

Your
**NEW
HOME**





UNIONMAIN HOMES

at Three Rivers

Three Rivers is where small-town soul meets big-river living, a master-planned neighborhood in Rome, Georgia designed for families who want more breathing room without giving up everyday convenience. Here, life is built around connection and the outdoors, with planned resort-style amenities like a community pool, pickleball courts, a pavilion and clubhouse, plus trails, a dog park, a playground, and a soccer field for weekend fun and after-school energy.

When it comes to day-to-day routines, Three Rivers is served by Floyd County Schools, including Pepperell Primary, Pepperell Middle, and Pepperell High School. And for work, travel, and weekend getaways, you are positioned

for easy access to Atlanta and Chattanooga while still enjoying the calm, welcoming pace Rome is known for.

Toward the end of the story is the part that matters most, the home itself. UnionMain Homes brings signature craftsmanship, open floor plans, and elevated design options to Three Rivers, with layouts and quick move-in opportunities designed to fit real life now and flex with what is next. UnionMain also emphasizes energy-efficient construction materials for comfortable, durable homes with long-term value, plus a smooth, supportive buying experience from first tour to move-in day.



THREE RIVERS

Life at Three Rivers moves at an easier pace, and that is exactly the point. Whether you are cooling off at the pool, catching a pickleball match with neighbors, or taking a sunset walk on the trails while the kids burn off the last of their energy at the playground, this is a place that invites you to slow down, step outside, and enjoy the simple moments.



AMENITIES

1. Clubhouse and resort-style pool – Make a splash at the resort-style pool, where crystal-clear waters, relaxing lounge areas, and a fun-filled kiddie splash zone create the perfect spot for families to unwind, play, and soak up the sun.

2. Children’s pool and splash zone



2.



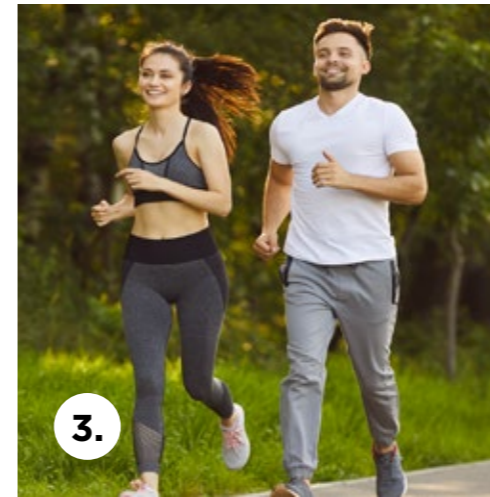
1.

3. Trails – Explore scenic community paths and nearby hiking trails just minutes from home – perfect for morning walks, weekend adventures, and everyday moments surrounded by nature.

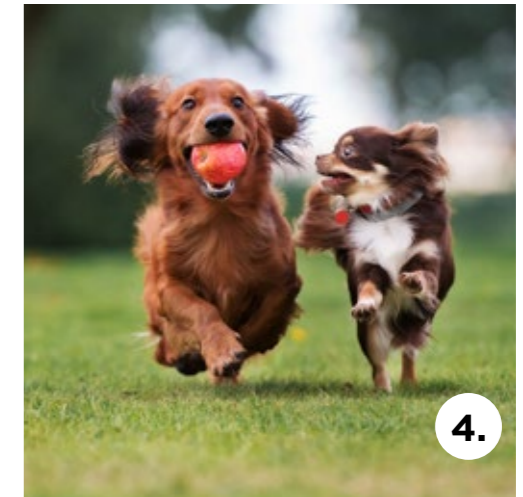
4. Dog Park – Let your furry friends run, roam, and make new pals in a safe, open-space dog park designed for tails to wag and friendships to form.

5. Soccer and Rec Fields – The community fields are where neighbors come together to play, cheer, and create lasting memories.

6. Pickleball Courts – Serve up some friendly competition on our pickleball courts – the perfect spot for neighbors to connect, stay active, and enjoy a little spirited fun.



3.



4.



5.



6.



BUILDING AN EXTENSION OF

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, Three Rivers 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 ATHENS

PLAN #4110 | 1,550-1,553 SQFT



3 Bed



2 Bath



1 Story



2 Garage

ABOUT:

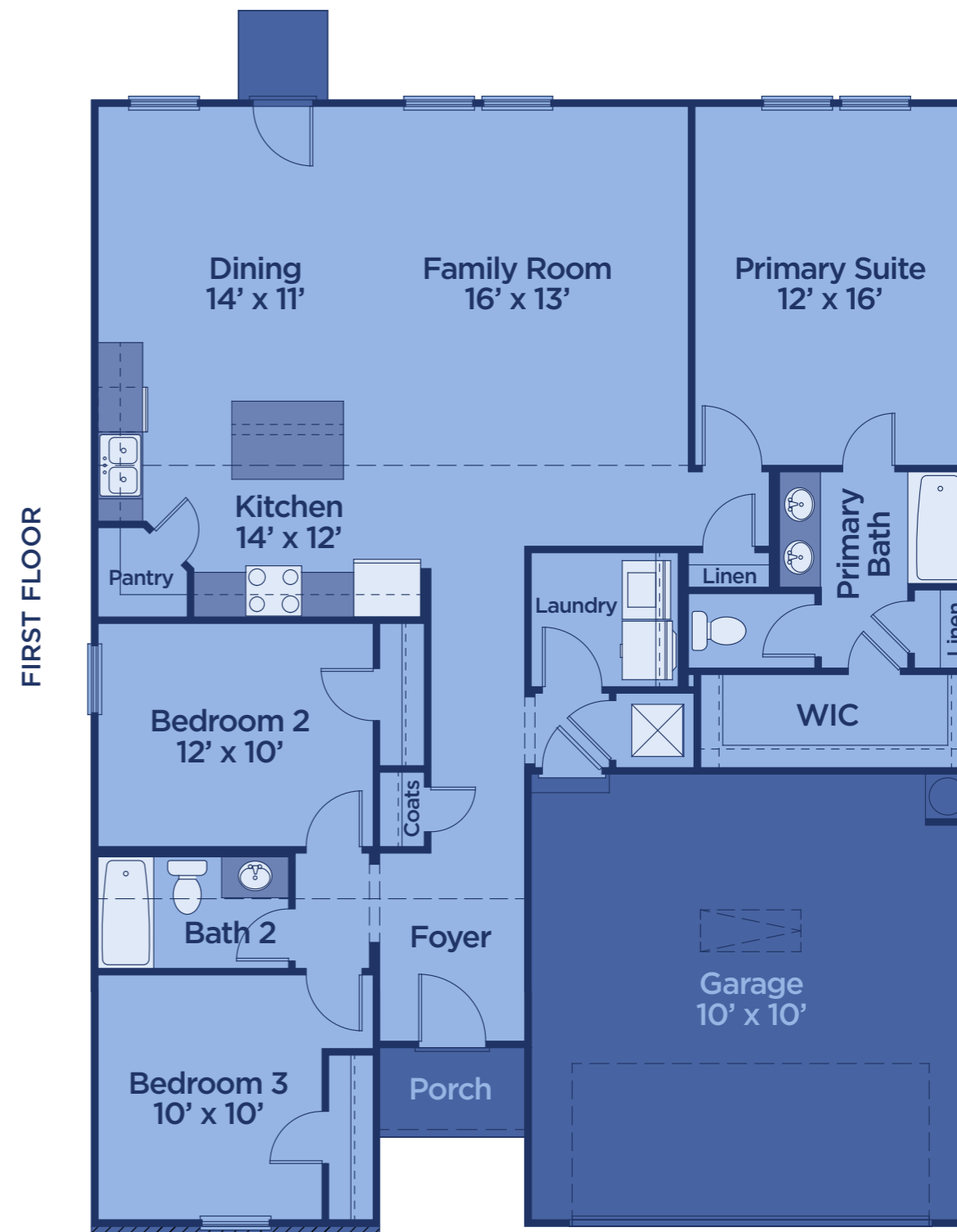
The Athens is a thoughtfully designed single-story home offering 3 bedrooms and 2 bathrooms in a modern, open-concept layout. At the heart of the home, a spacious kitchen with a center island flows seamlessly into the dining area and family room, creating the perfect space for entertaining or everyday living. The private owner's suite features a large walk-in closet and a luxurious en-suite bathroom. Three secondary bedrooms are positioned for privacy and share a full bathroom. Additional features include a covered front porch, a convenient laundry room, and multiple linen closets for extra storage. With its smart layout and airy design, the Athens is ideal for families seeking both comfort and functionality in a single-level home.



ELEVATION A



ELEVATION B



FIRST FLOOR

THE DALTON

PLAN #4100 | 1,377 SQFT



3 Bed



2 Bath



1 Story



2 Garage



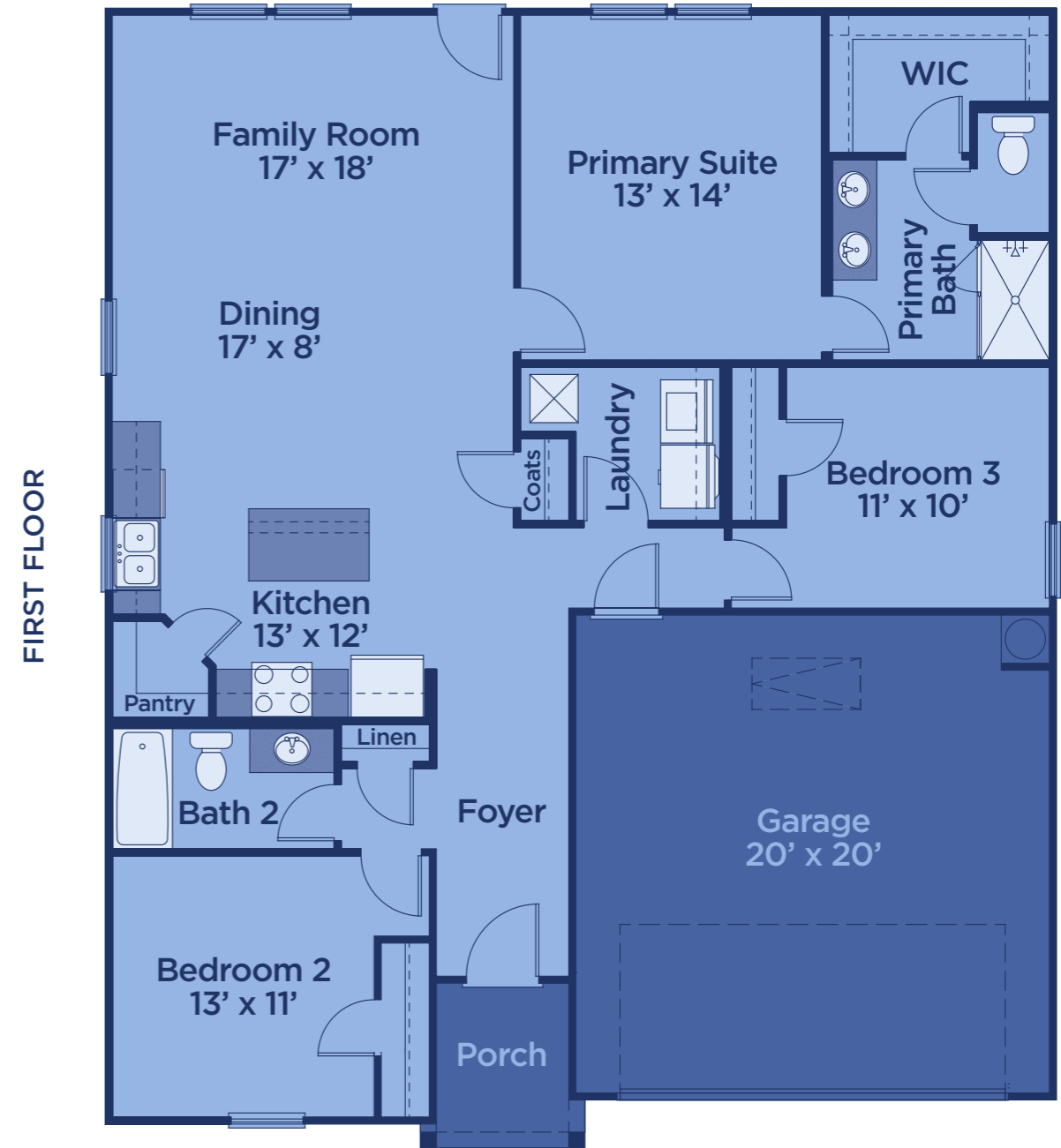
ELEVATION A



ELEVATION B

ABOUT:

“The Dalton floor plan is a smartly designed single-story home featuring 3 bedrooms and 2 full bathrooms, offering a balance of style, comfort, and functionality. The heart of the home is a spacious kitchen with generous counter space and a walk-in pantry that opens seamlessly to a dining nook and an expansive family room—ideal for entertaining or relaxing with loved ones. The private primary suite is thoughtfully tucked away and includes a large walk-in closet and a serene ensuite bathroom. Two additional bedrooms are located near the front of the home and share a full bathroom, making them perfect for family, guests, or a home office. Practical details such as a dedicated laundry room, ample storage, and a spacious two-car garage ensure everyday convenience in this well-crafted floor plan.



FIRST FLOOR

THE MACON

PLAN #4120 | 1,796 SQFT

Model home



4 Bed



2 Bath



2 Story



2 Garage



ELEVATION A

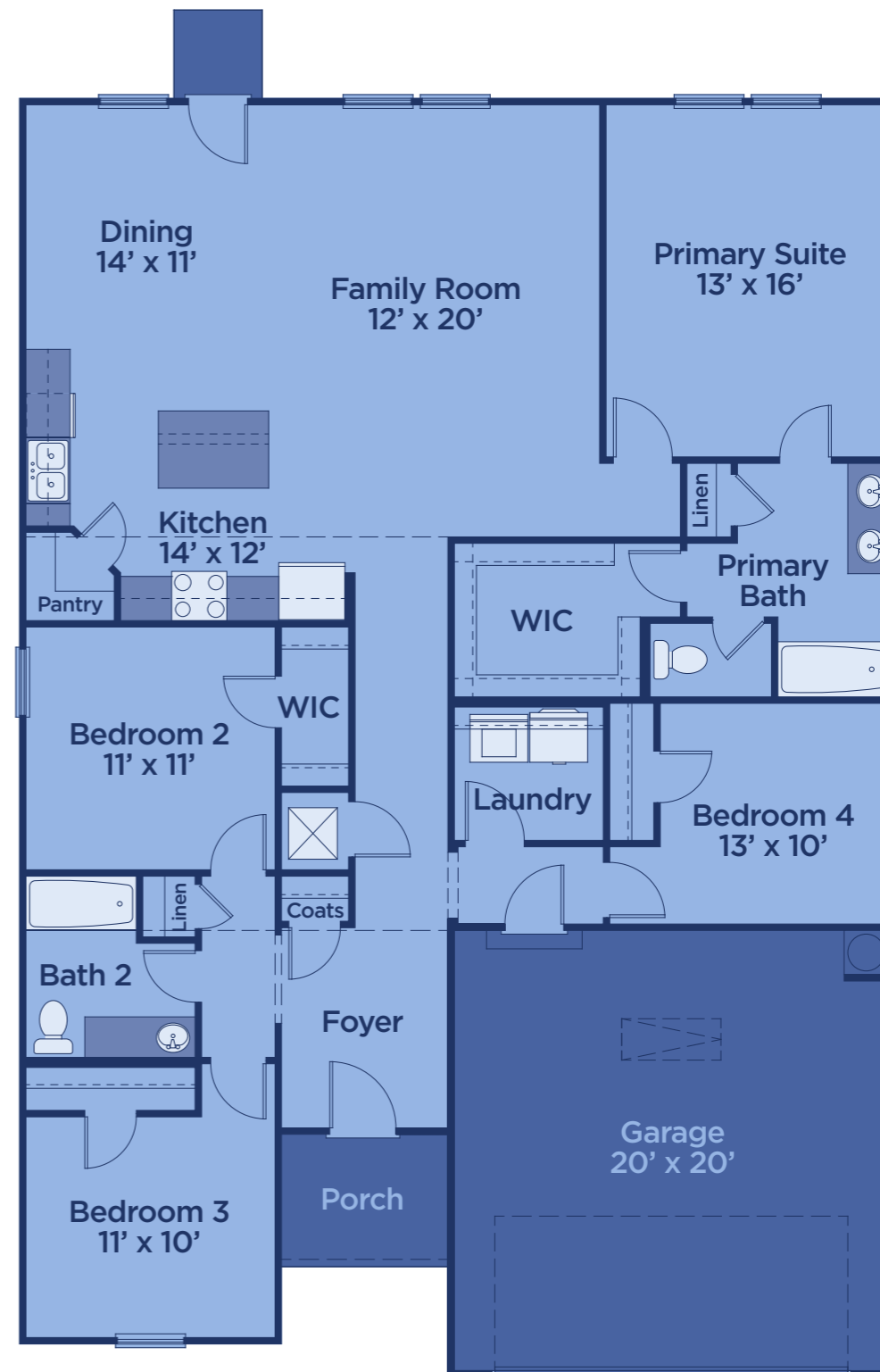


ELEVATION B

ABOUT:

The Macon is a thoughtfully designed single-story home that blends open-concept living with private, comfortable retreats. At the heart of the home, the family room flows seamlessly into the kitchen and dining area, creating an inviting space for everyday living and effortless entertaining. The kitchen features a convenient pantry and ample workspace, while the nearby laundry room and additional storage closets help keep everything organized. A welcoming foyer and charming front porch add to the home's curb appeal and functionality. Privately positioned, the primary suite offers a relaxing escape with a spacious walk-in closet and an en-suite bath complete with dual sinks, a soaking tub, and a separate shower. Three secondary bedrooms are located away from the main living areas, providing flexibility for family members, guests, or a home office. With a smart layout, abundant storage, and a two-car garage, the Macon delivers the perfect balance of comfort, style, and everyday convenience.

FIRST FLOOR



THE SAVANNAH

PLAN #4200 | 1,645 SQFT



3 Bed



2.5 Bath



1 Story



2 Garage

ABOUT:

The Savannah floor plan is a thoughtfully crafted two-story home offering 3 bedrooms, 2.5 bathrooms, and a modern open-concept layout that blends functionality with comfort. The main level features a welcoming foyer that opens into a spacious family room, a bright dining area, and a well-appointed kitchen with an island and walk-in pantry—ideal for meal prep and storage. A conveniently located powder bath adds everyday practicality. Upstairs, the private primary suite includes a large walk-in closet and an en-suite bathroom. Two additional bedrooms share a full bathroom, while a versatile loft provides space for a home office, playroom, or media area. The upstairs laundry room adds convenience to daily routines. Completing the home's design are a covered front porch and a two-car garage, creating both curb appeal and functional storage. The Savannah is a perfect balance of open living and personal retreat for modern families.

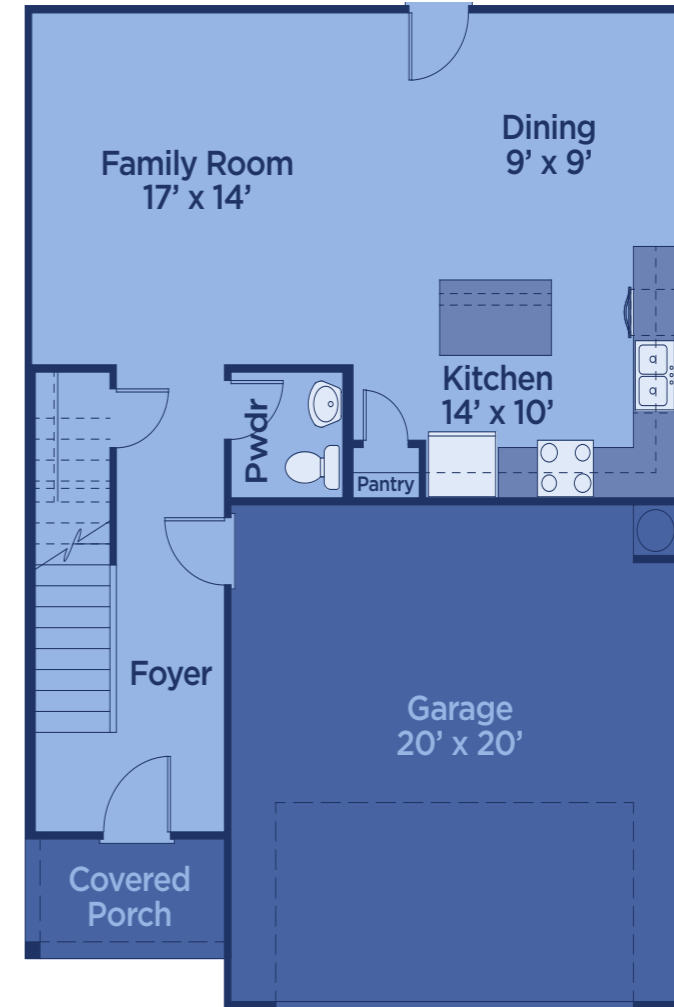


ELEVATION A

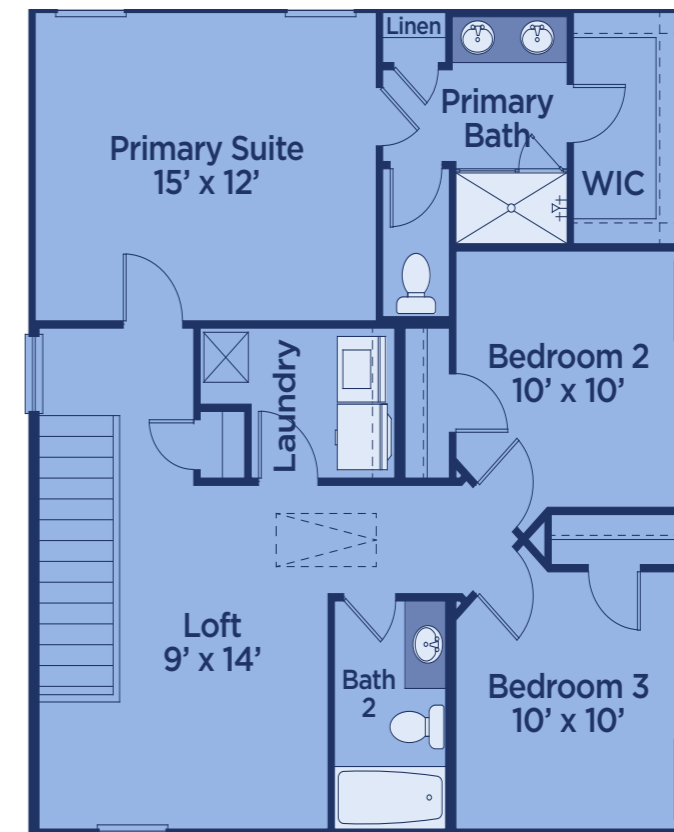


ELEVATION B

FIRST FLOOR



SECOND FLOOR



THE CANTON

PLAN #4220 | 2,346 SQFT



4 Bed



3 Bath



2 Story



2 Garage

ABOUT:

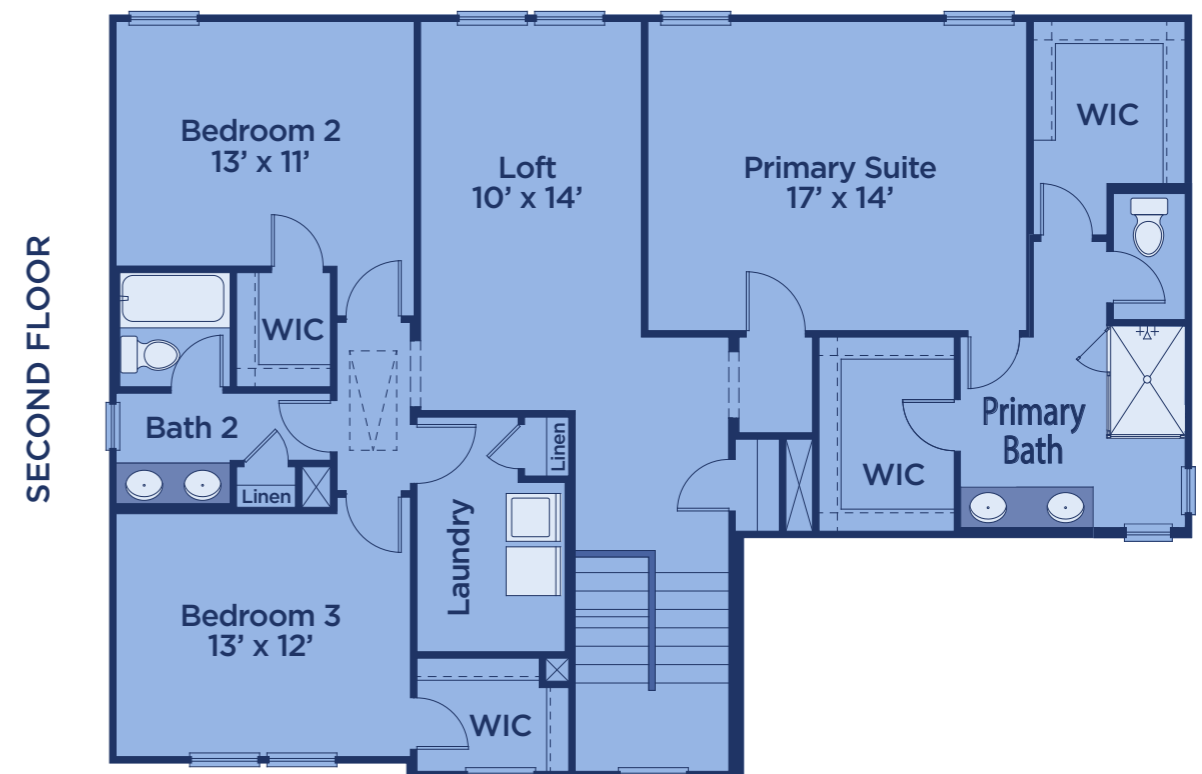
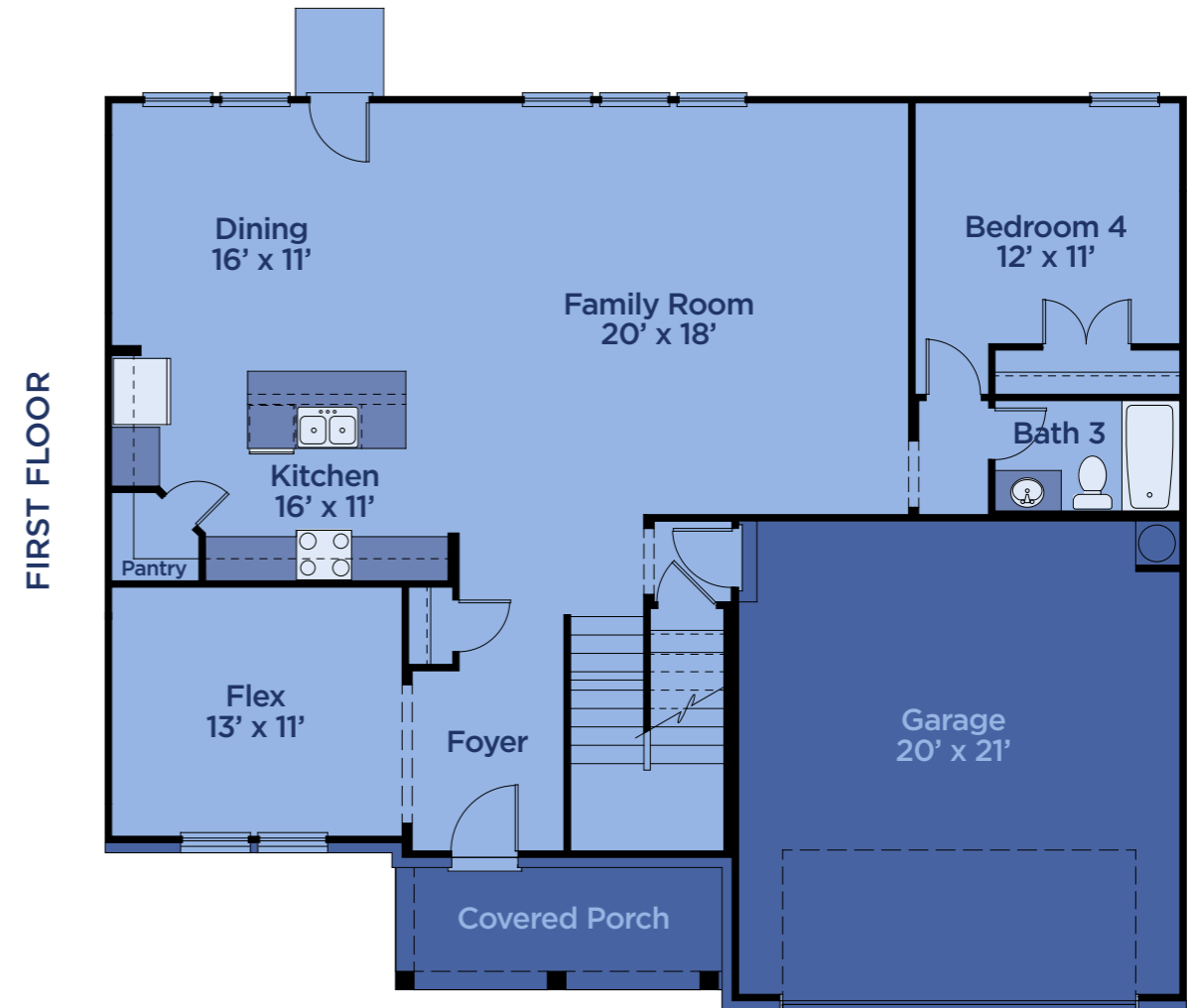
The Canton welcomes you with a charming covered front porch and a spacious foyer that opens into a flexible living space—perfect for a home office or study. The open-concept main floor features a large family room, a dedicated dining area, and a well-appointed kitchen with ample counter space and an oversized walk-in pantry, ideal for entertaining and everyday use. Smart storage solutions include a coat closet, under-stair storage, and a conveniently located powder bath. Upstairs, a versatile loft adds bonus space for work, play, or relaxation. The expansive primary suite offers a private bath with dual sinks, a walk-in shower, and two large walk-in closets. Three additional bedrooms, each with their own walk-in closet, share a full bathroom. A centrally located laundry room adds everyday convenience. With a two-car garage and thoughtful design throughout, the Canton provides flexibility and functionality for today's busy households.



ELEVATION A



ELEVATION B



THE GAINESVILLE

PLAN #4210 | 2,077 SQFT



4 Bed



2.5 Bath



2 Story



2 Garage

ABOUT:

The Gainesville floor plan features a smartly designed two-story layout with 4 bedrooms and 2.5 bathrooms, perfect for families seeking comfort, flexibility, and functionality. Upstairs, the spacious primary suite offers a large walk-in closet and a spa-inspired bathroom, creating a private and relaxing retreat. Three additional bedrooms are conveniently located nearby, each with ample storage and shared access to a full bathroom. The main level includes an open-concept living area that seamlessly connects the kitchen, dining, and family room—ideal for entertaining and everyday living. A functional laundry room and extra storage closets add convenience and efficiency. Thoughtfully crafted for modern lifestyles, the Gainesville combines open gathering spaces with private retreats, making it an excellent choice for growing households.



ELEVATION A



ELEVATION B

FIRST FLOOR



SECOND FLOOR



THE ROSWELL

PLAN #4230 | 2,540-2,543 SQFT



5 Bed



3 Bath



2 Story



2 Garage

ABOUT:

The Roswell floor plan features a smartly designed two-story layout with 5 bedrooms and 3 bathrooms, perfect for families seeking comfort, flexibility, and functionality. Upstairs, the spacious primary suite offers a large walk-in closet and a spa-inspired bathroom, creating a private and relaxing retreat. Four additional bedrooms are conveniently located nearby, each with ample storage and shared access to a full bathroom. The main level includes an open-concept living area that seamlessly connects the kitchen, dining, and family room—ideal for entertaining and everyday living. A flex space allowing you to use the space in a way that suits your lifestyle. Thoughtfully crafted for modern lifestyles, the Roswell combines open gathering spaces with private retreats, making it an excellent choice for growing households.

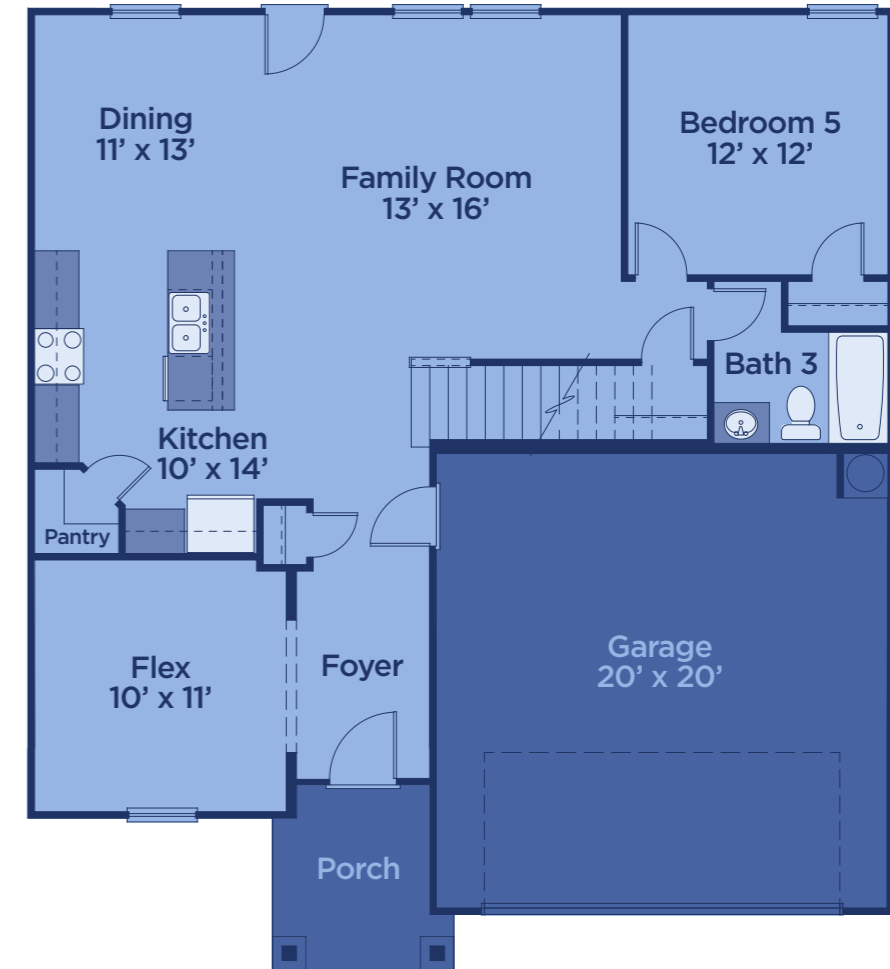


ELEVATION A

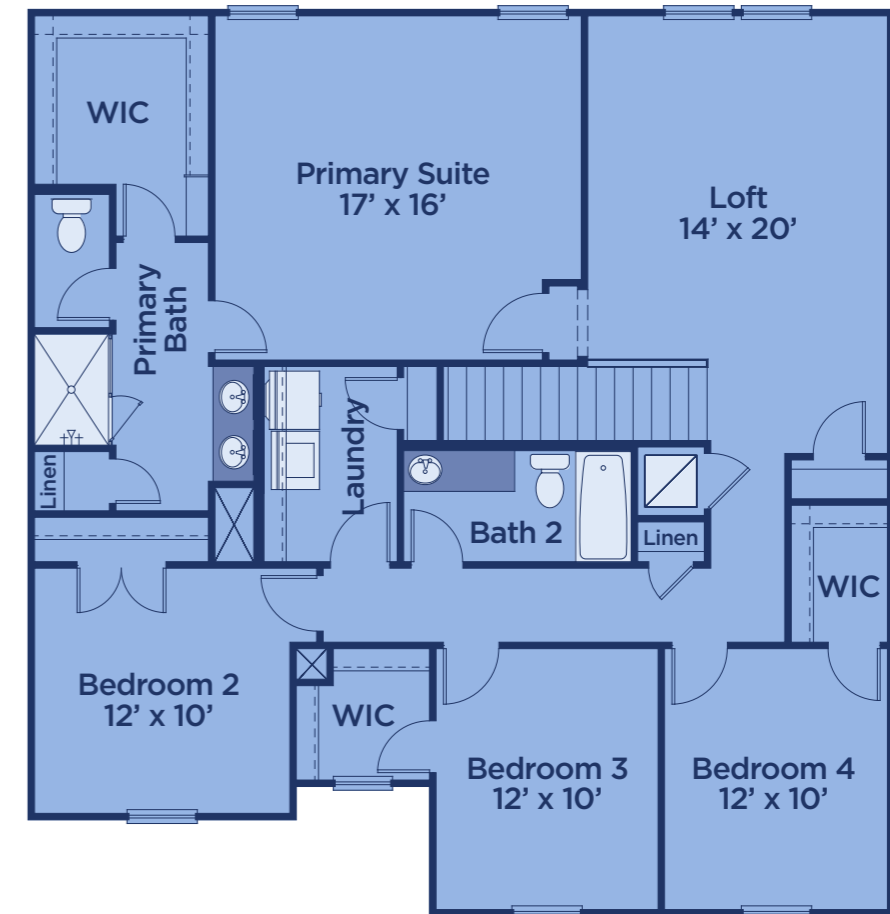


ELEVATION B

FIRST FLOOR



SECOND FLOOR



INCLUDED HOME *features*

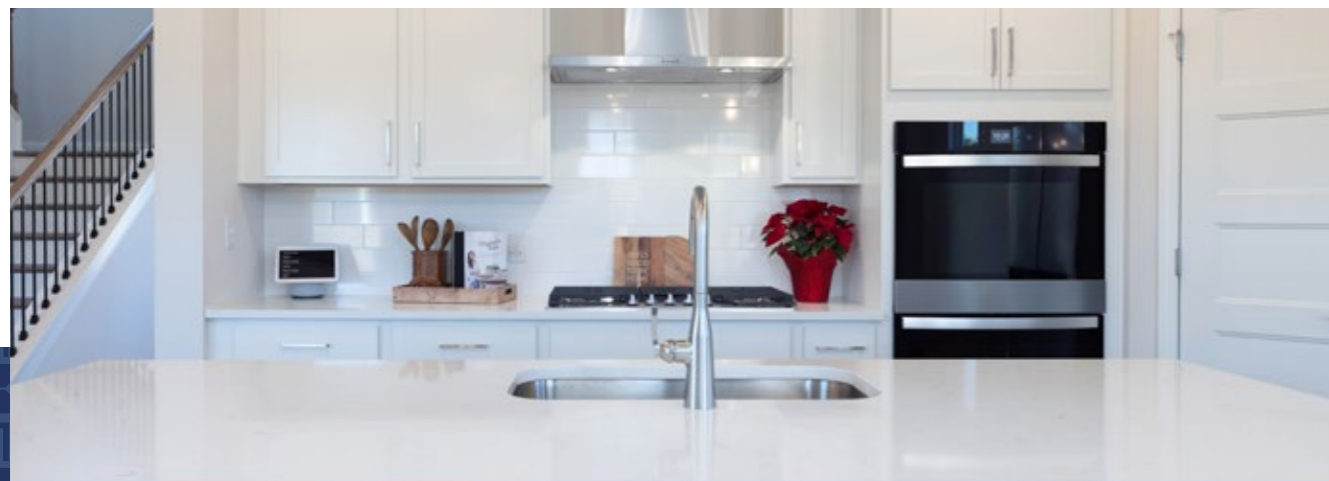
Every UnionMain home comes with a carefully curated set of included features designed to elevate daily living—blending style, comfort, and reliability with the kind of thoughtful details that make a house feel finished from the start.

EXTERIOR DESIGN FEATURES

- Elegant Exterior Elevations
- Brick accents per plan
- Stone accents per plan
- Solid insulated Front doors
- Full glass rear doors
- Fully sodded front and side yards
- Fully sodded rear yards (per plan)
- Landscape package including seasonal shrubs
- Hardiplank lap siding with 30-year manufacturers limited warranty
- HardiTrim exterior trim with 15- year manufactures warranty
- 5" gutters with splash blocks (FHA standards)
- Two frost resistant hose bibs
- Two weatherproof electrical outlets
- Decorative coach light (per plan)
- 3- Tab shingle with 25-year manufacture limited warranty
- Over-sized windows (per plan)
- LoE2 insulated double pane vinyl windows
- Natural gas stub for a gas grill hookup at rear patio

KITCHEN DESIGN FEATURES

- Bold shop-finished cabinets with 36" uppers and crown molding
- Brushed nickel handle pulls on cabinet and draws
- 3 cm Quartz countertop selection per plan
- Single bowl stainless steel undermount sink with brush nickel pull out faucet by Delta Foundations
- Large breakfast island (per plan)
- Full tile subway style backsplash
- Whirlpool stainless steel appliance package with slide in range, microwave, and energy saving dishwasher
- Recess icemaker connection at refrigerator
- High efficiency LED lighting
- Fully vented exhaust fan in kitchen
- Corner pantries for excess storage with wire shelving
- Natural gas cooking with Whirlpool stainless steel slide in range



PRIMARY SUITE

- Spacious walk-in closets in generous hanging space
- Private room elongated commodes
- Satin nickel DELTA Foundations faucets and showers
- Five-foot shower enclosure with famed doors
- 42" plate glass mirrors
- Raised vanities with cultured marble undermount sinks
- Bold shop-finished cabinets in bath with cabinet and draw satin nickel handle pulls

INTERIOR DESIGN FEATURES

- Durable and moisture resistant 5/1/4" wide Luxury LVP plank flooring in the entry halls, kitchen dining, utility, and family. rooms
- 3cm countertops included in the kitchen
- Craftsman style two panel interior doors
- Kwikset distinctive door hardware in satin nickel
- 5 1/5 "baseboards throughout
- High - quality Scotch guard stain- resistant carpet with 10-year limited warranty
- Sherwin Williams High Quality, low VOC interior paint in decorator colors for wall and trim
- Pedestal sink with plated mirror in powder bath (per plan)
- Full glass patio door
- Energy efficient LED disk lights
- Framed shower door in 5' shower (master bedroom)
- Raised vanity cabinets and DELTA satin nickel faucets in all baths
- Low flow elongated commodes
- Wire shelving in pantry, linen closet, laundry and all bedroom closet

ENERGY SAVINGS AND COMFORT

- High- efficiency 16 SEER certified GOODMAN A/C system
- Dual zone AC system in all two- story plans
- Two HONEYWELL WIFI digital programmable thermostats (one for one story plans)
- Natural Gas heating
- R-8 HVAC ductwork with fresh air intake
- 4" MERV 10 media filters at HVAC units
- R-13 and R-19 batt insulation in exterior walls
- R-22 batt insulation between in garage walls and living areas
- R-38 blown insulation in flat ceilings
- Polycell foam insulation around all doors, windows and other penetrations
- Dual pane LoE2 argon gas insulated vinyl windows
- Energy saving radiant barrier roof decking
- Natural Gas 60-gallon tanked hot water heater
- Natural Gas cooking

LOW VOLTAGE AND SECURITY

- AT&T connected community with 5 gigabit fiber in all homes to control panel
- Smoke and Carbon monoxide detectors I

QUALITY CONSTRUCTION

- 10-year Limited Structural Warranty
- Two year limited mechanical Deliver System warranty
- One-year limited workmanship and materials warranty
- Four customer touchpoint meetings....
- Third party inspection for quality assurance
- Internal quality assurance inspection prior to closing
- Engineering floor system (two story plans)
- Engineered framing and shear wall
- Borate wood treatment for termites
- Garage tape and bid only
- Garage door opener with 2 remotes
- Elongated water-conserving commodes
- PEX chemical free high- pressure plumbing system with corrosion resistant fitting above foundation
- Main water shut off valve in utility room or garage
- Natural Gas service lines at furnace unit, water heater, cooktop and outdoor patio

2-YEAR

Mechanical Warranty

10-YEAR

Structural Warranty





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.



Deacon Finkle MORTGAGE OFFICER

NMLS 2744531
DFINKLE@UMHMORTGAGE.COM
UMHMORTGAGE.COM
6002 ROGERDALE ROAD #580
HOUSTON, TEXAS 77072
(214) 609-7775



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




SOLD
UNIONMAIN HOMES www.UnionMainHomes.com

 **UNIONMAIN
HOMES**

MODEL HOME

19 Sweet Water Lane SE
Rome, GA 30161

UnionMainHomes.com

Phone: (470) 287-7850

Email: Homes@UnionMainHomes.com