

# WATERFORD

WWW.WATERFORDGA.COM · 770-205-0234

## Overview

Waterford is a community centered on neighborhood and nature. From our sidewalk-lined streets to our pool and lakeside gathering space, you will once again feel part of a community. At Waterford, you'll enjoy the intimate surroundings of a natural, stream-fed lake nestled within a neighborhood of 58 homesites.

The Malloy style is what separates us from the rest, and it is here that your house becomes a home. With unique architectural accents, fine design appointments and warm, inspired rooms, you will feel the joy of a home built to cradle you in comfort and welcome family and friends for years to come.

## Location

Waterford is located off Aaron Sosebee Road and Bethelview Road. Conveniently located near Cumming, Alpharetta and the GA 400 corridor. Only minutes away, you'll find great local shopping, North Point Mall and the North Georgia Outlets. Enjoy some of the best recreation in the state with nearby Lake Lanier and the North Georgia Mountains.

## Homes

Masterpiece Collection of Homes from the High \$300s

Patrick Malloy Communities Traditional Series of homes feature both two-story and ranch homes. These homes offer a selection of innovative floorplans with distinct and attractive exteriors. Dramatic four and five bedroom plans, ranging in size from 2500 sq ft to 3500 sq ft. Home plans include arched entryways, gourmet kitchens, tray ceilings, vaulted and open family rooms, true owners suites with sitting areas, and upgraded designer features.

## Amenities

A beautiful natural lake is the backdrop for the Neighborhood Club with open gathering pavilion, swimming pool and trail down to a lakeside fireplace. Select homesites will offer beautiful views of Sawnee Mountain.

## Schools

Sawnee Elementary, Vickery Creek Middle, West Forsyth High (beginning Fall 2007)  
For more info on Forsyth County Schools, please visit: [www.forsyth.k12.ga.us](http://www.forsyth.k12.ga.us)

## Directions

From Atlanta take GA 400 North to Exit 13. Turn left off exit onto Hwy 141 / Bethelview Rd. Travel approximately 4.8 miles and turn left onto Aaron Sosebee Rd. Travel about 1.5 miles and Waterford will be on the right.

## Developer & Builder

Patrick Malloy Communities is among the most active builders in the metropolitan Atlanta area, having built homes in several master planned communities including: Monarch Village, Summergrove, Avery Park, Canterbury, City Square, Mirror Lake, Anneewakee Trails and Ridenour. The Company is also a key home builder at Harmony on the Lakes in Cherokee County, StoneBridge in Coweta County, and is actively building in Mill Pond in Carroll County, Brookmont in Douglas County, and Union Crossing, The Lakes at Cedar Grove, Providence Place, and Princeton Lakes all in South Fulton. The Company was recognized with the distinguished Atlanta Business Chronicle's Pacesetter Award for its performance in 2006, receiving the award for the third time. The award recognizes the 50 fastest growing privately held companies in metro Atlanta. Patrick Malloy Communities was also named to Builder Magazine's 2005 Fast Track list of homebuilders nationwide.

Following both his father and grandfather into the homebuilding business, Malloy purchased the family owned business in 1994. Under his direction, the firm was restructured and the focus shifted to building in master planned communities. Patrick Malloy Communities strives to provide high quality homes to young professionals and families at affordable prices. For more information visit: [www.pmccommunities.com](http://www.pmccommunities.com).