



Simply More For Less.

**Inventory**

*\*Offering Low Fixed Interest Rate Special AND Up to \$10k in closing costs with a preferred lender!*

**Kinghurst Cove**

1708 Coral Bark Lane  
Charlotte, NC 28216  
For Appointments  
Sarah McComb: (704) 799-5487

	Ready:	Sales Price:
<b>Lot 15 Elderberry 1800sf Elevation A8 1720 Coral Bark Ln.</b>	<b>Ready Now!</b>	<del>\$437,420</del> <b>\$425,000*</b>
3BR / 2.5 Baths / 2 Car / Loft / 9' Ceilings / 2-Panel Glass Front Door / Patio Whirlpool Stainless Appliances / EVP Flooring throughout / Quartz Countertops / Barnett Painted Cabinets Upgraded Nickel Lighting Package / Upgraded Faucet Package / Judges Panels and Crown at Foyer Craftsman Balustrades / 5' Shower in Primary w/ Ceramic Tile / Kitchen Island with Trim <i>*Offering Low Fixed Interest Rate Special AND up to \$10k in closing costs with a preferred lender!</i>		

<b>Lot 13 Palmetto 2268sf Elevation A7 2009 White Cypress Ct.</b>	<b>Ready Now!</b>	<b>\$499,455*</b>
4BR / 3.5 Baths / 2 Car / Primary Bedroom Down / Flex Room / 9' Ceilings 2-Panel Glass Front Door / Patio / KitchenAid Stainless Appliance Package w/ Chimney Hood EVP Flooring / Quartz Countertops / Barnett Painted Cabinets / Upgraded Nickel Lighting Package Upgraded Faucet Package / Judges Panels and Crown at Foyer / Upgraded Handrail Primary Bath w/ Separate Shower & Garden Tub w/ Ceramic Tile & Ceramic Mud Pan Included Upgraded Backyard Landscaping Package <i>*Offering Low Fixed Interest Rate Special AND up to \$10k in closing costs with a preferred lender!</i>		

<b>Lot 12 Magnolia 1921sf Elevation A8 2005 White Cypress Ct.</b>	<b>Ready Now!</b>	<del>\$456,145</del> <b>\$449,900*</b>
3BR / 2.5 Baths / 2 Car / Flex Room / Drop Zone / 2-Panel Glass Front Door / 9' Ceilings Patio / KitchenAid Stainless Appliance Package / EVP Flooring / Quartz Countertops Barnett Painted Cabinets / Upgraded Nickel Lighting Package / Upgraded Faucet Package Judges Panels and Crown at Foyer / Upgraded Handrail / Stone Fireplace / Gas Range 5' Shower in Primary Bath w/ Ceramic Tile & Ceramic Mud Pan <i>*Offering Low Fixed Interest Rate Special AND up to \$10k in closing costs with a preferred lender!</i>		

North Sales Center  
1708 Coral Bark Lane  
Charlotte, NC 28216  
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Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Pictures, photographs, video, square footages, floor plans, elevations and features are approximate for illustration purposes only and will vary from the homes as built. Images do not reflect a racial or ethnic preference. Nothing on our Website should be construed as legal, accounting or tax advice. Incentives and seller contributions may require the use of certain lenders or title companies. Not all people will qualify for all offers. Please consult an Accent Homes Sales Advisor and review an Accent Homes Carolinas home sales contract for additional information, privacy policy, disclosures and disclaimers.





**AMERIS BANK**  
MORTGAGE SERVICES

**1720 Coral Bark Lane KH15 | \$425,000**  
**Special of the Month | Rate Buydown Incentive!**

Buy this home as low as

**4.875% / 5.796% APR**

Builder interest rate buydown incentive available on a first come first serve basis on select inventory homes.

See Accent Homes Sales Advisor for details.



	FHA 30 Year Fixed	FHA with Incentive	Conv. with Incentive
<b>Purchase Price</b>	\$425,000	\$425,000	\$425,000
<b>Down Payment</b>	\$14,875 (3.5%)	\$14,875 (3.5%)	\$85,000 (20%)
<b>Total Loan Amount</b>	\$417,302	\$417,302	\$340,000
<b>Interest Rate</b>	5.625%	4.875%	5.250%
<b>Annual Percentage Rate (APR)</b>	6.332%	5.796%	5.538%
<b>Discount</b>	0	Seller Paid!	Seller Paid!
<b>Principal &amp; Interest Payment</b>	\$2,402.23	\$2,208.40	\$1,877.49
<b>Estimated Property Tax (Monthly)</b>	\$357.00	\$357.00	\$357.00
<b>Estimated Mortgage Insurance</b>	\$186.85	\$186.69	\$0.00
<b>Estimated Homeowners Insurance</b>	\$90	\$90	\$90
<b>Association Dues</b>	\$81.25	\$81.25	\$81.25
<b>*Estimated Monthly Payment</b>	\$3,117.33	\$2,923.34	\$2,405.74

Payments based on 360 monthly payments, minimum 750 credit score, primary residence only. Estimated payments do not include hazard insurance (if applicable), fees and closing costs and may not include homeowners insurance and/or property taxes. VA loan option includes estimate for VA funding fee in monthly payment. FHA and USDA loan option includes upfront and monthly mortgage insurance in monthly payment. Mortgage insurance estimate provided by Arch MI and not guaranteed. Note the actual payment obligation may be greater. Terms and closing cost may vary. Additional financing and loan terms are available. Not a commitment to lend. Not available in all states. The borrower must meet the qualification criteria. Property Disclaimer: Pricing and features subject to change without notice. The interest rates and Annual Percentage Rates shown in these examples were effective as of 09/20/24. Rates are based on credit worthiness subject to change without notice. Borrowers have the option to work with a lender of choice and are not obligated to apply for financing with Ameris Bank. The broker, realtor, builder or third party referenced below is an independent third party and not affiliated with, or a subsidiary of, Ameris Bank. NMLS# 408099



**Alicia Blevins**  
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Scan To Apply



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All loans subject to credit approval.



**AMERIS BANK**  
MORTGAGE SERVICES

**2009 White Cypress Court KH13, Charlotte | \$499,455**  
Payments starting from \$2,576.57 per month!

Lower your monthly payment with a builder interest rate buydown incentive.

Builder interest rate buydown incentive available on a first come first serve basis on select inventory homes.

See Accent Homes Sales Advisor for details.

HOA Fee: \$975 annually



	FHA 30 Year Fixed	Conforming 30-Year Fixed
<b>Purchase Price</b>	\$499,455	\$499,455
<b>Down Payment</b>	\$17,481 (3.5%)	\$99,891 (20%)
<b>Total Loan Amount</b>	\$490,408	\$399,564
<b>Interest Rate</b>	4.875%	5.125%
<b>Annual Percentage Rate (APR)</b>	5.661%	5.381%
<b>Discount</b>	Seller Paid!	Seller Paid!
<b>Principal &amp; Interest Payment</b>	\$2,595.28	\$2,175.57
<b>Estimated Property Tax (Monthly)</b>	\$306.00	\$306.00
<b>Estimated Mortgage Insurance</b>	\$219.39	\$0.00
<b>Estimated Homeowners Insurance</b>	\$95	\$95
<b>Association Dues</b>		
<b>*Estimated Monthly Payment</b>	\$3,215.67	\$2,576.57

Payments based on 360 monthly payments, minimum 750 credit score, primary residence only. Estimated payments do not include hazard insurance (if applicable), fees and closing costs and may not include homeowners insurance and/or property taxes. VA loan option includes estimate for VA funding fee in monthly payment. FHA and USDA loan option includes upfront and monthly mortgage insurance in monthly payment. Mortgage insurance estimate provided by Arch MI and not guaranteed. Note the actual payment obligation may be greater. Terms and closing cost may vary. Additional financing and loan terms are available. Not a commitment to lend. Not available in all states. The borrower must meet the qualification criteria. Property Disclaimer: Pricing and features subject to change without notice. The interest rates and Annual Percentage Rates shown in these examples were effective as of 10/24/24. Rates are based on credit worthiness subject to change without notice. Borrowers have the option to work with a lender of choice and are not obligated to apply for financing with Ameris Bank. The broker, realtor, builder or third party referenced below is an independent third party and not affiliated with, or a subsidiary of, Ameris Bank. NMLS# 408099



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MORTGAGE SERVICES



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MORTGAGE SERVICES

**2005 White Cypress Court KH12 | \$449,900**  
**Special of the Month | Rate Buydown Incentive!**

Buy this home as low as

**4.875% / 5.812% APR**

Builder interest rate buydown incentive available on a first come first serve basis on select inventory homes.

See Accent Homes Sales Advisor for details



	FHA 30 Year Fixed	FHA with Incentive	Conv. with Incentive
<b>Purchase Price</b>	\$449,900	\$449,900	\$449,900
<b>Down Payment</b>	\$15,747 (3.5%)	\$15,747 (3.5%)	\$89,980 (20%)
<b>Total Loan Amount</b>	\$441,751	\$441,751	\$359,920
<b>Interest Rate</b>	5.750%	4.875%	5.250%
<b>Annual Percentage Rate (APR)</b>	6.458%	5.812%	5.532%
<b>Discount</b>	0	Seller Paid!	Seller Paid!
<b>Principal &amp; Interest Payment</b>	\$2,577.94	\$2,337.78	\$1,987.49
<b>Estimated Property Tax (Monthly)</b>	\$375.00	\$375.00	\$375.00
<b>Estimated Mortgage Insurance</b>	\$197.83	\$197.62	\$0.00
<b>Estimated Homeowners Insurance</b>	\$90	\$90	\$90
<b>Association Dues</b>	\$81.25	\$81.25	\$81.25
<b>*Estimated Monthly Payment</b>	\$3,322.02	\$3,081.65	\$2,533.74

Payments based on 360 monthly payments, minimum 750 credit score, primary residence only. Estimated payments do not include hazard insurance (if applicable), fees and closing costs and may not include homeowners insurance and/or property taxes. VA loan option includes estimate for VA funding fee in monthly payment. FHA and USDA loan option includes upfront and monthly mortgage insurance in monthly payment. Mortgage insurance estimate provided by Arch MI and not guaranteed. Note the actual payment obligation may be greater. Terms and closing cost may vary. Additional financing and loan terms are available. Not a commitment to lend. Not available in all states. The borrower must meet the qualification criteria. Property Disclaimer: Pricing and features subject to change without notice. The interest rates and Annual Percentage Rates shown in these examples were effective as of 09/20/24. Rates are based on credit worthiness subject to change without notice. Borrowers have the option to work with a lender of choice and are not obligated to apply for financing with Ameris Bank. The broker, realtor, builder or third party referenced below is an independent third party and not affiliated with, or a subsidiary of, Ameris Bank. NMLS# 408099



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	<b>Ready:</b>	<b>Sales Price:</b>
<b>Lot 09 Hickory 2874sf Elevation A7 2040 White Cypress Ct.</b> 4BR / 2.5 Baths / 2 Car / Flex Room / Butler Pantry / Drop Zone / 2-Panel Glass Front Door / 9' Ceilings KitchenAid Stainless Appliance Package / Gas Range / EVP Flooring / Quartz Countertops Barnett Painted Cabinets / Upgraded Brass Lighting Package / Upgraded Faucet Package Judges Panels and Crown at Foyer / 4-Square Micro Tray to Primary and Flex / Iron Balustrades / Tile Fireplace Large Shower Option in Primary Bath w/ Ceramic Tile & Ceramic Mud Pan / Spa 9' Shower Package in Primary Bath <b>Deck 39x12</b> <i>*Offering up to \$15k in closing costs with a preferred lender!</i>	<b>Ready Now!</b>	<b>\$559,416*</b>

<b>Lot 10 Willow 2442sf Elevation A9 2036 White Cypress Ct.</b> 3BR / 2.5 Baths / 2 Car / Flex Room / Butler Pantry / Drop Zone / 2-Panel Glass Front Door / 9' Ceilings 12x15 Patio / KitchenAid Stainless Appliance Package / Gas Range / EVP Flooring / Quartz Countertops Barnett Painted Cabinets / Upgraded Brass Lighting Package / Upgraded Faucet Package Judges Panels and Crown at Foyer / 4-Square Micro Tray to Primary and Flex / Iron Balustrades / Tile Fireplace Large Shower Option in Primary Bath w/ Ceramic Tile & Ceramic Mud Pan / Spa 9' Shower Package in Primary Bath <b>Deck 20x12</b> <i>*Home discounted \$10k &amp; Offering up to \$15k in closing costs with a preferred lender!</i>	<b>Ready Now!</b>	<b>\$530,250*</b>
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<b>Lot 06 Magnolia 1921sf Elevation A9 2033 White Cypress Ct.</b> 3BR / 2.5 Baths / 2 Car / Butler Pantry / Drop Zone / 2-Panel Glass Front Door / 9' Ceilings Patio / Stainless Gourmet Appliance Package / Gas Range / EVP Flooring Throughout / Quartz Countertops Barnett Painted Cabinets / Under Cabinet Lighting in Kitchen / Upgraded Black Lighting Package Upgraded Faucet Package / Judges Panels and Crown at Foyer / 4-Square Micro Tray & Crown to Primary Iron Balustrades / Stone Fireplace / 5' Shower Option in Primary Bath w/ Ceramic Tile & Ceramic Mud Pan <i>*Offering up to \$15k in closing costs when using a preferred lender!</i>	<b>Jan-Feb '25</b>	<b>\$466,950*</b>
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*\*Contact Sales for details on current specials.*  
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