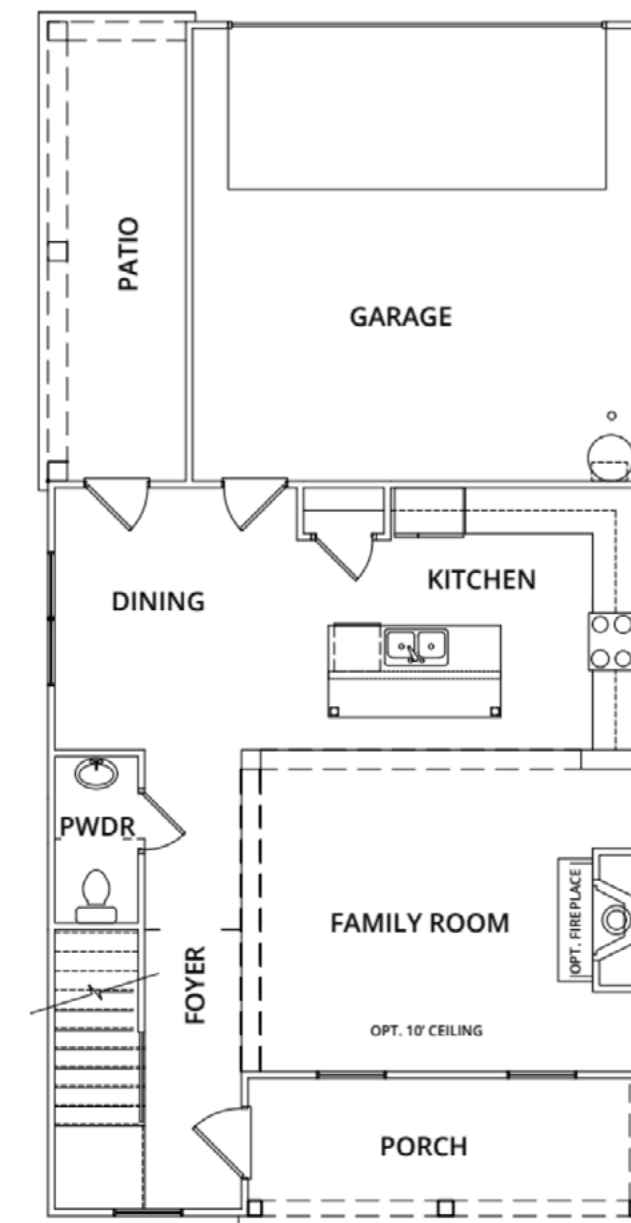
FRONT ELEVATION 10



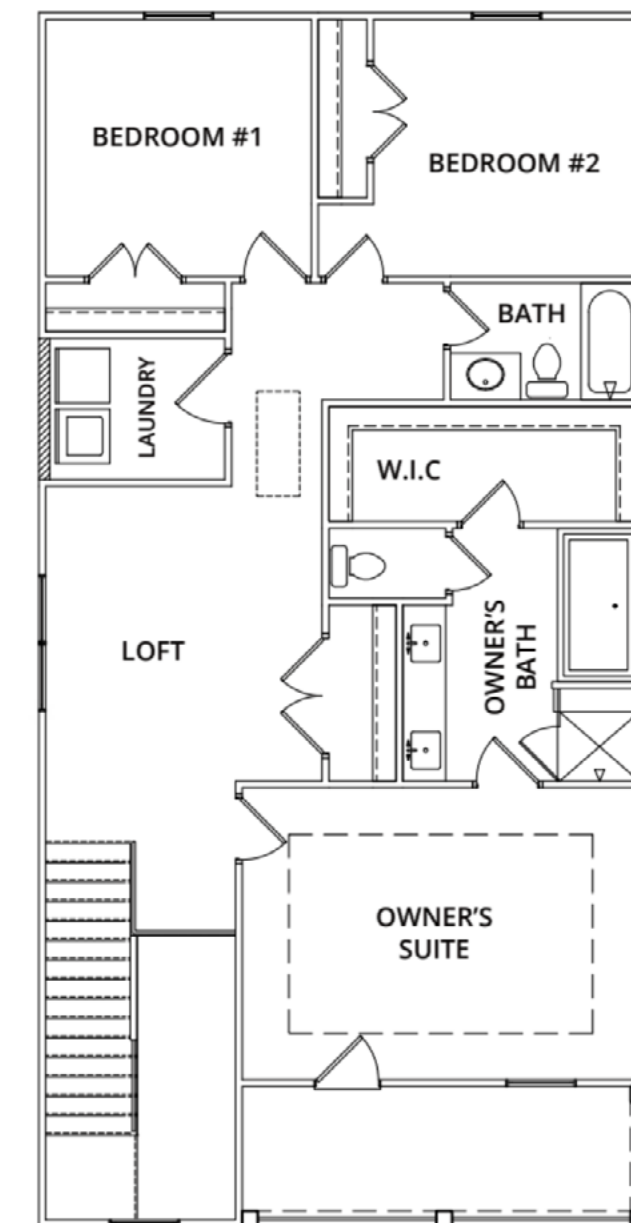
FRONT ELEVATION 13



FRONT ELEVATION 20



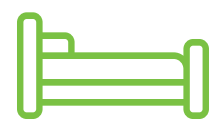
FIRST FLOOR PLAN



SECOND FLOOR PLAN



2 stories



3 bedrooms



2.5 baths



2 car-garage

SEE MORE FLOOR PLAN OPTIONS

**Floor plans are not to scale. Dimensions, square footage and other finish and fixture variations may occur.



Laurel

Floor Plan



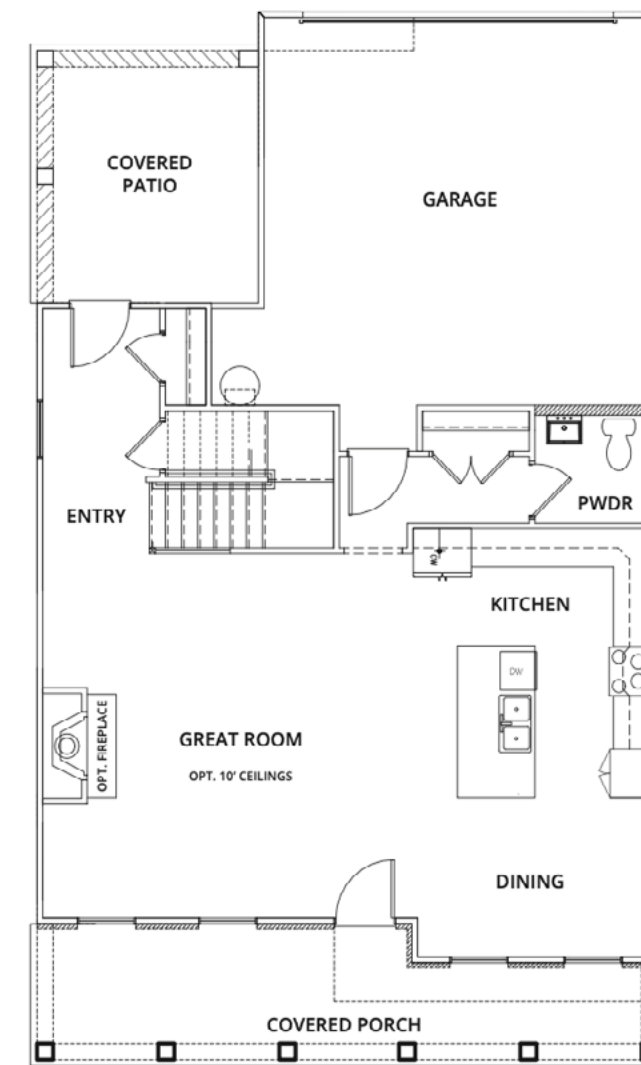
FRONT ELEVATION 20



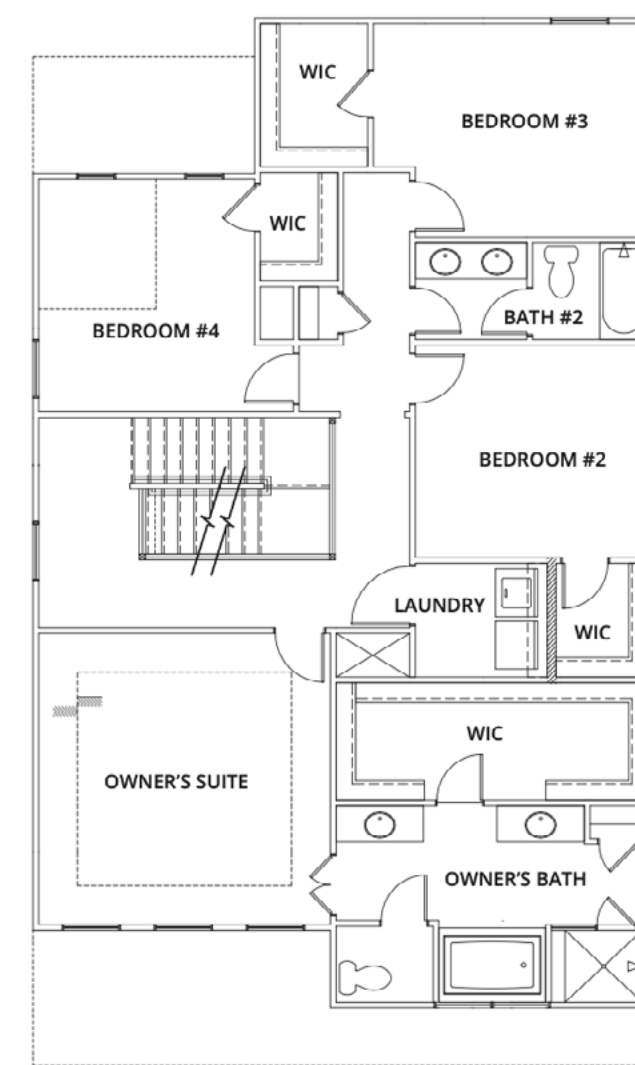
FRONT ELEVATION 30



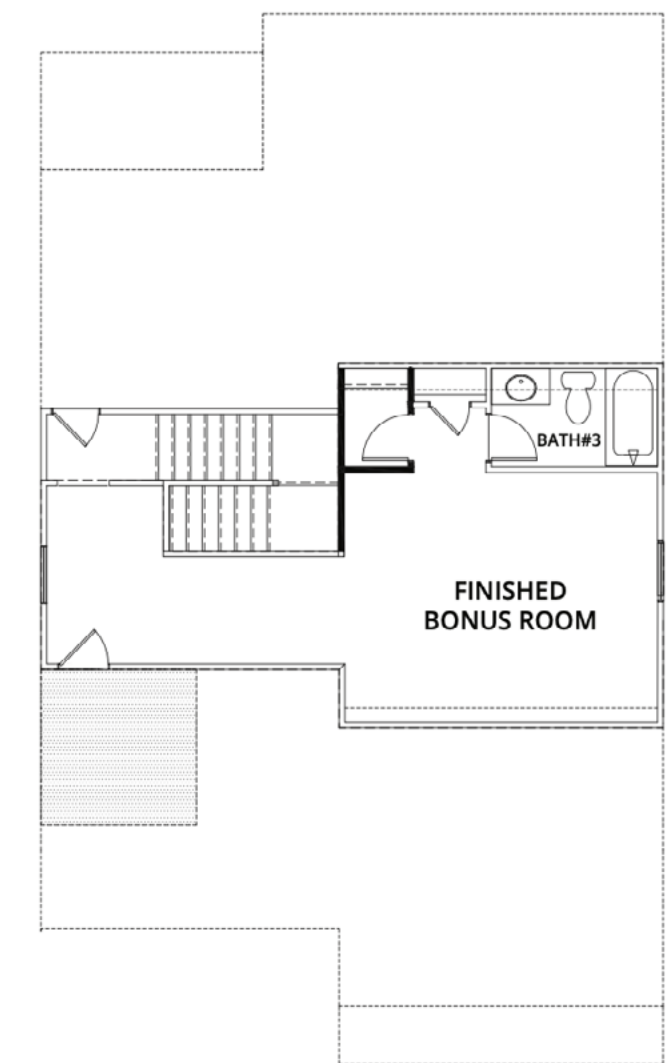
FRONT ELEVATION 31



FIRST FLOOR



SECOND FLOOR



OPT. THIRD FLOOR



2-3 stories



4 bedrooms



2.5-3.5 baths



2 car-garage

SEE MORE FLOOR PLAN OPTIONS

**Floor plans are not to scale. Dimensions, square footage and other finish and fixture variations may occur.



Standard Features and Finishes

Uncompromising Exterior Quality

- Brick, cultured stone, James Hardie® siding and trim*
- Low-E GBG vinyl windows*
- Decorative Fiberglass front door with glass accents*
- Stamped steel non-insulated garage doors with remote openers (1/2 horsepower chain drive)
- Certaineed 3-tab shingles
- 5" galvanized aluminum gutters
- Professionally designed landscapes
- Tech Shield® radiant barrier sheathing
- Housewrap
- Two exterior electrical outlets and two hose bibs
- Secure deadbolt locks on all exterior doors, Schlage keyless deadbolt on front door
- Oversized porches*

Superior Interior Living Features

- 9' ceilings on main and second levels
- Smooth ceilings on both levels
- Ceiling fans with lights in family room and Owner's suite
- Pre-wiring for fans with lights in secondary bedrooms
- Cat 5e and coax RG-6 in family room and bedrooms. Dual USB Outlet in Kitchen
- Designer interior and exterior lighting package.
- 2 panel, Shaker Style, interior doors on all levels
- Schlage Stratus satin nickel interior door hardware
- 7¼" speed base moulding on main level and 5 %" speed base on top level
- Oak stained 6210 hand rail with 2091 box newels and metal balusters*
- Powder room with oval mirror and square pedestal sink with Chrome Moen® 4" center set Brantford faucet
- Luxury Vinyl Plank throughout main level and garage entry (excluding bedrooms, full baths, and laundry room)
- Hardwood stairs on main level to upper level
- Upgraded superior quality Shaw® Fastball II stain resistant carpeting with 6LB pad
- Blown-in, high-density, R-15 fiberglass insulation in exterior wall cavities.
- 36" direct vent gas fireplace with hearth, surround & craftsman mantle* (Single Family Only)

Gourmet Kitchen

- 42" stained maple cabinetry with crown molding
- Whirlpool® stainless kitchen appliance package to include a 5 burner slide-in gas range with convection oven, exterior vented combination hood/microwave and hidden control dishwasher
- Granite countertops with undermount stainless steel sink
- Pendants over kitchen island
- 1/3 HP Badger Insinkerator disposal
- Builder included ceramic tile backsplash
- Chrome Moen® Brantford faucet with pulldown spray

Luxury Owners Retreat

- Raised maple vanity cabinets.
- Cultured marble savoy edge vanity top with oval undermount sinks
- Framed shower door with chrome hardware
- Moen®, Brantford chrome fixtures including 8" wide spread vanity faucet
- Shaw® Ceramic tile on floor, tub surround, wall, deck*, shower wall, shower floor and shower niche
- Spacious walk-in closet with RubberMaid® ventilated shelving

Secondary Bathrooms

- Raised maple vanity cabinets
- Cultured marble vanity top with oval undermount sinks
- Classic Moen®, Brantford chrome fixtures including 4" center set vanity faucet
- Low maintenance 1 piece fiberglass/tub combo
- Ceramic tile floors

Other Features

- Recessed can lighting in kitchen
- Smoke and CO2 detectors
- Integrated TV conduit and outlet
- Engineered roof and floor system that includes plated roof/floor trusses
- Glued, nailed and screwed sub-floors
- Builder included ceramic tile floor in laundry room
- Built-in Pest Tube control system and perimeter termite bait stations
- Gas tanked water heater
- Lennox series gas furnaces and 14 SEER AC rating with digital thermostats
- Fully installed security system with one keypad, security contacts on windows and exterior doors accessible from ground, prewired for motion detection, prewired for keypad in Owner's suite
- Tanked gas water heater - single family; tanked electric water heater -townhouse
- Lennox® series 14 SEER AC with Heat Pump furnace with digital thermostat - townhouse**

Customer Assurance

- Pre-start conference to review plans**
- Design meeting with design consultant**
- Pre-sheetrock orientation**
- Onsite blower door and duct testing for increased energy efficiency
- Pre-closing new home orientation
- 1 year Limited Builders Warranty
- OBW 10 year Limited Warranty

Homeowner's Association

- Initiation fee - \$1325
- Annual dues - \$3,000 (250/mo) - Townhomes
- Annual dues - \$1,300 - Single Family

* PER PLAN
 **DEPENDENT ON STAGE OF CONSTRUCTION
 ***TOWNHOUSES
 LAST UPDATE April 2021





Email: info@brockbuilt.com

Phone: 470-227-1934

Interested in learning more?

Get in touch with our team.

Our team is here to assist you on your home buying journey. After nearly four decades of experience building new construction homes, we're confident in our ability to deliver high-quality service for our homebuyers.

Our team is committed to the Brock Built promise—to help cultivate a sense of belonging, in desirable, convenient communities, with personalized finishing touches and innovation in our materials and craftsmanship. To prove it, every home we build comes with a [one-year Limited Warranty](#) and multiple touchpoints throughout the home building process.

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