



THE PARC

An intimate collection of unique Modern townhomes in a quiet pocket of eclectic East Atlanta

Experience the hustle and bustle of vibrant East Atlanta in a quiet retreat surrounded by nature at The Parc. A cozy community of just 60 townhomes, The Parc is nestled next to Glen Emerald Park, which features 28 acres of green space, playgrounds, walking trails, tennis courts, and a lake. Just minutes away is eclectic shopping, dining, and entertainment in Atlanta's most vibrant communities of [East Atlanta Village](#) and [Little Five Points](#).

The Parc offers a selection of three unique floor plans designed in the Modern Prairie style unique to the Atlanta area. These modern floor plans feature two- and three-story town home designs with 3 bedrooms and 2.5-3.5 bathrooms with spacious, open-concept layouts. Each home has a private one or two-car garage.



Now selling from the \$400s in Atlanta.



The Vortex



Argosy

IMAGE SOURCE: ARGOSY-EAST.COM



Little Five Points



Banshee

IMAGE SOURCE: BANSHEE-ATL.COM



Savage Pizza



Junkman's Daughter

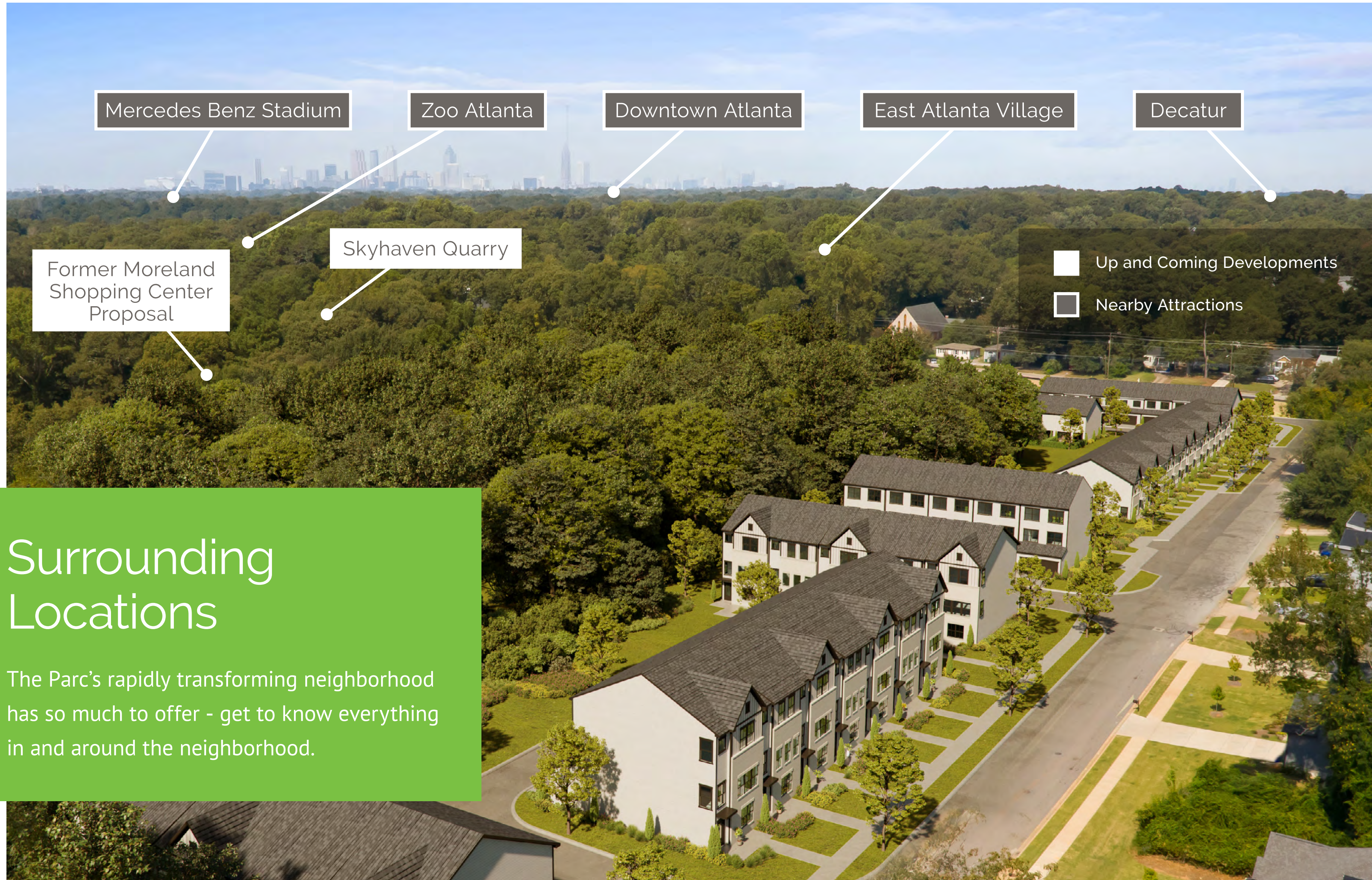
A quiet retreat in the center of East Atlanta's most vibrant and eclectic communities

Experience the best of both worlds at The Parc: a peaceful retreat surrounded by nature in the heart of vibrant city living. Residents enjoy easy access to Glen Emerald Park, a 28-acre park with walking trails, green space, playgrounds, and a lake. While in the center of the bustling city activity, The Parc creates a quiet oasis for you to come home to peace and quiet away from the hustle and bustle - at the Parc you can have it all!

The Parc's unique East Atlanta location is nestled near the most eclectic communities in Atlanta—[East Atlanta Village](#) and [Little Five Points](#). Both business districts feature one-of-a-kind nightlife, bars, and live music venues like [The EARL](#) and [Argosy](#). In East Atlanta Village, discover worldly cuisine at area-favorite restaurants like [El Tesoro](#), [Emerald City Bagels](#), and [Banshee](#). Little Five Points offers eclectic eateries like [The Vortex](#) and [Savage Pizza](#), gift shops like [Junkman's Daughter](#) and [Rag-o-Rama](#), and art you can't find anywhere else.

Its central location on Atlanta's Eastside is a short commute to Downtown and Midtown Atlanta - and an even shorter commute to Kirkwood, Inman Park, Grant Park and Reynoldstown, where you can find popular spots like [Sun in My Belly](#), [Krog Street Market](#), [Bread & Butterfly](#), [Muchacho](#), and [Zoo Atlanta](#) without having to hop on the interstate.





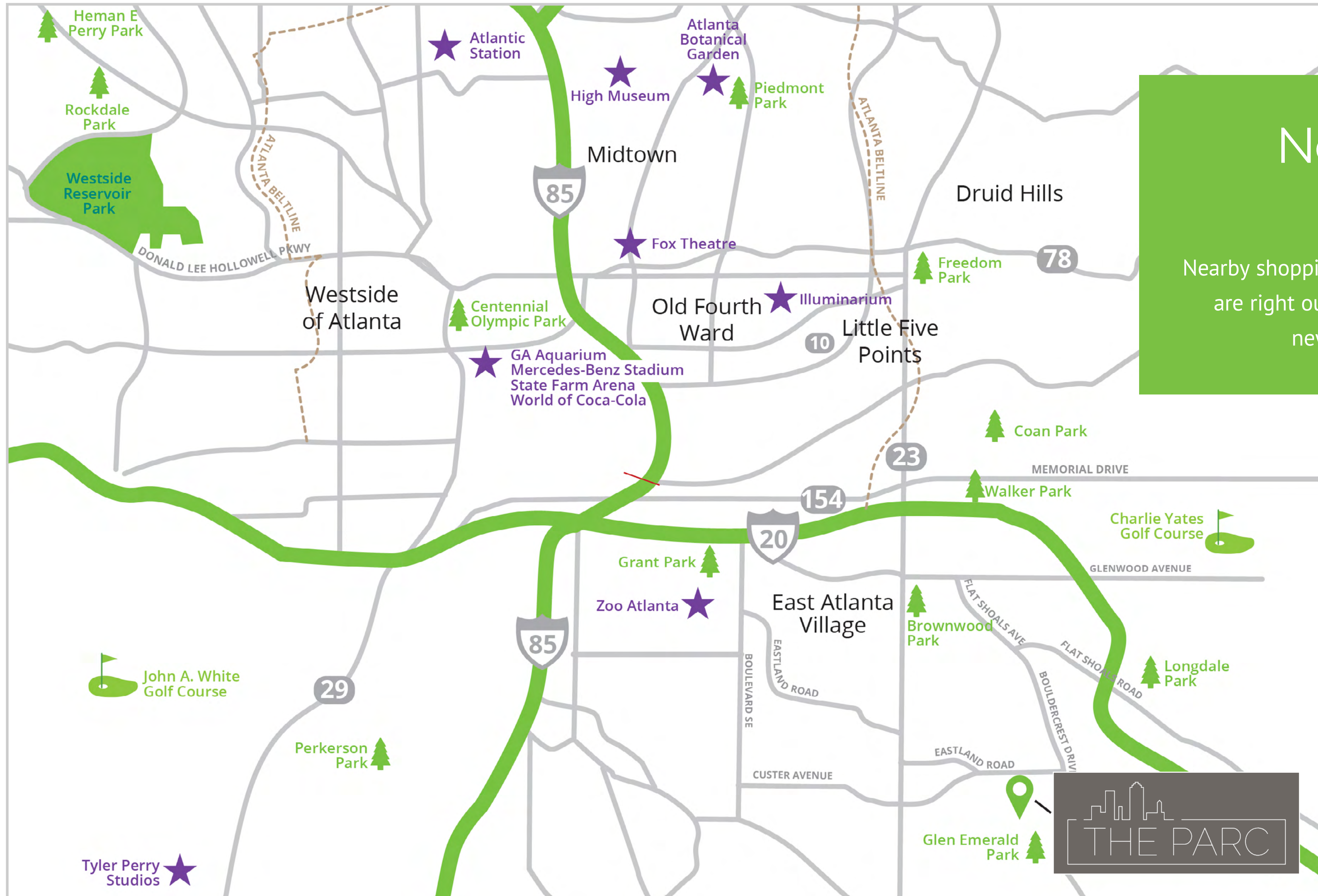
POINTS OF INTEREST

East Atlanta Village	1.8 miles
Former Moreland Shopping Center Proposal	1.2 miles
Skyhaven Quarry	1.4 miles
Grant Park	2.5 miles
Zoo Atlanta	2.5 miles
Krog Street	3.2 miles
Little Five Points	3.3 miles
Beltline	3.5 miles
Old Fourth Ward	3.9 miles
Downtown	4.2 miles
Decatur	4.4 miles
State Farm Arena	4.6 miles
Mercedes Benz Stadium	4.7 miles
Virginia Highlands	4.7 miles
Georgia Aquarium	4.8 miles
GA Tech	5.4 miles
Midtown	5.4 miles
Atlantic Station	6.3 miles
Buckhead	9.3 miles

Surrounding Locations

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





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.



Community Amenities



Neighborhood Fire Pit

Enjoy visiting neighbors and friends at the private neighborhood fire pit with seating and gathering area.



Nearby Parks

Surrounded by nature and nestled next to Glen Emerald Park, you can enjoy acres of park space for outdoor recreation.



Vibrant Shops & Dining

Explore nearby shopping, dining, and entertainment districts in eclectic East Atlanta Village and vibrant Little Five Points.

Design Features & Finishes

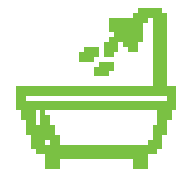
Modern Prairie Design

The Parc's unique Modern Prairie design introduces a new take on the industrial farmhouse trend with cozy, rustic touches. Nestled in quiet nature right in the center of the city, this modern interior style accentuates the community's wooded surroundings.

Community Key Features



3 bedrooms



2.5-3.5 baths



1-2 car private garages



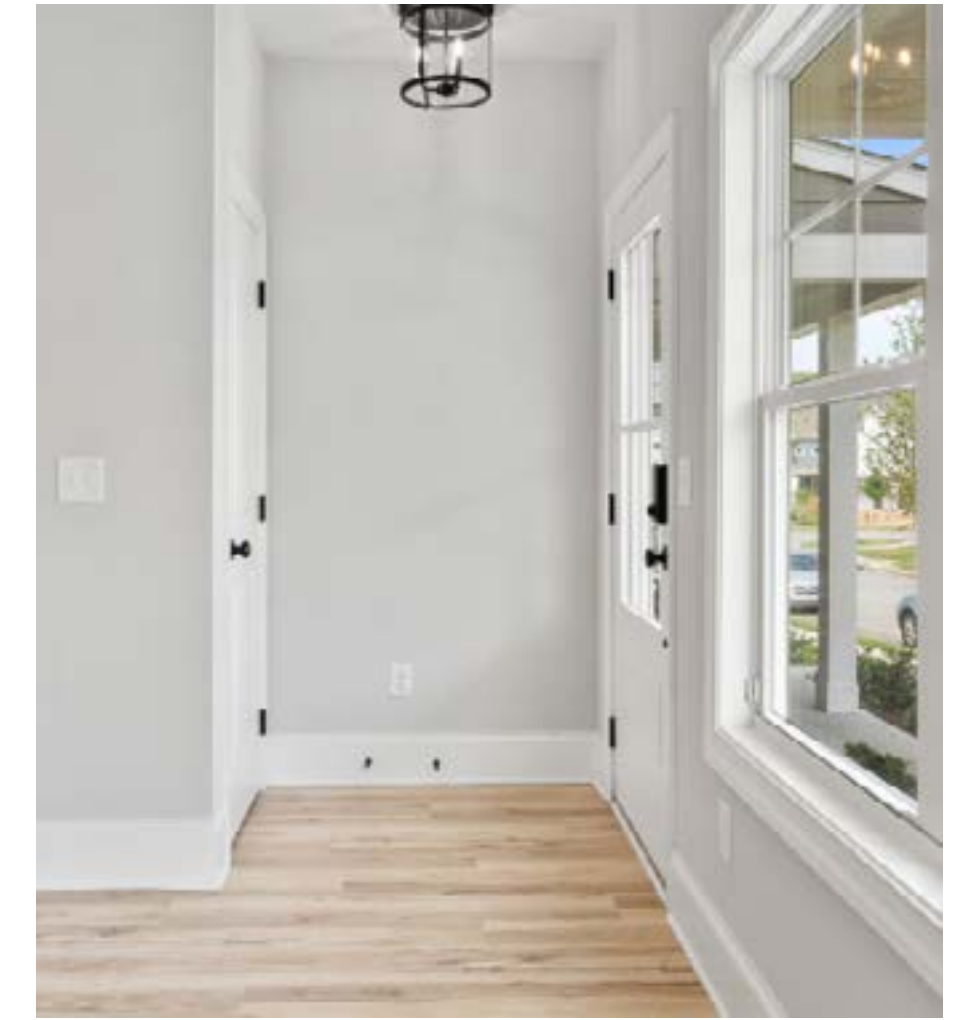
1,400 - 2,100 SF floorplans



2 and 3-story plans



Open concept





Tall ceilings create an expansive environment perfect for hosting and entertaining

Two-story townhomes at The Parc feature a spacious, open-concept main floor with one or two-car garages, a powder room for guests, and a cozy combined living room and luxury kitchen with granite countertops. Upstairs, the owner's suite features dual vanities, a walk-in shower, and a large walk-in closet with ventilated shelving. Two secondary bedrooms share a large bathroom with ceramic tile flooring and cultured marble vanity.

Three-story townhome plans offer extra space for hobbies, with a lower-level private bedroom with a full bathroom to be used as a guest room, hobby room, or home gym. The second floor features an open-concept living space complete with a formal dining room, a chef's kitchen with an island, and a spacious great room. There's even a quiet home office with a built-in desk off the dining room! On the third floor, a prominent owner's suite with a luxury spa bathroom shares the top floor with an equally spacious secondary bedroom with a full bathroom and walk-in closet.

[VIEW VIRTUAL TOUR](#)



Adeline

Floor Plan



Structure and color subject to change.



3 bedrooms



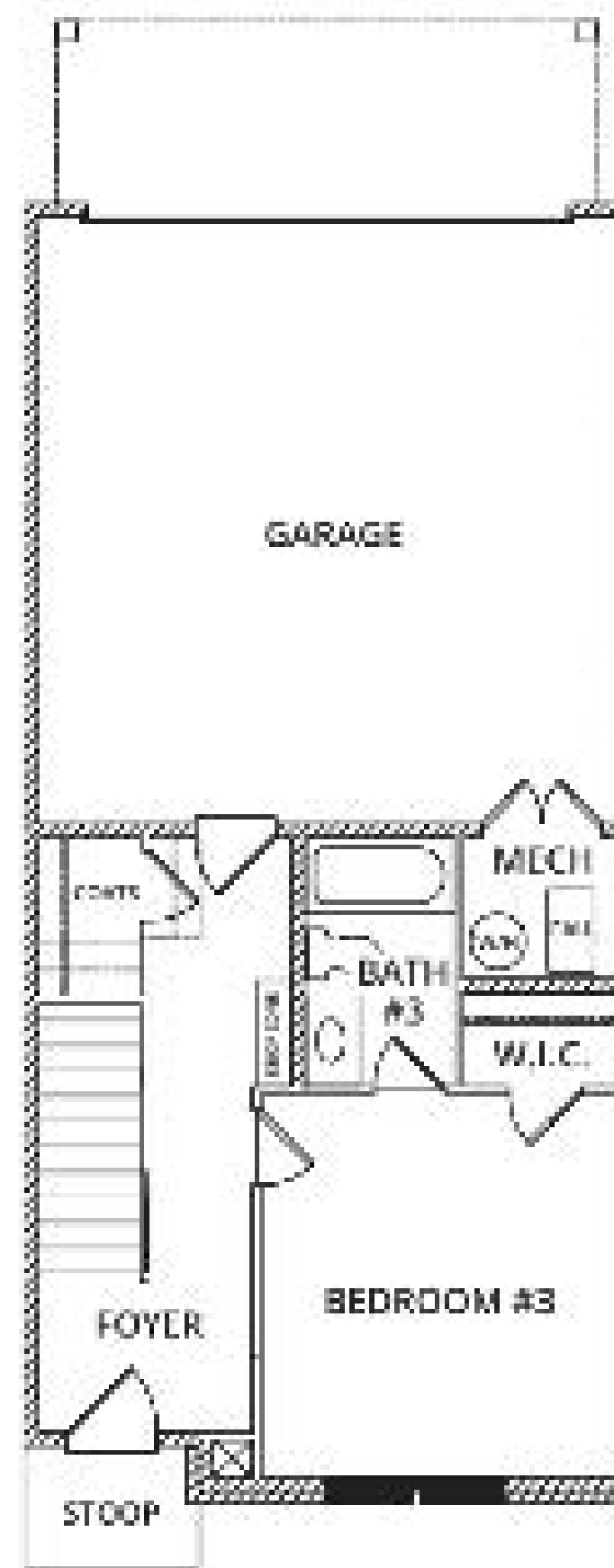
3.5 baths



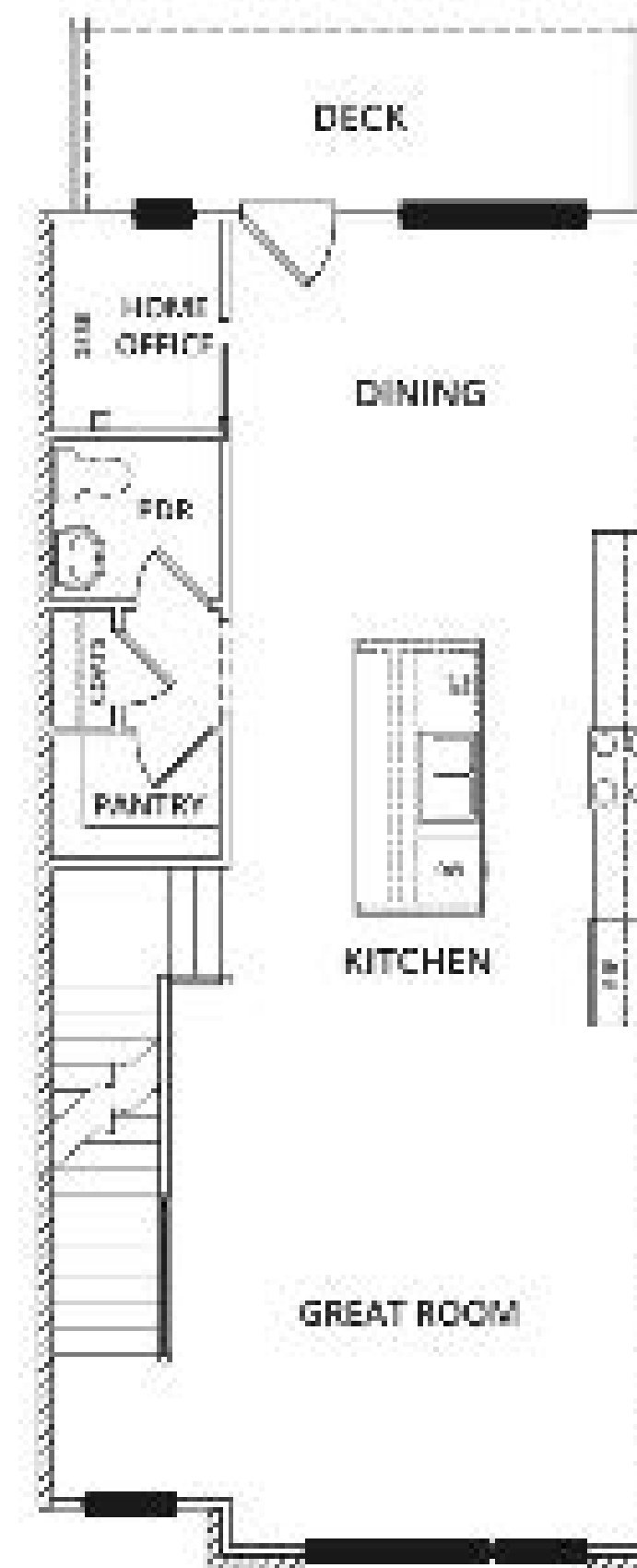
2,136 sqft



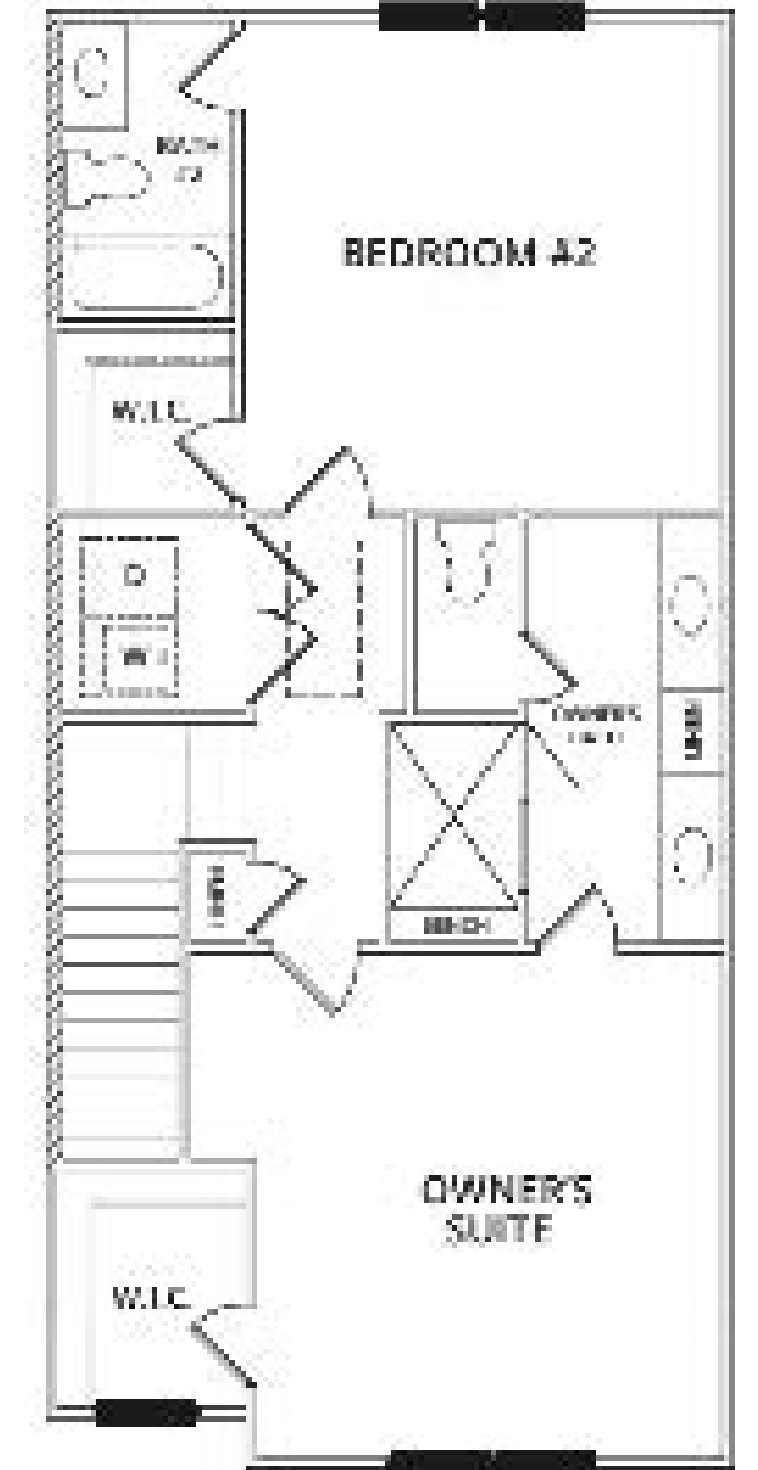
3 stories



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

**Floor plans are not to scale. Dimensions, square footage and other finish and fixture variations may occur. 7.19.22



Lancaster

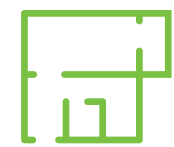
Floor Plan



3 bedrooms



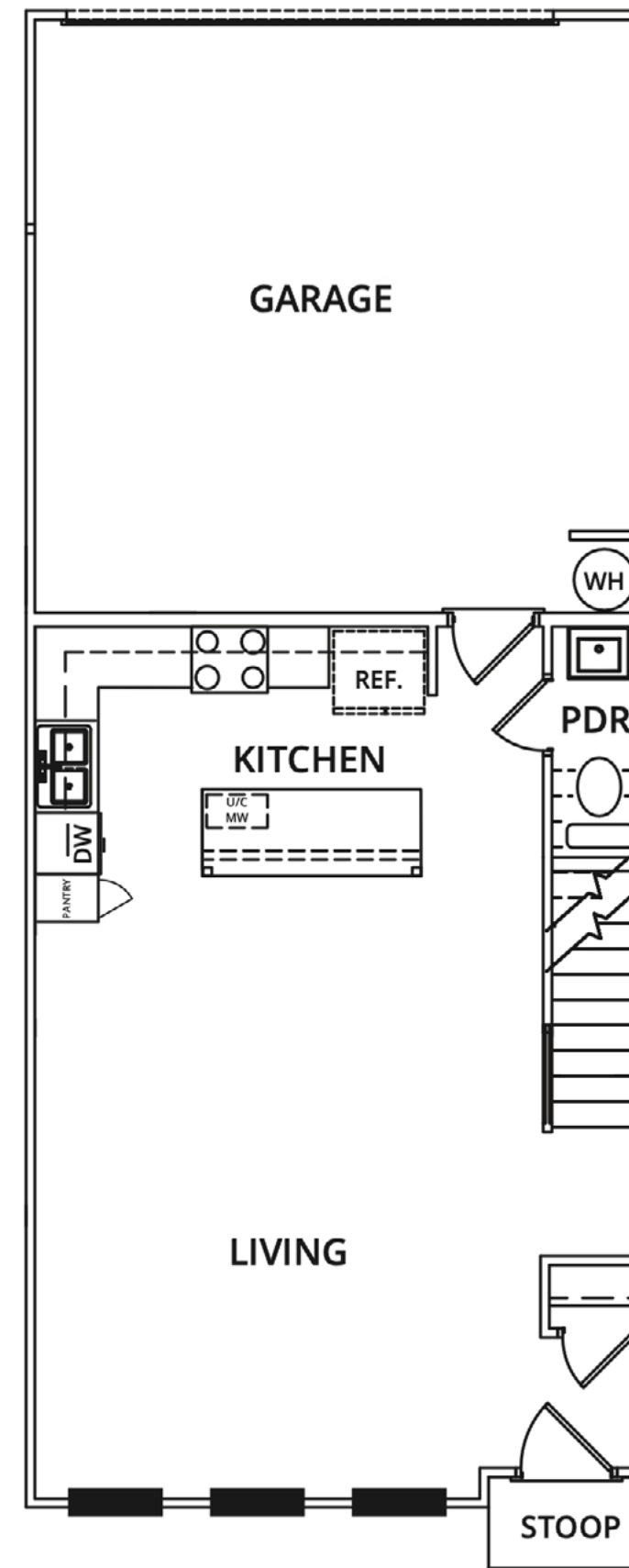
2.5 baths



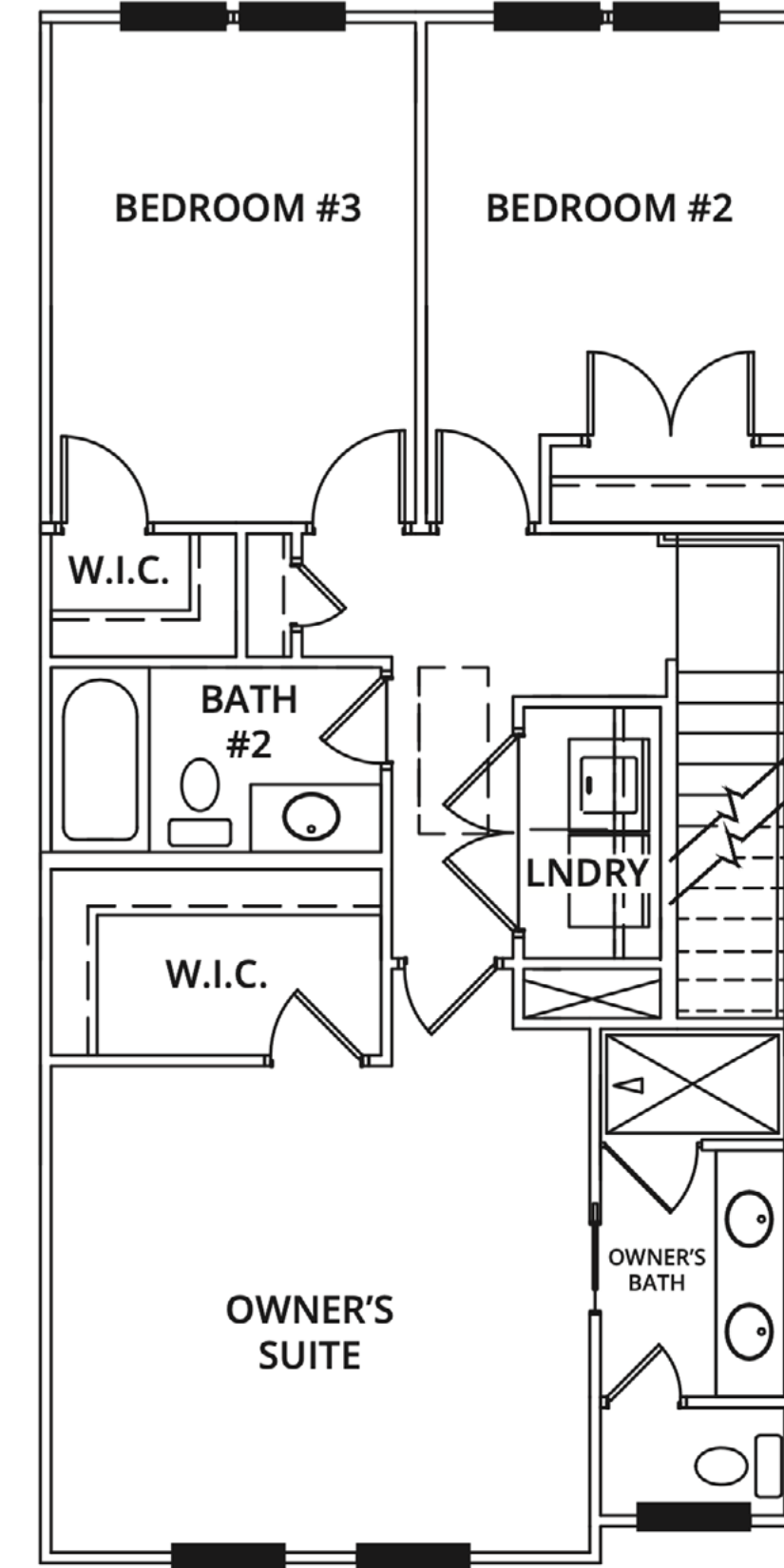
1,415 sqft



2 stories



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Floor plans are not to scale. Dimensions, square footage and other finish and fixture variations may occur. 3.8.22



Manchester

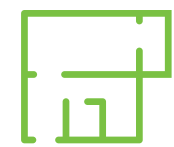
Floor Plan



3 bedrooms



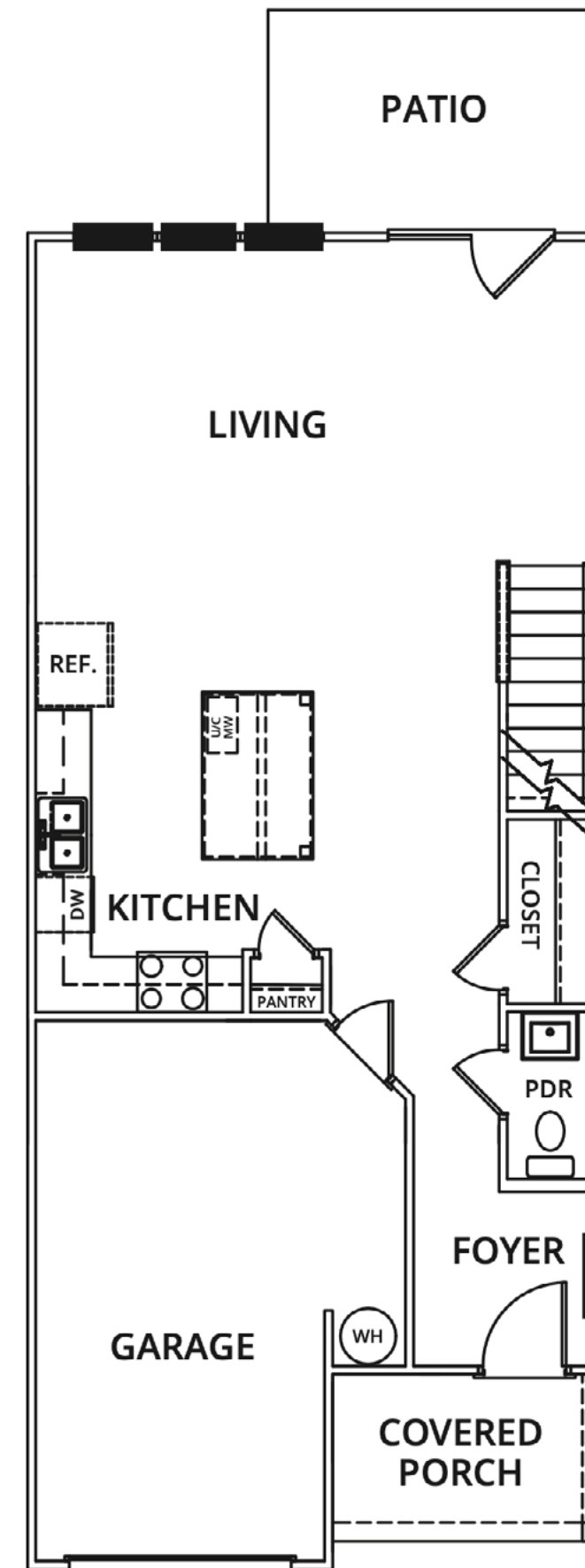
2.5 baths



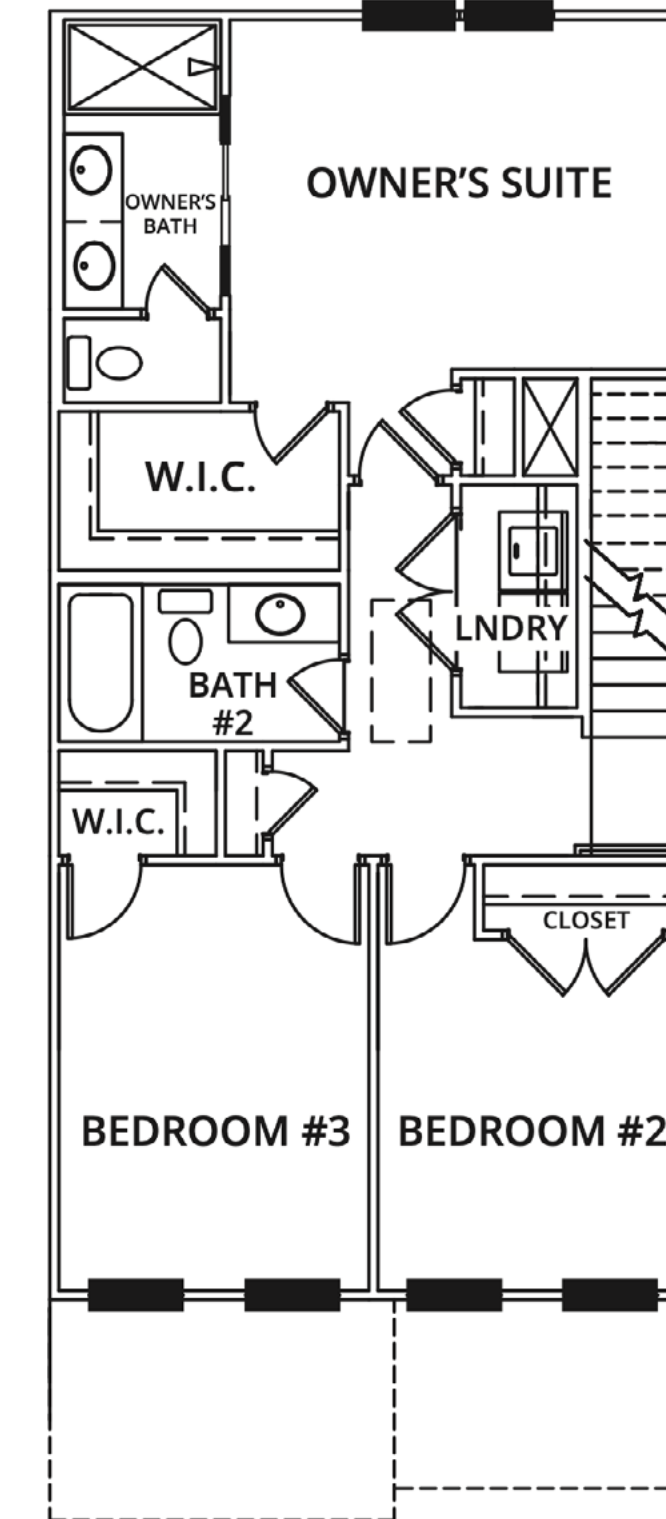
1,465 sqft



2 stories



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Floor plans are not to scale. Dimensions, square footage and other finish and fixture variations may occur. 3.8.22



Standard Features & Finishes

Uncompromising Exterior Quality

- Brick Exterior Accents and cementitious siding, board and batten and trim
*Per elevation
- Bronze Exterior Low-E vinyl or fixed* Windows, Front Doors with glass accent *Per plan
- Paneled stamped steel garage doors with remote openers
- 5 inch Galvanized aluminum downspouts
- Radiant barrier sheathing
- Two exterior electrical outlets and two hose bibs (front and back)
- Stained Deck per plan
- Secure deadbolt locks on all exterior doors, Keyless deadbolt on front door

Interior Superior Finishes

- 3 story townhomes are 9' ceilings 1st floor, 10' main floor and 9' upper floor,
- 2 story townhomes are 9' ceilings on 1st and 2nd floors
- Ceiling Fans included in living room and Owner's Suite
- Pre-wire and bracing for ceiling fans in all secondary bedrooms
- Cat 5e and Cable Outlet in family room and all bedrooms. Dual USB Outlet in Kitchen
- 2 panel interior doors on all levels
- 7% base moulding on 10' ceiling; 5 ¼" base moulding on 9' ceiling; cased window openings.
- Powder room with square frameless mirror and Raised Maple Vanity with Cultured Marble Countertops, oval undermount sink and Chrome plumbing fixture with 4" centerset
- 7 ¼" Shaw luxury vinyl plank floors on garage entry hallway and main level with LVP treads throughout.
- Superior quality Shaw® stain resistant carpeting with 6LB pad

Gourmet Kitchen

- 42" Stained Maple Cabinetry with crown molding
- Whirlpool® Stainless kitchen appliance package to include a 30 inch 5 burner slide in gas range with vent hood, under cabinet built-in microwave and dishwasher
- Granite countertops with undermount double bowl stainless steel sink
- 1/3 HP Badger Insinkerator garbage disposal
- Chrome Moen® faucet with handheld spray

Luxury Owners Retreat

- Raised maple vanity cabinets
- Cultured Marble Countertops with oval undermount sinks, full width mirror and 8" faucet spreads
- Framed shower door
- Classic Moen® chrome plumbing fixtures
- Ceramic tile on floor, shower wall, shower floor, and shower niche*
- Spacious walk-in closet with ventilated shelving

Secondary Bathrooms

- Raised vanity maple cabinets
- Cultured Marble vanity top with oval under-mounted sinks and 4" centerset chrome faucet
- Ceramic Tile Floor
- Classic Moen®, chrome plumbing fixtures
- Fiberglass tub/shower combo

Other Features

- LED flushmount lighting
- Smoke and CO2 detectors
- Engineered roof and floor system and engineered beams and headers*
- Architectural Style Roof Shingles
- Glued, nailed and screwed sub-floors
- Ceramic tile floor in laundry room
- Exterior termite bait stations
- Tanked electric water heater 40 gallon
- Lennox® 14 SEER AC and Heat Pump with Digital Thermostats
- Security System with keypad, first floor window and door contacts, motion detection pre-wire
- Secure deadbolt locks on all exterior doors and Keyless deadbolt on front door

Customer Assurance

- Construction Kick Off Meetin**
- Weekly communication with New Home Counselor and Project Manager
- Onsite blower door and duct testing for increased energy efficiency
- Customer Orientation and Final Walk-Through
- 1 year Limited Builders Warranty
- 10 year Limited Structural Warrant

Homeowner's Association

- Initiation fee - \$3,000
- Annual dues - \$250 Monthly

*PER PLAN
**DEPENDING ON STAGE OF CONSTRUCTION
FEATURES ARE SUBIERT TO CHANGE AT ANY TIME AND WITHOUT NOTICE.
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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.

[SEND US A MESSAGE](#)

Be sure to follow for more.

