

Your
**NEW
HOME**



UNIONMAIN HOMES

at Austin Springs

Austin Springs is where everyday comfort meets connected living, a thoughtfully planned community in Bethlehem, Georgia designed for families who want more space without sacrificing convenience. Here, life is built around ease and flexibility, with spacious homesites, scenic surroundings, and community features like walking trails, green spaces, and gathering areas that bring neighbors together.

When it comes to day-to-day living, Austin Springs is part of the Barrow County School District, with nearby schools including Yargo Elementary, Haymon-Morris Middle, and Apalachee High School. And for work, shopping, and entertainment, residents enjoy easy access to Highway 316 and surrounding

retail and dining destinations, keeping everything you need within reach while maintaining a quieter, more relaxed pace of life.

UnionMain Homes brings signature craftsmanship, open-concept floor plans, and elevated design options to Austin Springs, with homes ranging from approximately 2,200 to over 3,200 square feet. Thoughtfully designed for how you live today, these homes offer flexible spaces for gathering, working, and unwinding, along with energy-efficient construction for lasting comfort and value. UnionMain Homes makes it easy to find a home that fits your life now—and grows with you into what's next.





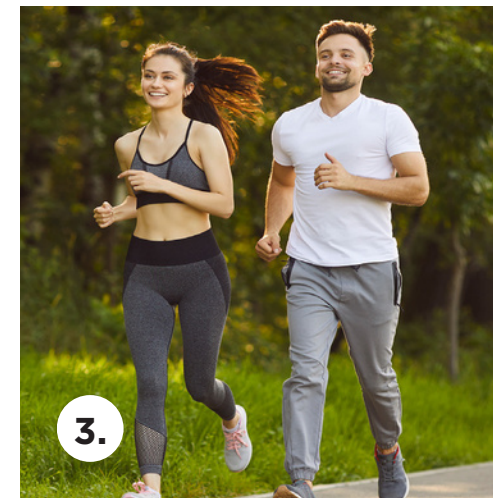
Life at Austin Springs in Bethlehem, GA moves at an easier pace, and that's exactly the point. With the charm of a small-town setting and nearby horse stables, it's a place that invites you to slow down, step outside, and enjoy the simple moments that make everyday life feel a little more grounded.

AMENITIES

- 1. The community features two beautiful ponds that provide peaceful views, attract local wildlife, and create a serene setting for relaxation.
- 2. Expansive open spaces offer room to relax, play, and enjoy the outdoors, all while being conveniently located near shopping, dining, and everyday essentials.



- 3. Thoughtfully designed paths and sidewalks weave throughout the community, offering safe, scenic routes for walking, jogging, and connecting with neighbors.
- 4. The community is served by highly acclaimed, award-winning schools known for academic excellence, dedicated educators, and enriching programs that support student success and lifelong learning.



- 5. A lively space where children can play, explore, and let their imaginations run free, while families gather and create joyful, lasting memories together.



BUILDING *You*

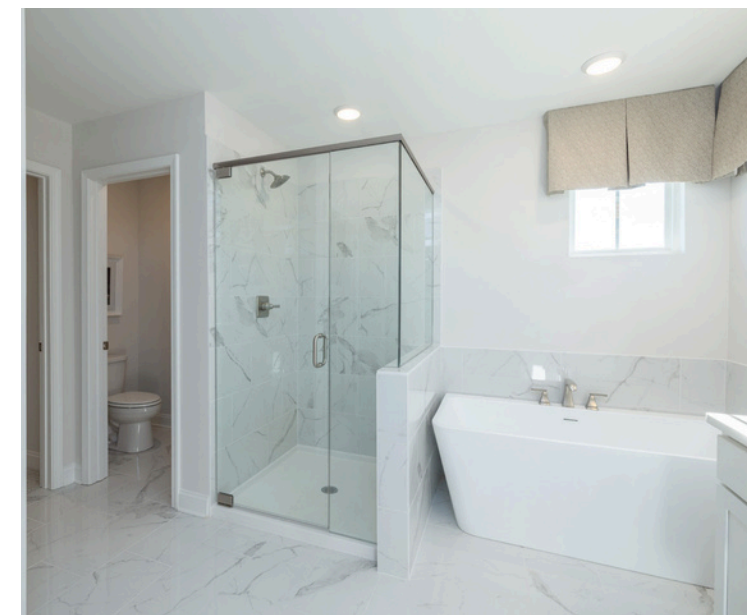
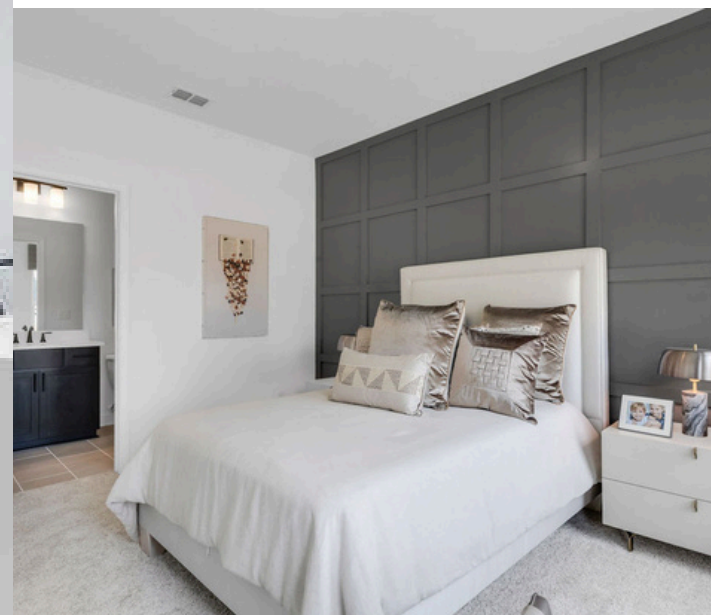
We see your life story as the blueprint for your perfect home. Our team builds with **YOU** at the heart of each plan. Beginning with a framework that reflects your family values, constructing spaces that support your growth and dreams, and finishing with the details that make it uniquely your own. Every brick, beam and brushstroke is yours.

With spacious, modern floor plans, Austin Springs has a home for every taste and lifestyle. Our highly personalized homebuying process allows each family to customize their ideal space with upgrade options that meet both wants and needs.



Learn more
about our
homebuying
process





WHY UNIONMAIN HOMES

Other builders might cut corners, but UnionMain Homes builds with intention—prioritizing quality materials, thoughtful design, and long-term durability so your home looks great on day one and holds up for years to come.



View Model Home Gallery

UNIONMAIN HOMES *Sitemap*



THE ATKINSON

 4 Bed
 2.5 Bath

 2,228 SqFt
 2 Garage

ABOUT:

The Atkinson offers a well-designed floor plan with ample living and entertaining space—ideal for hosting family and friends. The covered front porch opens to a foyer with access to a flexible room that can serve as a home office, gym, or playroom. An open-concept layout connects the large family room, dining area, and gourmet kitchen. A powder room is located off the kitchen, leading to a small mudroom with direct access to the two-car garage. Upstairs includes the primary suite, three guest bedrooms, and a full laundry room. Each guest bedroom features a walk-in closet and shares a full bathroom. The primary suite includes a double vanity, soaking tub, separate shower, and a spacious walk-in closet.



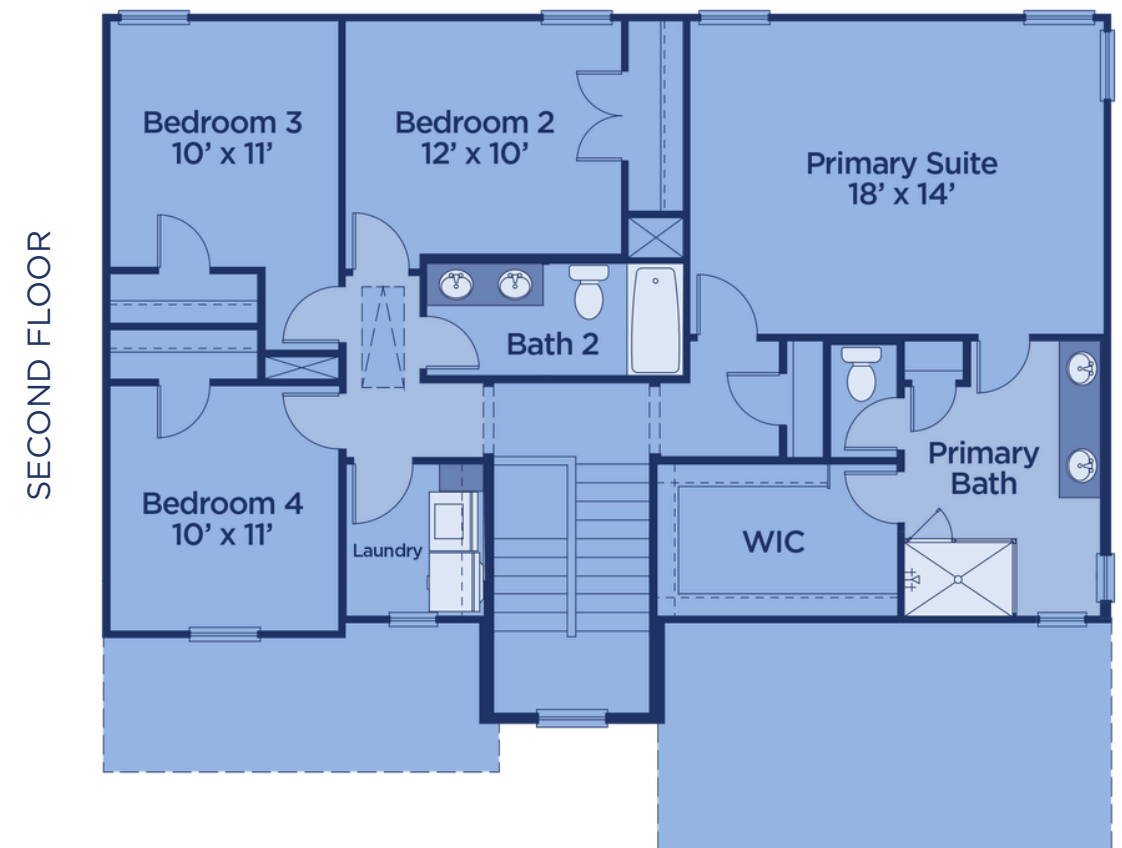
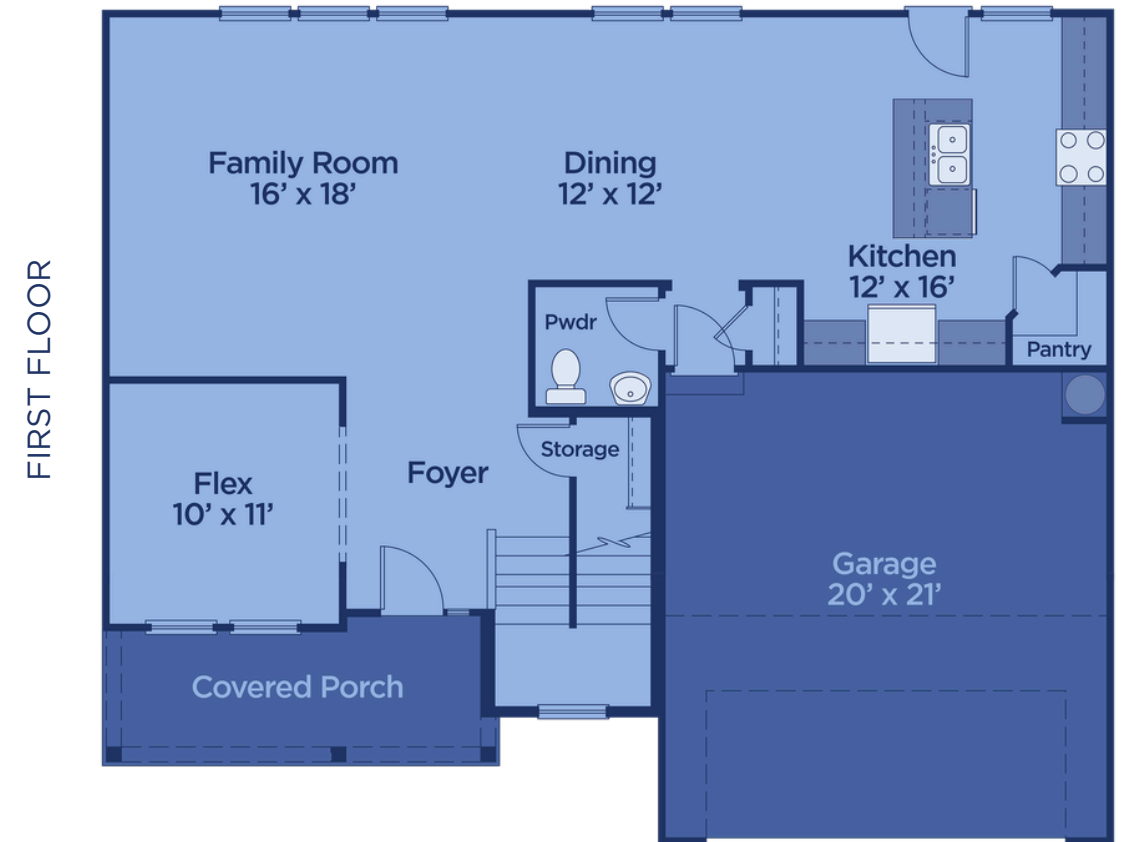
ELEVATION A



ELEVATION B



ELEVATION C



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THE BALDWIN

 4 Bed
 2.5 Bath

 2,580 SqFt
 2 Garage

ABOUT:

The Baldwin is a spacious two-story home featuring four bedrooms, multiple living areas, and smart functionality throughout. A covered front porch opens into a welcoming foyer with access to a powder room and a flexible front room—ideal for a home office, gym, or playroom. The main level centers around an open-concept layout that includes a large family room, a dedicated dining area, and a well-appointed kitchen with a center island, walk-in pantry, and ample counter space. The mudroom off the garage includes a built-in bench and connects directly to the kitchen for added convenience. Upstairs, a central loft offers additional living space. On one side, three secondary bedrooms—each with walk-in closets—share a full bathroom. The opposite side features a private primary suite with a spacious walk-in closet, a soaking tub, and a separate walk-in shower. The second floor also includes a full laundry room and two linen closets for added storage.



ELEVATION A

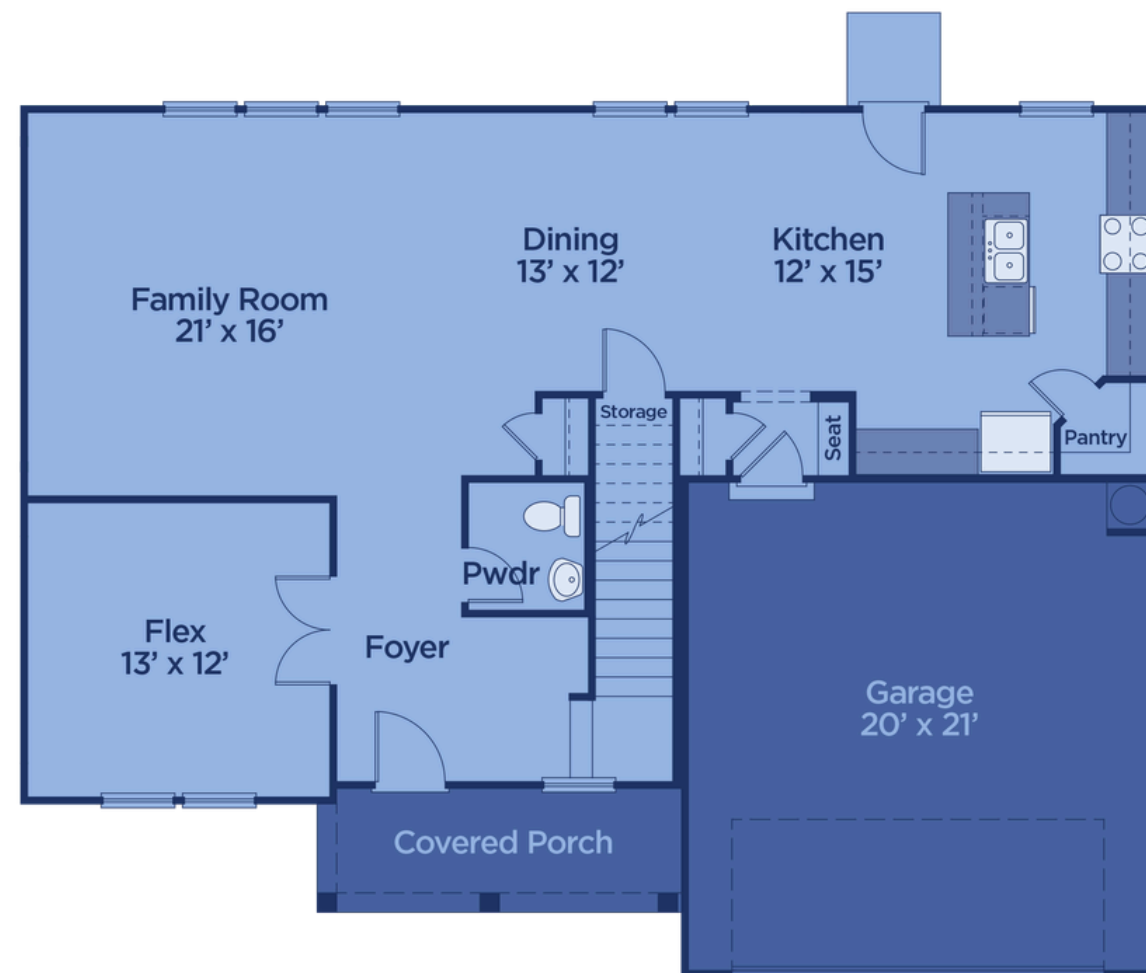


ELEVATION B



ELEVATION C

FIRST FLOOR



SECOND FLOOR



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THE CHARLTON

-  4 Bed
-  3 Bath
-  2,784 SqFt
-  2 Garage

ABOUT:

The Charlton is a beautifully designed two-story floor plan that balances open-concept living with private retreats—ideal for modern households that value space, flexibility, and functionality. A welcoming covered front porch opens into a bright foyer with access to a versatile flex room—perfect for a home office, gym, or playroom—and a two-car garage. The main level features a spacious open layout that includes a large family room, an elegant dining area, and a well-appointed kitchen. A private guest bedroom with a full bath is tucked behind the main living area for added convenience. Upstairs, an open loft provides additional living space for work, play, or relaxation. Two secondary bedrooms—each with walk-in closets—share a full bathroom and are located near a dedicated laundry room with extra storage. The luxurious primary suite is privately located on the opposite side of the loft and features a spa-inspired en suite bath with double vanities, a soaking tub, a separate shower, and two large walk-in closets—offering generous storage and no need to share.



ELEVATION A

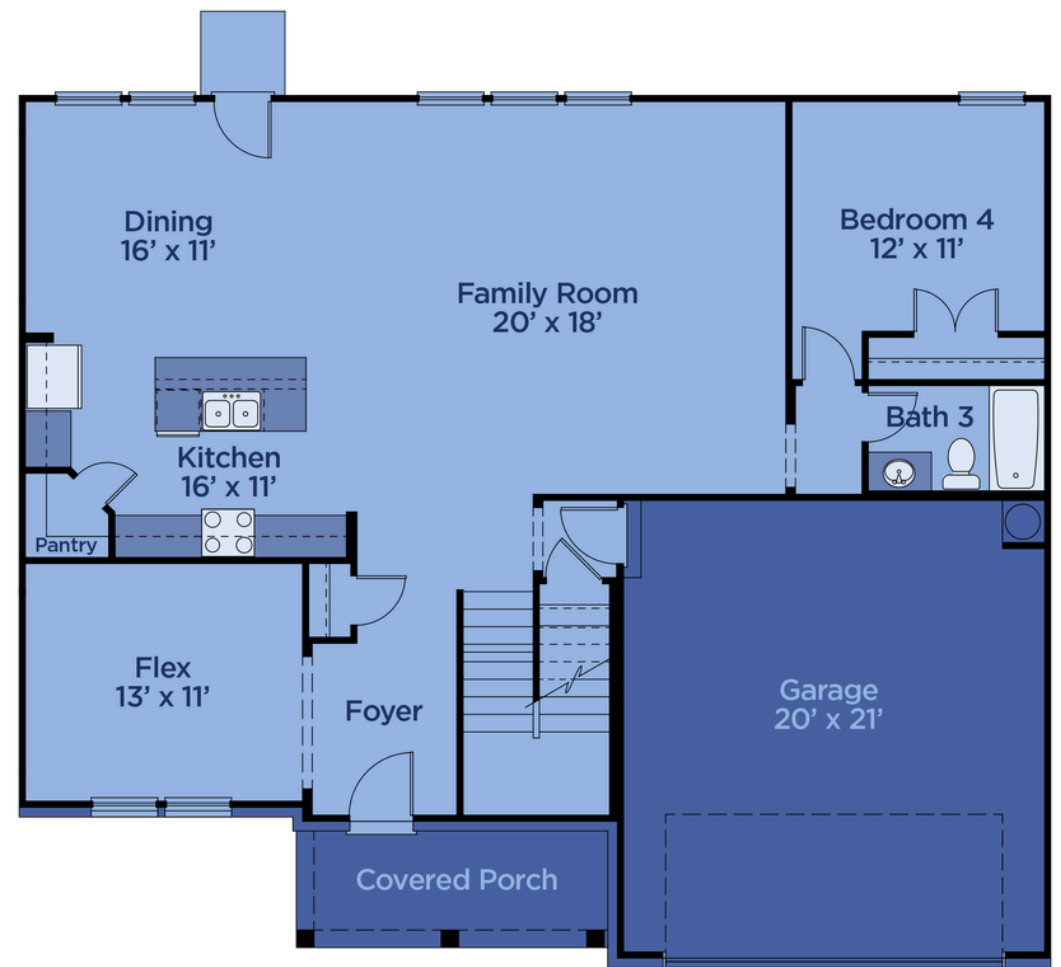


ELEVATION B



ELEVATION C

FIRST FLOOR



SECOND FLOOR



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THE GLYNN

 4 Bed
 3.5 Bath

 2,677 SqFt
 2 Garage

ABOUT:

The Glynn is a welcoming two-story floor plan designed for entertaining and everyday comfort. A covered front porch opens to a spacious foyer, formal dining room, and a versatile flex space—ideal for a home office, playroom, or gym. A powder room is conveniently located near the entry. The open-concept family room flows into a gourmet kitchen with a walk-in pantry and a breakfast area with access to a covered patio. The main-floor primary suite offers a large walk-in closet and a luxurious bath with dual vanities, a soaking tub, and a separate shower. A laundry room sits just behind the suite with easy access to both the garage and living area. Upstairs includes a private guest suite with walk-in closet and full bath, plus two additional bedrooms with walk-in closets that share a full bath. Open stair rails offer a view overlooking the family room below.



ELEVATION A



ELEVATION B



ELEVATION C



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THE MADISON



5 Bed



3 Bath



3,157 SqFt



2 Garage

ABOUT:

The Madison is a stunning five-bedroom, two-story home designed for modern living and entertaining. A covered porch leads into a welcoming foyer with access to a formal dining room and a private guest suite featuring a full bath and walk-in closet. The open-concept main floor includes a large family room, breakfast area, and gourmet kitchen. A mudroom with a walk-in closet connects to the two-car garage for added convenience. Upstairs, a central game room offers space for recreation or relaxation. The private primary suite includes a full bath and walk-in closet, while three secondary bedrooms—each with walk-in closets—share a full bath. A spacious laundry room is also located on the second floor.



ELEVATION A

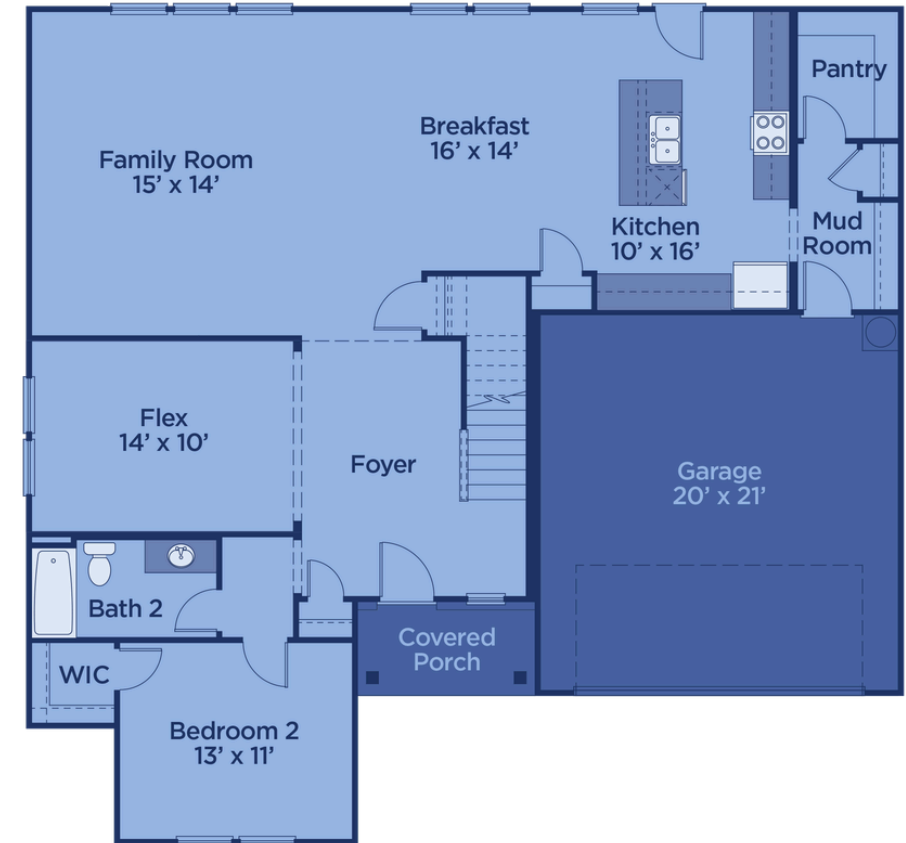


ELEVATION B

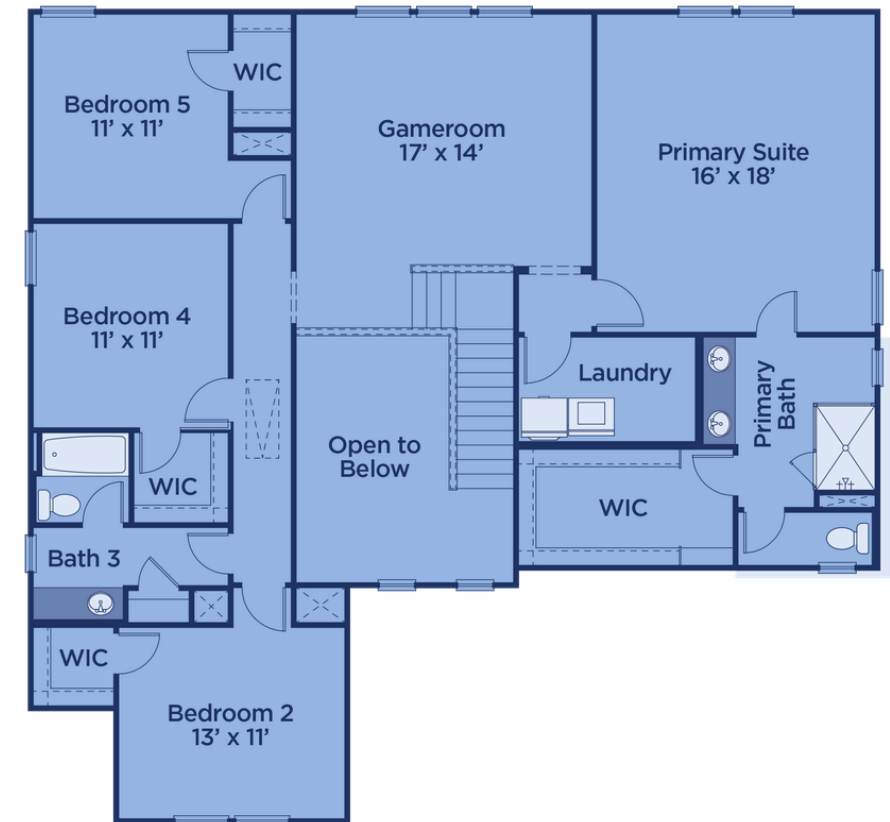


ELEVATION C

FIRST FLOOR



SECOND FLOOR



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THE WARREN *Model home*

 5 Bed
 3.5 Bath

 3,282 SqFt
 2 Garage

ABOUT:

The Warren is a thoughtfully designed two-story floor plan offering ample space for entertaining and everyday living. A welcoming covered porch leads into a spacious foyer with access to a formal dining room and a versatile flex space—ideal for a home office, gym, or playroom. A powder room sits just off the entry. The open-concept family room connects to a gourmet kitchen with a walk-in pantry, breakfast area, and adjacent pocket office. A first-floor guest suite is tucked behind the kitchen and features its own full bath and walk-in closet. The two-car garage connects through a mudroom for added convenience. Upstairs, three secondary bedrooms—each with walk-in closets—share a full bath. A large game room and nearby laundry room offer added functionality. The private primary suite includes a spa-like bath with dual vanities, a separate shower and tub, and a spacious walk-in closet.



ELEVATION A



ELEVATION B



ELEVATION C

FIRST FLOOR



SECOND FLOOR



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INCLUDED HOME *features*

Every UnionMain home comes with a carefully curated set of included features designed to elevate daily living—blending style, comfort, and reliability with the kind of thoughtful details that make a house feel finished from the start.

EXTERIOR DESIGN FEATURES

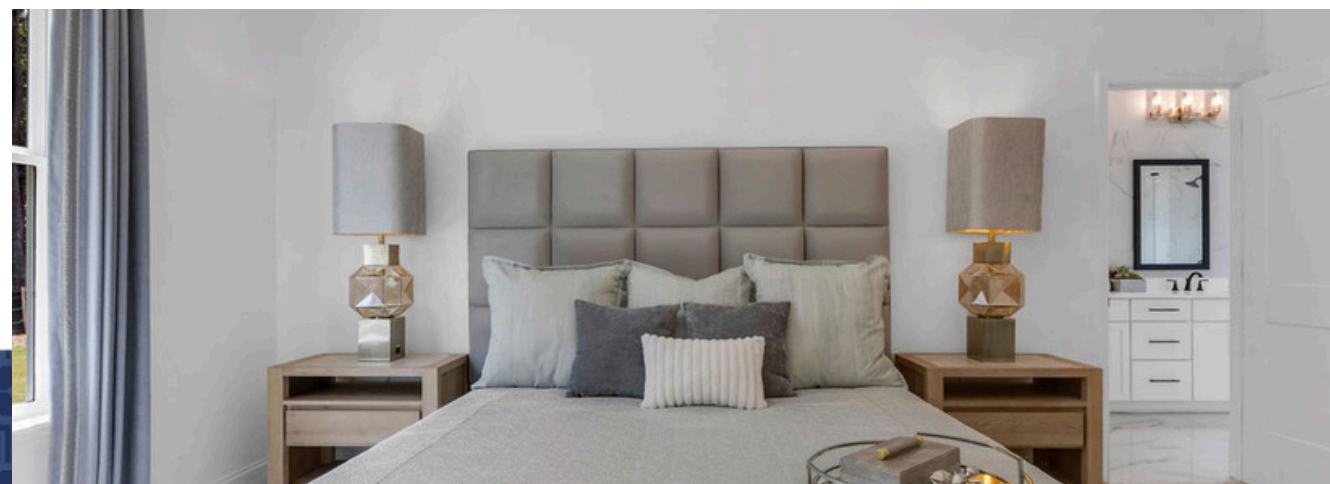
- Fiber cement siding with brick accents
- Aluminum gutters and splashblocks
- Architectural shingles
- Low-maintenance vinyl shutters, soffits, and fascia
- Front-entry garage with low-maintenance door
- Professionally landscaped yard
- 4' x 4' patio pad
- Exterior electrical outlets and hose bibb
- 6' 8" front entry door
- Corbels, gables, and wrapped columns
- Covered patio

BATHROOM FEATURES

- Cultured marble countertops with rectangular undermount sinks
- Delta satin nickel plumbing fixtures
- Powder room with pedestal sink (per plan)
- Ventilated shelving in all closets
- Level 1 raised-height cabinets in secondary baths

KITCHEN DESIGN FEATURES

- Smart-designed 42" painted or stained cabinets with crown molding
- LED downlighting
- 3 cm Quartz countertops
- Level 1 tile backsplash
- 50/50 stainless undercounter sink
- Delta Satin Nickel pull-out kitchen faucet
- Stainless steel appliance package (microwave-hood, dishwasher, range)
- Extended kitchen island (per plan)
- Garbage disposal
- Pendant lighting in kitchen, standard



PRIMARY SUITE

- Spacious primary walk-in closet with ventilated shelving
- Primary bath: large walk-in tile shower (per plan)
- Mud-set master shower
- Double vanity in primary bath (per plan)
- Separate soaking tub (per plan)
- Cultured marble countertops with rectangular undermount sinks
- Delta satin nickel plumbing fixtures
- Level 1 raised-height cabinets in primary bath
- Trey ceiling in master bedroom
- Ceiling fan in primary suite
- Designer trim series featuring crown molding in primary suite

INTERIOR DESIGN FEATURES

- 9' ceilings on main floor
- Designer trim series with crown molding in primary suite and formal dining
- Decorative interior and exterior doors with brushed nickel Kwikset hardware
- Shaw luxury vinyl plank flooring in living areas on first floor
- Window screens
- Smooth-finish walls and ceilings
- LP TopNotch floor decking, glued down (50-year warranty)
- 3/4" MDF base trim and 2 1/4" 356 window and door casing
- Square newel posts
- 2-panel Craftsman-style interior doors
- Kwikset handle set with polo knobs, satin nickel or bronze
- Engineered stairs with stained oak wall rail
- Shaw Level 1 carpet in bedrooms and closets
- Interior lighting package by Kichler
- Sherwin-Williams paint packages
- Soft-close doors and drawers
- Mud bench standard
- Ceiling fans pre-wired in secondary bedrooms

ENERGY SAVINGS AND COMFORT

- High-efficiency 15 SEER HVAC system with sealed ducts
- Low-E vinyl windows for thermal performance
- R-38 batt insulation in vaulted ceilings
- R-13 wall insulation
- 50-gallon water heater
- Natural gas service to home (electric and gas utilities)
- Engineered floor system
- Honeywell programmable thermostat
- Elongated water-saving commodes
- LED downlighting throughout kitchen
- Aluminum gutters with splash blocks for moisture management

LOW VOLTAGE AND SECURITY

- On-Q system panel with up to 6 data lines
- InTouch video doorbell
- Kwikset smart door lock
- Integrated smoke detectors on each floor
- Carbon monoxide detector
- Low-voltage conduit pre-installed for future expansion
- Wi-Fi enabled garage door opener
- Motion-sensor flood light at garage
- Honeywell programmable thermostat (Wi-Fi capable)

QUALITY CONSTRUCTION

- PEX plumbing with copper wiring
- GFCI outlets in wet areas
- Pre-closing home orientation walkthrough
- Termite bond
- 50-year LP TopNotch floor decking warranty
- Third-party inspection for quality assurance
- Engineered framing and shear wall

06/26

2-YEAR MECHANICAL 10-YEAR STRUCTURAL





DESIGNING *Your* HOME

Building a new home is a life-changing decision, and at times, can seem daunting. At UnionMain, we want to make your experience as seamless and enjoyable as possible.



UnionMain Homes considers each homeowner's individual tastes and needs during every step of designing your dream home. Construction is fast yet thorough, with our combined 50+ years of experience. Our simplified process allows you to be in your dream home in just 175 days. And all of our homes are backed by a ten-year new home warranty, to provide you peace of mind and comfortable living for years to come.



Learn more about our homebuying process.

FINANCING *Your* HOME

Building your new home with UnionMain Homes is a milestone worth celebrating. Choosing the right mortgage partner can make the process even more rewarding. At **UMH Mortgage**, we take pride in helping UnionMain buyers find financing that fits their goals and lifestyle—making the path to homeownership smooth and stress-free.

Why Work with UMH Mortgage

SEAMLESS COORDINATION

We work hand in hand with UnionMain's teams to keep everything aligned.

FASTER CLOSINGS

Our familiarity with UnionMain's systems helps avoid delays and last-minute surprises.

COMPETITIVE RATES

We offer mortgage programs that suit a wide range of buyers and budgets.

PERSONAL GUIDANCE

From pre-approval to move-in day, our loan officers are with you every step of the way.



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SCAN TO
GET STARTED



BUYER ROADMAP



**WE ARE
HERE FOR**

You



10 YEAR COVERAGE

on structural elements of the home

2 YEAR COVERAGE

on the workability of plumbing,
electrical, HVAC, and other
mechanical systems

1 YEAR COVERAGE

on materials and workmanship

Warranty is transferable!

For more information visit www.UnionMainHomes.com

Disclosure

Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is available at <http://www.unionmainhomes.com>. 10-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts, structural fasteners, subfloors, and roof sheathing. The photograph depicts a model containing features or designs that may not be available on all homes. © 2026 UnionMain Homes, LLC. All rights reserved. 09/2021




UNIONMAIN HOMES www.UnionMainHomes.com **SOLD**

 **UNIONMAIN HOMES**

MODEL HOME

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