



# Welcome to Lakeside at Great Sky

Quaint Canton community  
perfect for active lifestyles!

From the low \$400's

- Inspiring architecture
- Single-family paired homes
- Primary bedroom on main level
- Lock and go lifestyle
- Stunning lake views
- Clubhouse, tennis, swimming and activities
- 2 decorated models

Sarah Prejeant  
**404.421.0634**



**TRAVELING NORTH on I-575 (from Kennesaw/TownCenter at Barrett Parkway):** Take I-575 (N) to Exit #20 (Riverstone Parkway).

Turn left at light onto Riverstone Parkway. Turn right onto Reinhardt College Parkway. Turn right onto Reservoir Drive. Continue on Reservoir Drive approx. 1.3 miles. Lakeside at Great Sky is on your left before the round-about. The sales office is located on the right.

**TRAVELING SOUTH on I-575 (from Jasper):** Take I-575 (S) to Exit #20.

Turn right onto Riverstone Parkway. Turn right on Reinhardt College Parkway. Turn right on Reservoir Drive. Continue on Reservoir Drive approx. 1.3 miles. Lakeside at Great Sky is on your left before the round-about. The sales office is located on the right.



For more information on other  
Venture Communities please visit our website!  
[venturecommunitiesga.com](http://venturecommunitiesga.com)





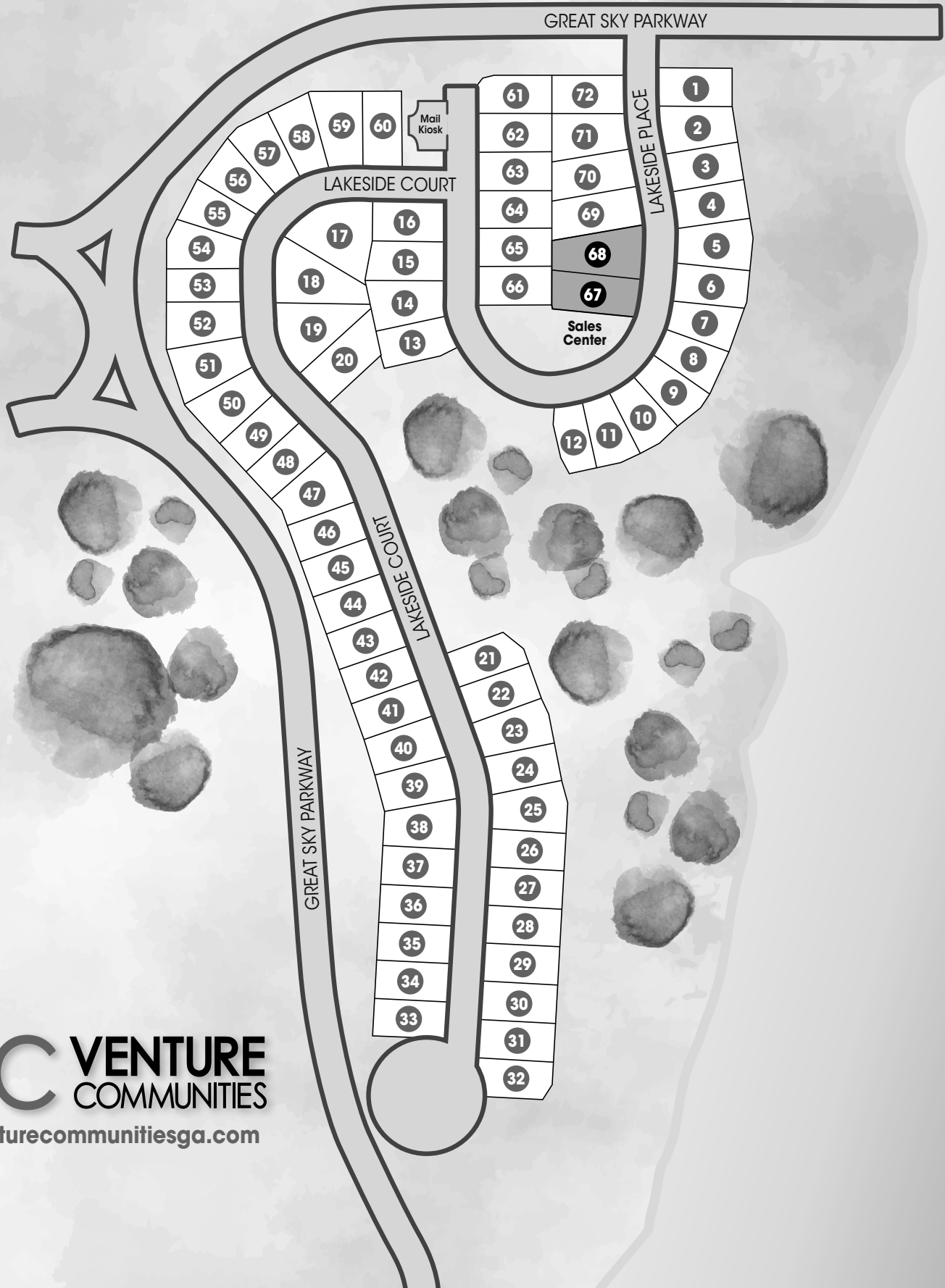
# Resort Class Amenity

Basketball | Clubhouse | Playground | Swimming Pool | Tennis



# Lakeside at Great Sky

224 Lakeside Place, Canton, GA



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## AREA INFORMATION

### UTILITIES:

City of Canton Water and Trash.....	770.704.1502
Atlanta Natural Gas .....	800.427.5463
Georgia Power.....	770.479.8774
Windstream.....	866.445.8084
DISH .....	844.800.7487

### SCHOOLS:

R. M. Moore Elementary School .....	770.704.1212
Teasley Middle School .....	770.721.5420
Cherokee High School .....	770.721.5300
Chattahoochee Tech Canton Campus .....	770.528.4545
Reinhardt University .....	770.720.5600

### EMERGENCY AND MEDICAL:

Northside Cherokee .....	770.224.1000
Children's Healthcare.....	404.785.5437
Canton Police Dept.....	770.720.4883

### GOVERNMENT:

Cherokee County School District .....	770.479.1871
Vehicle Registration.....	678.493.6400
Driver's License .....	678.413.8400
Canton Post Office .....	800.275.8777
Canton Library.....	770.479.3090

### RECREATION:

Boling Park .....	770.720.7578
Heritage Park .....	770.528.8810
City of Canton Parks and Recreation .....	770.944.3880
Six Flags Over Georgia.....	770.948.9290
Six Flags White Water .....	770.424.9283
Cherokee Recreation and Parks .....	770.924.7768

### MISCELLANEOUS:

The Atlanta Journal-Constitution.....	404.522.4141
Cherokee Tribune .....	770.479.1441

### SHOPPING:

Walmart Super Center .....	770.479.9891
Publix.....	770.479.3700
Belk's.....	770.720.1125
The Home Depot .....	770.720.8910
Atlanta Outlet Mall .....	678.540.7046

### FITNESS:

Anytime Fitness.....	678.880.1776
American Bodyworks .....	678.500.5838



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# Lakeside at Great Sky

224 Lakeside Place, Canton, GA

## COMMUNITY APPEAL:

- Professionally designed landscape package
- Landscaped community entrance
- Street lights
- Underground utilities
- Pre-planned Sherwin Williams® exterior colors
- 3-lite Craftsman-style front door
- Overhead Door® Craftsman-style Plantation Series garage door
- Front architectural elevations feature brick, stone, board and batten, and shake exterior accents
- Brick pavers on covered front stoop/porch
- 2-zone irrigation system
- Deck or patio - sized per plan/site conditions
- Clubhouse with swimming pool and tennis courts
- Community mail kiosk

## PEACE OF MIND:

- Quality check before, during and after construction
- Homeowner's orientation prior to closing
- Full Customer Service Department
- Mandatory Homeowner's Association
- Community covenants and restrictions
- Sentricon® termite bait system with 1-year termite bond
- 1-8 RWC Limited Warranty
- Insulated composite doors with weather stripping
- James Hardie® Fiber-Cement siding
- 25-year Certainteed® roof shingles
- 5" aluminum gutters with 3" x 4" downspouts
- Steel reinforced concrete foundations
- Smoke detectors for family safety
- Carbon monoxide detectors included
- Honeywell® wifi enabled thermostat on first floor
- Insulation system R-38 blown attic ceilings and R-13 Walls
- Rheem® tankless water heater
- Lennox® 14-SEER HVAC (or equivalent)
- Engineered wood open web floor truss system
- Energy efficient vinyl windows with Low-E glass (classic white)
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- HomeGuard® housewrap (or equivalent)

## INSIDE ADVANTAGES:

- Flex room on main level (per plan)
- Finished storage room upstairs (per plan)
- Dramatic vaulted or trayed ceilings (per plan)
- 5" wide engineered hardwood flooring in all first floor common areas
- Quality carpet from Shaw®, with FHA approved rebond pad
- Wellington wood mantle with slate surround
- Raised 2-panel interior doors

- 36" wide direct vent, gas burning fireplace with electrical switch starter in family room
- 9' ceilings on main floor
- Staircase features stained oak treads, painted risers and stained oak handrail with 2" square, painted wood spindles (per plan)
- Sherwin Williams® interior paint (per standard selections)
- Wall color painted smooth ceilings throughout
- Drywall finished and painted in 2-car garage
- Wifi enabled garage door opener with remote
- Callan® Fairfield satin nickel knob (interior doors)
- Callan® Concord satin nickel knob and deadbolt locks - all exterior doors
- Lighting package from PDI Lighting (level 2)
- 34" vanity height in full baths
- Ceramic tile in all full baths and laundry room
- Undermount, rectangular sinks with Quartz countertops in full baths
- Logan pedestal sink in powder room
- Delta® Woodhurst centerset faucets (chrome)
- Exhaust fans in all baths
- Full washer / dryer hookups and overflow pan
- Vinyl coated, ventilated shelving in all closets and pantry
- Dual phone/cable jack in family room and owner's suite
- Ceiling fans in family room and owner's suite
- Ceiling fan pre-wire in guest bedrooms (fans not included)

## CHEF'S CORNER:

- Quality cabinets featuring dove tail drawers and soft close doors and drawers (painted or stained)
- Center island (per plan)
- Undermount stainless steel 50/50, 9" deep sink
- Delta® Essa kitchen faucet (chrome)
- Garbage disposal and plumbed for icemaker
- Whirlpool® Series gas range, dishwasher and microwave (stainless steel)
- Granite countertops (level 1)
- Ceramic tile backsplash (level 1)
- Pantry with ventilated shelving
- LED recessed can lighting

## OWNER'S SUITE:

- Trayed and vaulted ceilings (per plan)
- Zero entry (no curb) tiled shower with framed shower door in chrome with clear glass
- Spacious walk-in closet with ventilated shelving
- Double vanity with undermount, rectangular sinks with Quartz countertops
- Quality cabinets featuring dove tail drawers and soft close doors and drawers (painted)
- Delta® Woodhurst widespread faucets (chrome)
- Comfort height toilet in owner's bath
- Spacious shower (per plan)
- Linen closet in owner's bath (per plan)



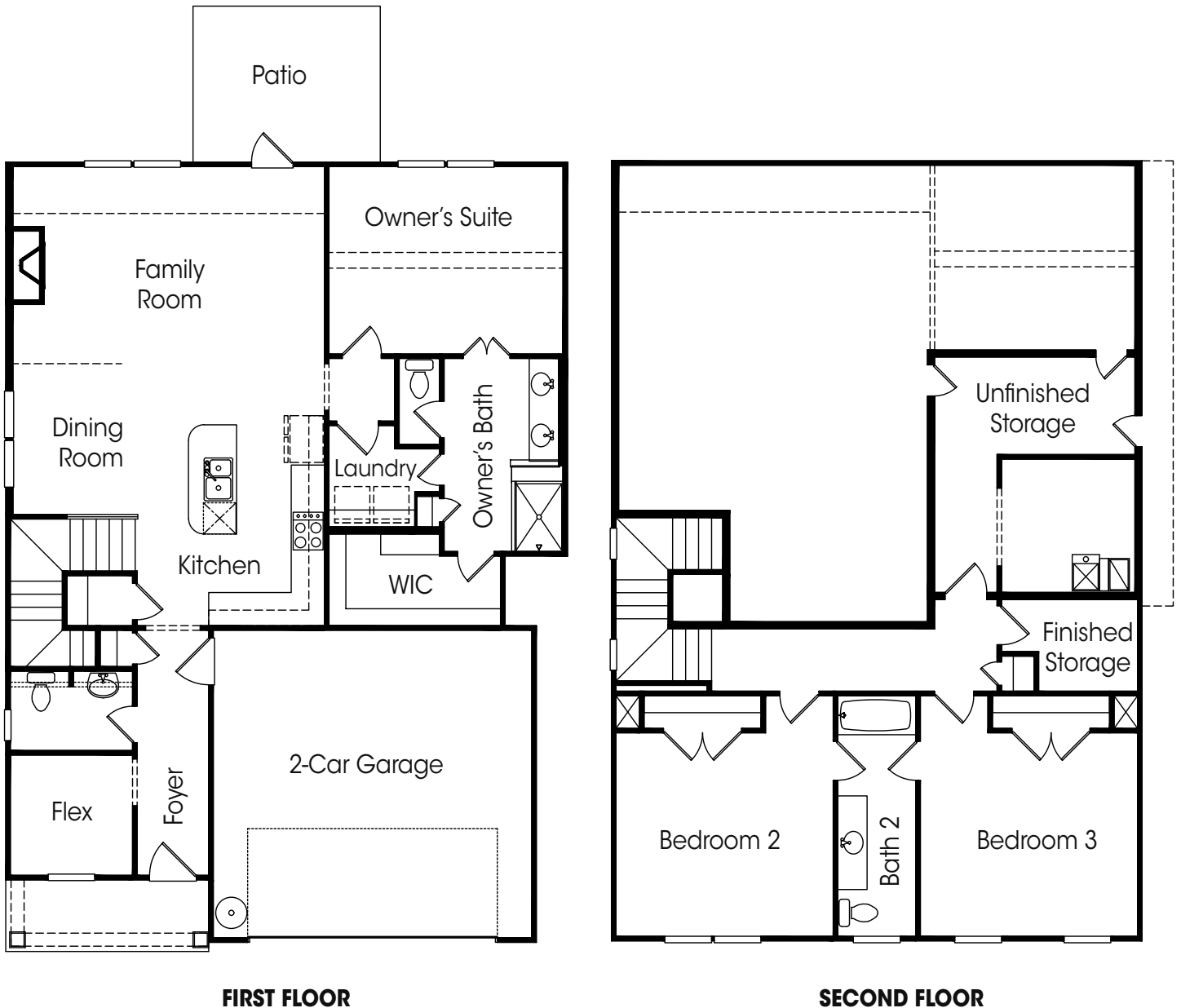
All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

[venturecommunitiesga.com](http://venturecommunitiesga.com)

# The Lanier

3BR / 2.5BA - 1,939 sq. ft.

## Open Concept Plan with Vaulted Owner's Suite



Window placement / height on exterior front may vary based on the elevation selected.  
Based on attachment point of paired homes, windows shown on marketing plans may not be present.

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3BR / 2.5BA - 1,939 sq. ft.

## Open Concept Plan with Vaulted Owner's Suite



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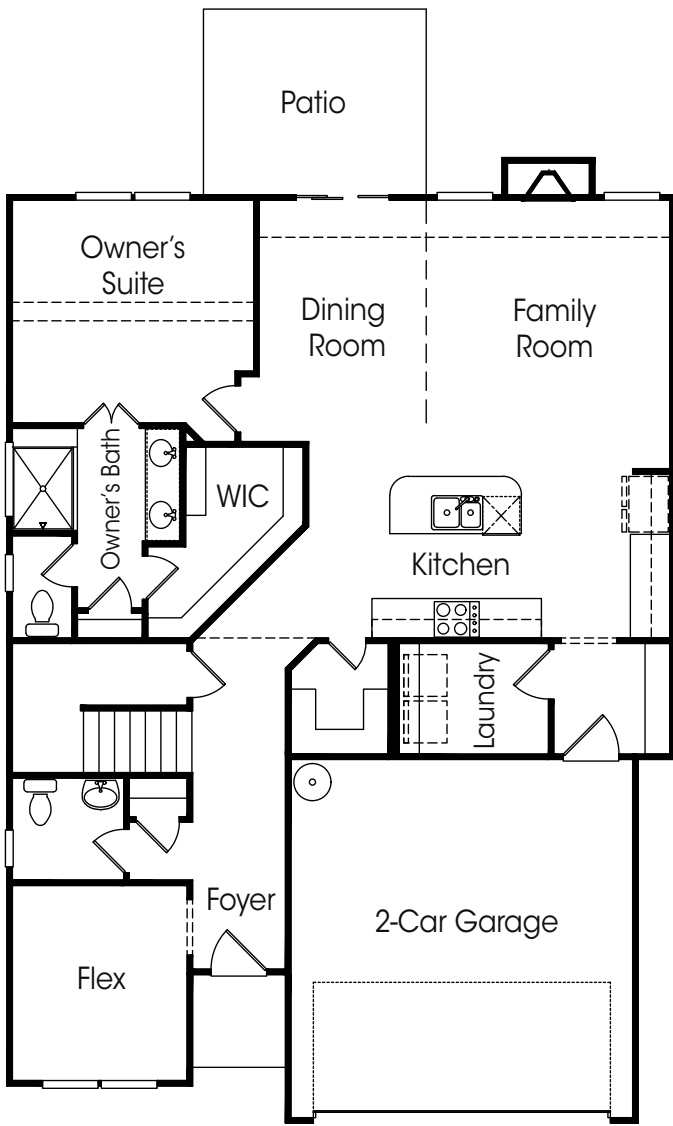


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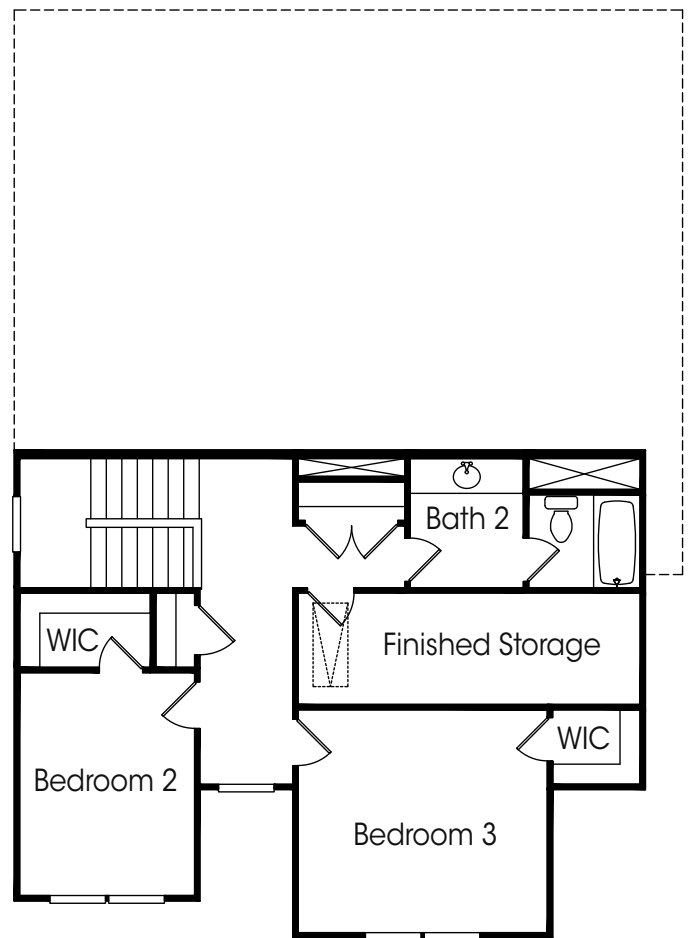
# The Sidney

3BR / 2.5BA - 2,052 sq. ft.

## Owner's Suite and Spacious Flex Room on Main



FIRST FLOOR



SECOND FLOOR

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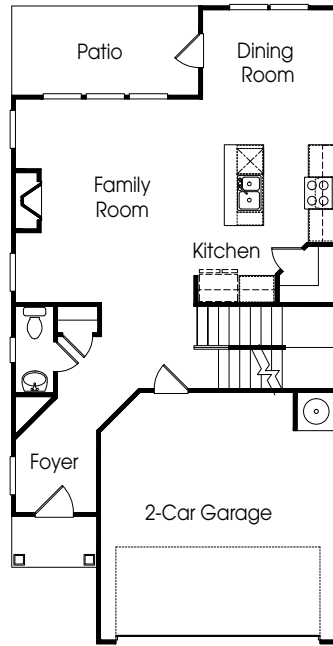


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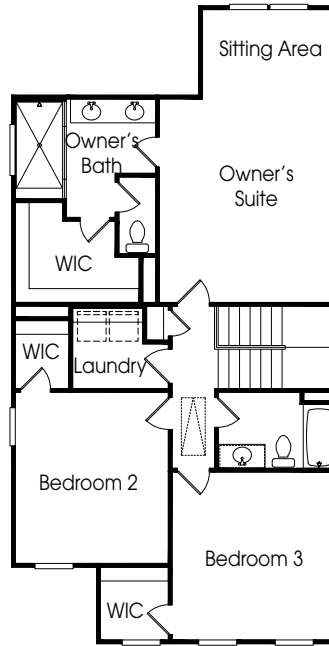
# The Grant

3BR / 2.5BA — 1,827 - 2,425 sq. ft.

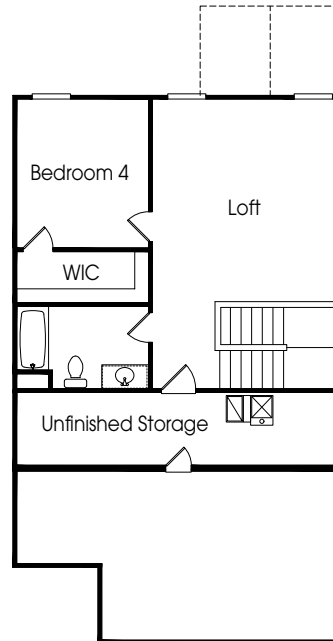
Open concept, flexible plan.



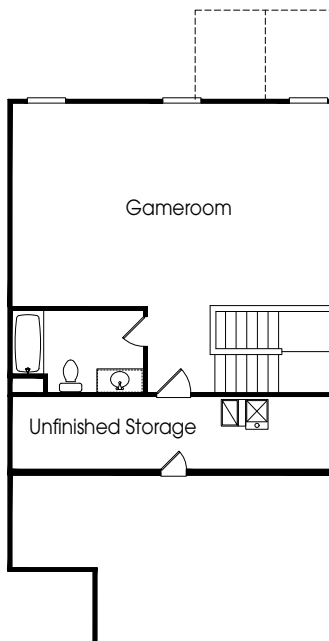
FIRST FLOOR



SECOND FLOOR



OPTIONAL 4TH BEDROOM



OPTIONAL GAMEROOM

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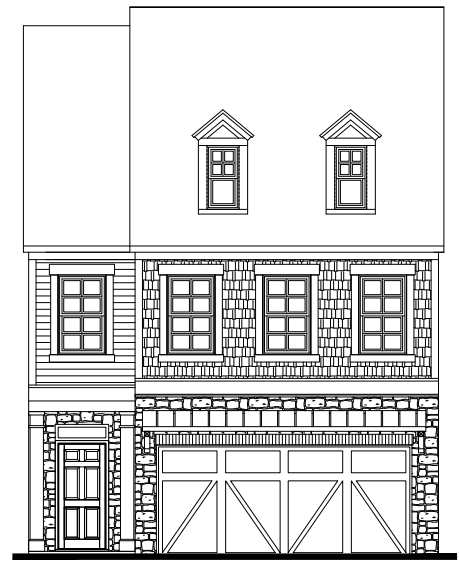
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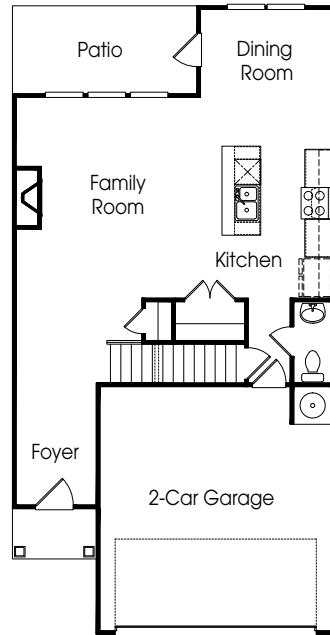


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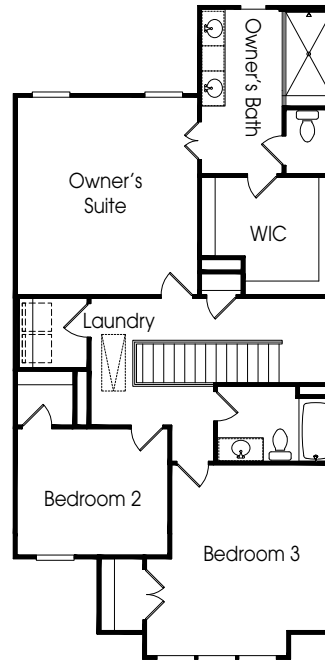
# The Lincoln

3BR / 2.5BA — 1,882 - 2,480 sq. ft.

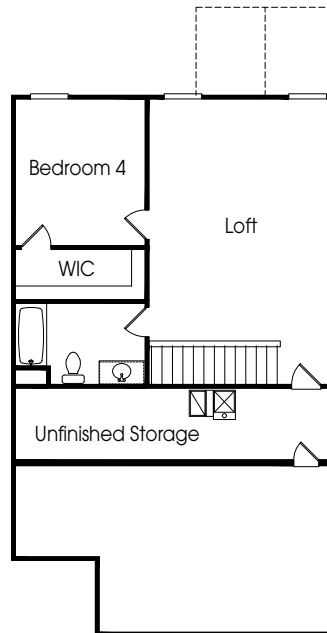
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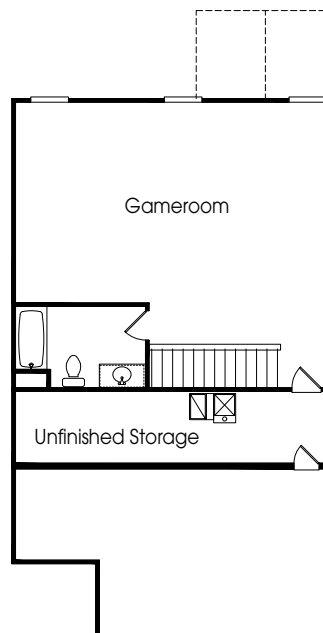
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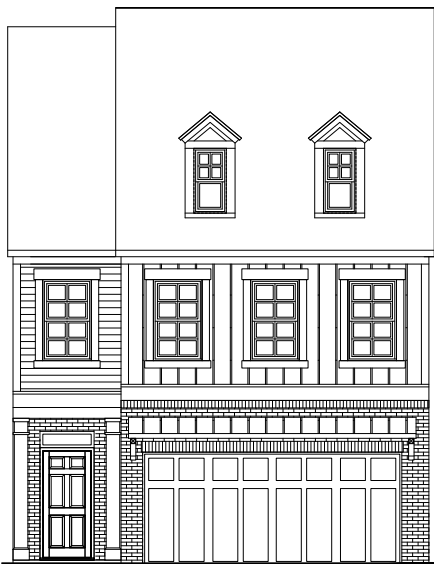
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