

Welcome to Le Grande



Luxuriously spacious homes
in premiere community!

From the \$600's

NOW SELLING!

- Single-family homes
- Spacious floor plans
- Master-on-main and ranch plans available
- Premier gated community in South Fulton
- Minutes to Hartsfield Jackson International Airport and downtown Atlanta

Teona Walton
678.438.6912

From I-285:

Take exit Camp Creek Parkway (Exit #2)
and travel outside the perimeter.
Continue for 5 miles, then turn right
onto Enon Road. Le Grande is 1.5 miles
ahead on the right.

**VC VENTURE
COMMUNITIES**

For more information on other
Venture Communities please visit our website!

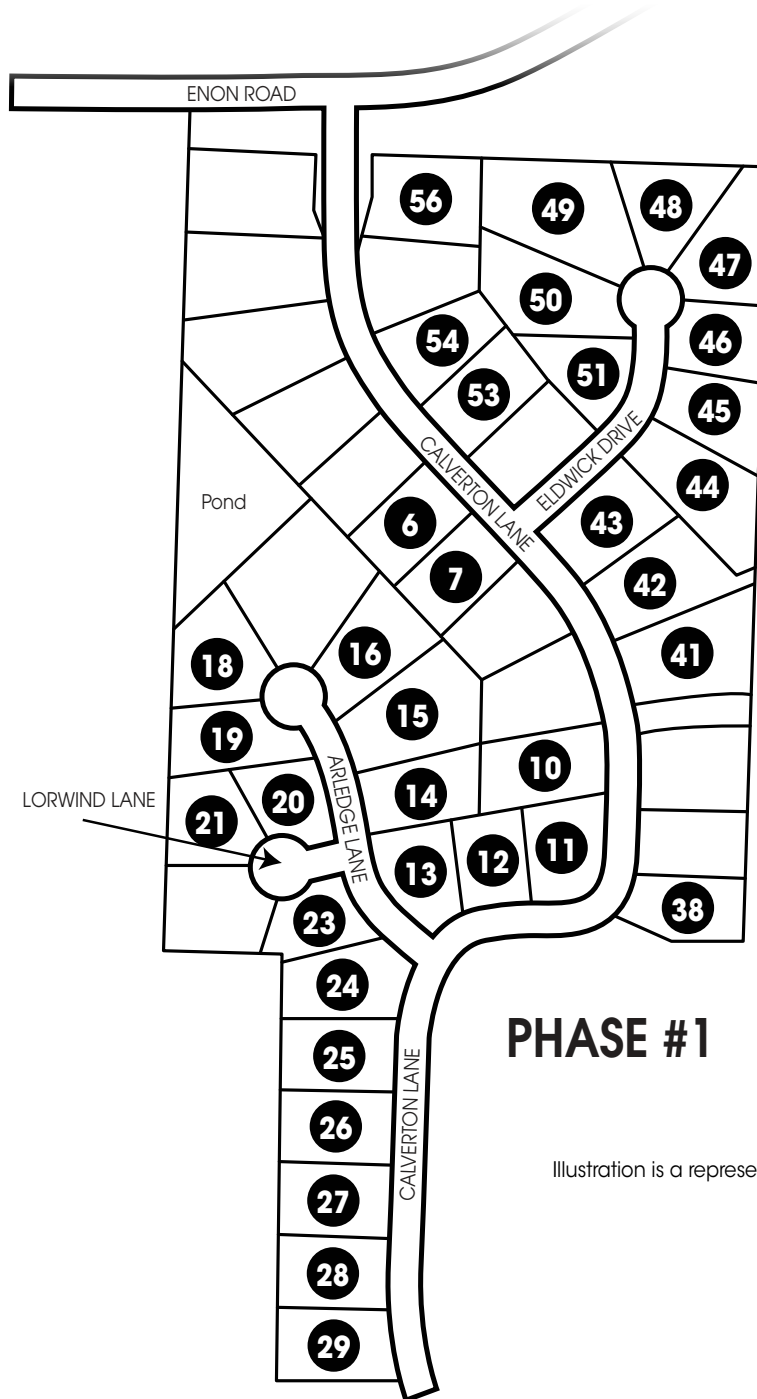
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Le Grande

2100 Calverton Lane SW, Atlanta, GA

678.438.6912



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AREA INFORMATION

UTILITIES:

Greystone Power.....770.942.6576
SCANA Natural Gas.....1.800.GO.SCANA
City of Atlanta Water.....404.330.6240
Fulton Public Works (sewer).....770.774.1638
All-Terrain Service Company (garbage).....770.439.6033

SCHOOLS:

A Phillip Randolph Elementary School.....404.346.6520
Sandtown Middle School.....470.254.6500
Westlake High School.....470.254.6400

MEDICAL:

South Fulton Medical Center.....404.305.3500
Southwest Medical Center.....404.699.1111
Fulton County Public Health.....404.730.4000

GOVERNMENT:

Fulton County Info.....404.730.8300
Wolf Creek Library.....404.613.4255
Vehicle Registration.....404.730.6100
Fulton Library / Cascade.....404.699.6363
Driver's License.....404.657.2300
Voter Registration.....404.730.7072

RECREATION:

Wolf Creek Golf Course.....404.344.1334
Historic College Park Golf Course404.761.0731
Wolf Creek Amphitheatre.....877.725.8849
Southwest Performing Arts Center.....404.613.3220
Six Flags Over Georgia / White Water770.739.3400
Fulton Parks / Recreation.....404.730.6200
Welcome All Park.....404.762.4058
Sandtown Park.....404.346.8360
Movies ATL.....678.513.4400

NEWSPAPERS:

The Atlanta Journal-Constitution.....404.522.4141
South Fulton Neighbor.....404.363.8484
Atlanta Business Chronicle.....404.249.1010

SHOPPING:

Camp Creek Marketplace404.629.5954
Greenbriar Mall404.344.6611
Arbor Place Mall.....770.947.4245
Cumberland Mall.....770.435.2206



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COMMUNITY APPEAL:

- Architecturally designed front elevations
- Brick water table on side elevations
- Fiber cement siding
- Covered front porches or stoops (*per plan*)
- Pavers inset at driveway apron
- Aluminum gutters and downspouts
- Professionally designed landscape packages
- Panel or plank shutters (*per plan*)
- Fiberglass double door with 3/4 lite
- Vinyl double hung white windows
- Landscaped community entrance
- Sidewalks and street lights
- Underground utilities
- Steel reinforced concrete foundations
- Sodded Bermuda laws – front, side and back to 25'
- Irrigated lawn (*all sides*)
- 30-year architectural roof shingles
- Pressure treated decks (*per plan*)
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- Insulated composite doors with weather stripping
- 12' x 16' covered patio or deck (*per plan*)

PEACE OF MIND:

- Garage door opener with remote
- Quality check before, during and after construction
- Homeowner's orientation prior to closing
- Termite bait system with 1 year termite bond
- Full Customer Service Department
- RWC 1-8 Transferable Limited Warranty
- Smoke and CO2 detectors for family safety
- Energy efficient HVAC system (*14 SEER*)
- Insulation system R-30 blown attic ceilings and R-13 Walls
- Community covenants and restrictions
- 2 Programmable thermostats
- Rheem tankless water heater (*per plan*)
- Mandatory Homeowner's Association
- Engineered wood I-beam floor truss system
- Energy efficient vinyl windows with Low-E glass
- HomeGuard® weather barrier

INSIDE ADVANTAGES:

- Dramatic vaulted or trayed ceilings (*per plan*)
- 5" engineered Shaw® hardwood flooring in foyer, kitchen, powder room, breakfast area, dining room, family room living room/study on first floor
- Tile flooring in laundry and full baths
- Quality carpet from Shaw®, with 6-lb pad
- 42" direct-vent fireplace with gas logs with marble surround
- Rocker light switches

- Raised 2-panel interior doors
- 10' Ceilings on main floor
- 3-piece crown moulding in living room, dining room and foyer
- Chair rail in dining room and foyer
- 7.25" speed base first floor interior
- Staircase features stain oak treads with painted risers
- Ventilated shelving in all closets and pantry
- Sherwin Williams® interior paint (*one color per Standard selections*)
- Smooth ceilings throughout
- Exhaust fans in all baths
- Drywall finished and painted garage
- Plantation style garage door with garage door opener and remote
- Delta® Woodhurst widespread bath faucets (*chrome*)
- Callan® or equivalent interior satin nickel knob and hardware
- Callan® or equivalent exterior deadbolt locks (*all exterior doors*)
- Dual phone / cable jack in owner's suite, family room, flex rooms and all secondary bedrooms
- Pull down attic stairs
- Progressive Lighting (*package 2*)
- 34" vanity height
- Logan pedestal sink in powder room
- Full washer / dryer hookups
- Quartz 2 cm. vanity tops in full baths
- Ceiling fan pre-wire in family room and all bedrooms
- Flex conduit over fireplace

CHEF'S CORNER:

- Quality wood crafted cabinets with crown moulding, dovetail drawers and soft close doors/drawers (*painted or stained*)
- Granite countertops (*level 3*) or Quartz (*level 1*)
- Ceramic tile backsplash (*level 1*)
- Breakfast bar / center island (*per plan*)
- 10" deep stainless steel undermount sink
- Delta® Essa single handle pull-down sprayer faucet in chrome
- Garbage disposal and plumbed for icemaker
- Whirlpool® 30" built-in single oven/single microwave
- Whirlpool® 36" gas cooktop, 36" recirculating venthood above cooktop
- Whirlpool® dishwasher 720 Series
- Pantry with ventilated shelving
- Recessed LED can lighting in kitchen
- Under counter lighting

OWNER'S SUITE:

- Tray and vaulted ceilings (*per plan*)
- Separate shower with tile walls and floor with glass doors (*per plan, frameless*)
- Ceramic tile flooring (*level 1*)
- Maax Jazz freestanding tub
- Delta® Woodhurst wide spread faucets (*chrome*)
- Spacious walk-in closet with ventilated shelving
- Dual vanities with Quartz 2 cm. countertop (*level 1*)



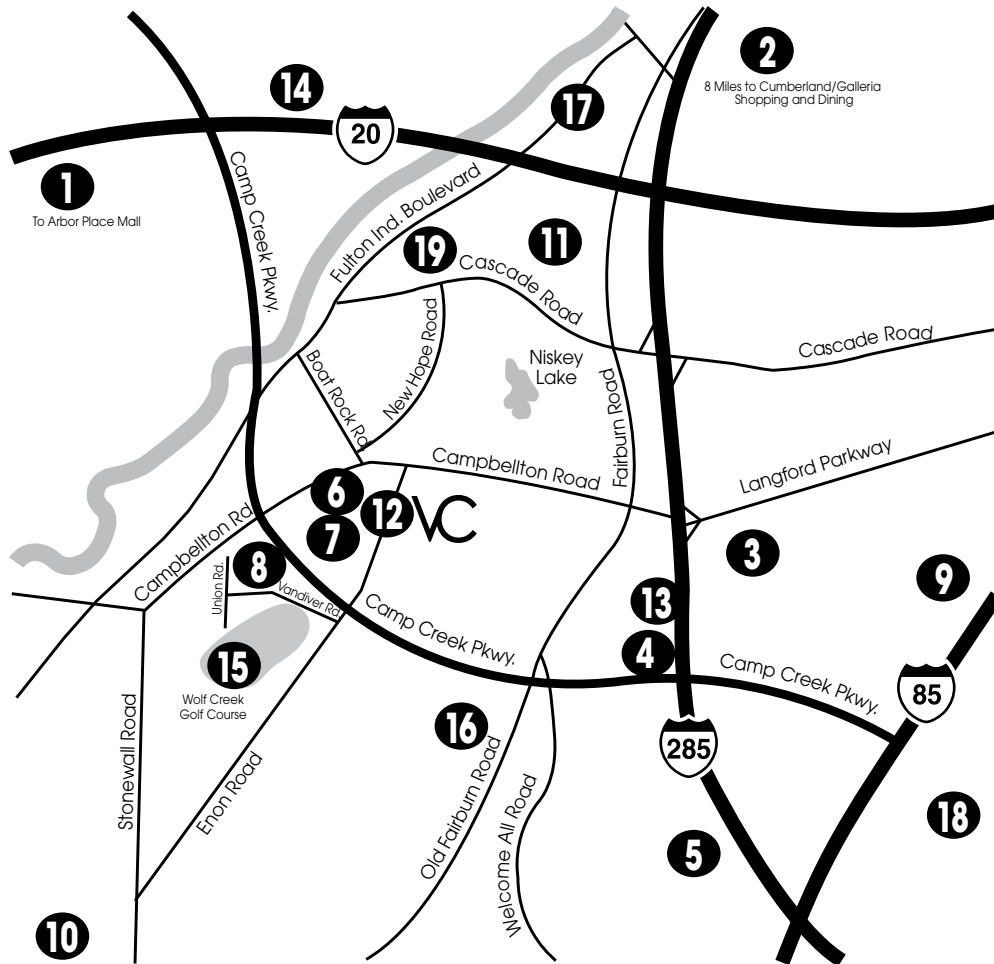
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SHOPPING:

1. Arbor Place Mall
2. Cumberland/Galleria Shopping and Dining
3. Greenbriar Mall
4. Camp Creek Marketplace:
Target, Lowe's, Marshalls, Ross
5. Shannon Mall

SCHOOLS:

6. A Phillip Randolph Elementary School
7. Sandtown Middle School
8. Westlake High School
9. Woodward Academy
10. Arlington Christian School

HEALTH CARE:

11. Southwest Hospital
and Medical Center

PARKS AND RECREATION:

12. Sand Town Park
13. Nature Preserve
14. Six Flags Over Georgia

GOLF COURSES:

15. Wolf Creek Golf Course
16. Lakeside Golf Course

AIRPORTS:

17. Fulton County Airport
18. Atlanta Hartsfield-Jackson
International Airport

LIBRARY:

19. Fulton County



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4BR / 3.5BA - 3,491 sq. ft.



The Arlington 2

Grand ranch plan includes formal spaces!

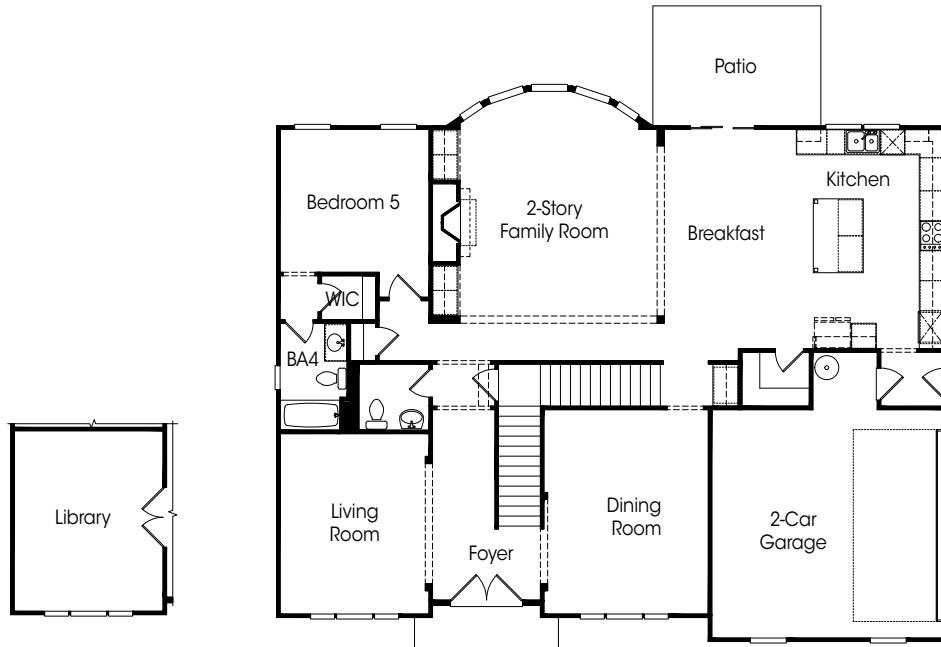
4BR / 3.5BA - 3,491 sq. ft.



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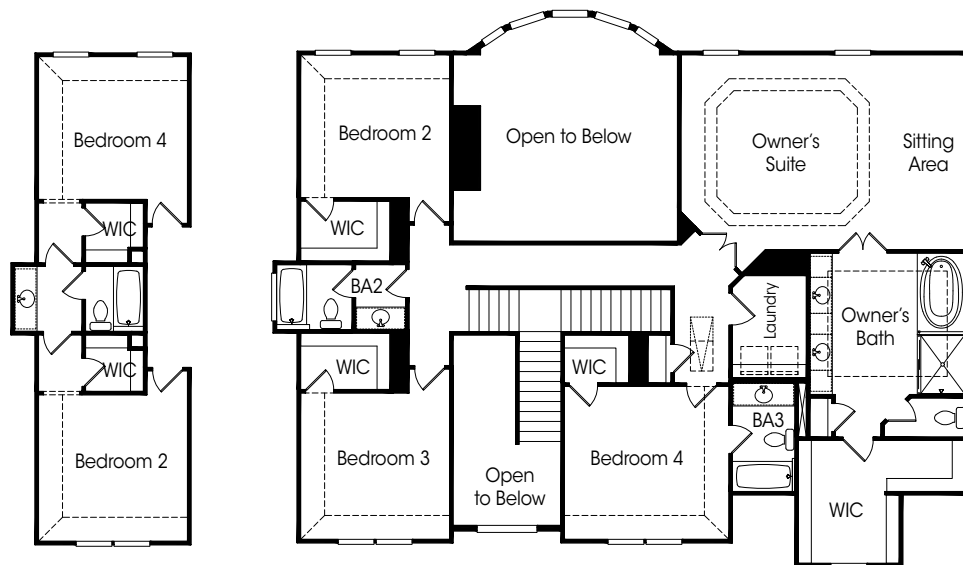
The Brookmere 2

2-story grand family room!
5BR / 4.5BA - 3,733 sq. ft.



OPTIONAL LIBRARY

FIRST FLOOR



OPTIONAL JACK & JILL BATH

SECOND FLOOR

Window placement / height on exterior front may vary based on the elevation selected.

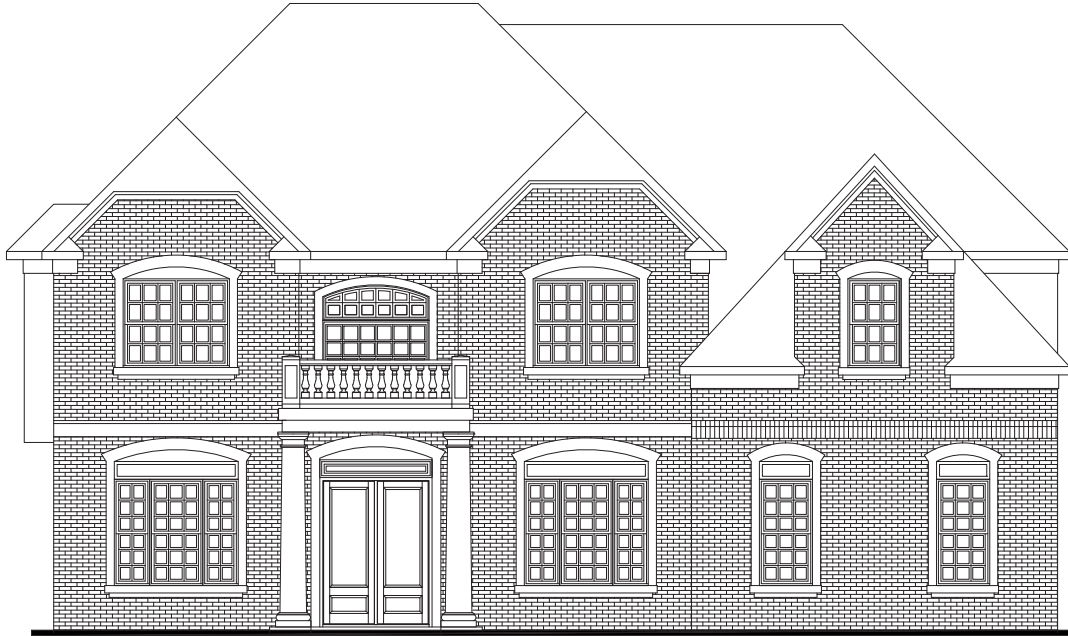


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The Brookmere 2

2-story grand family room!
5BR / 4.5BA - 3,733 sq. ft.



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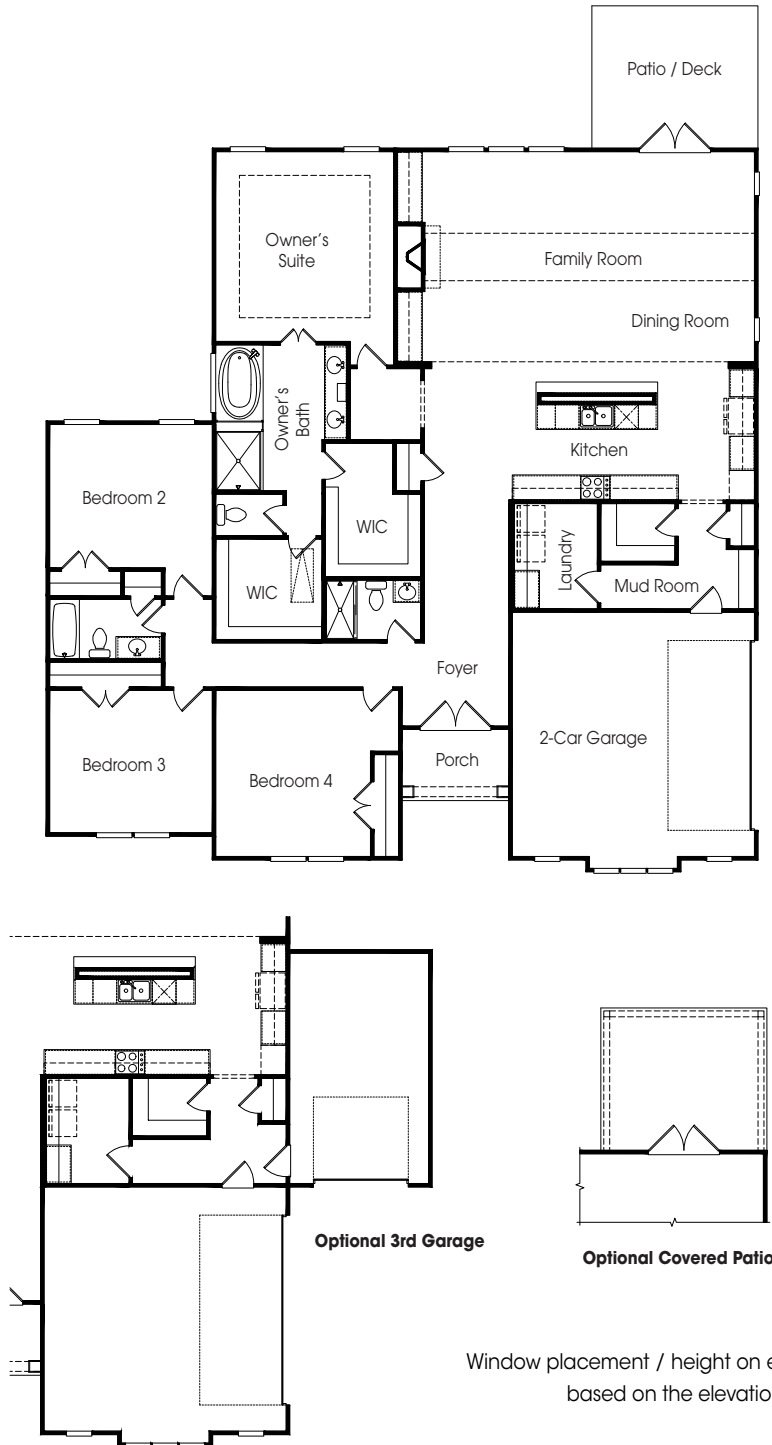


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The Fairhaven 2

Open concept ranch plan!
4BR / 3BA - 2,716 sq. ft.



Window placement / height on exterior front may vary
based on the elevation selected.

The Fairhaven 2

Open concept ranch plan!
4BR / 3BA - 2,716 sq. ft.



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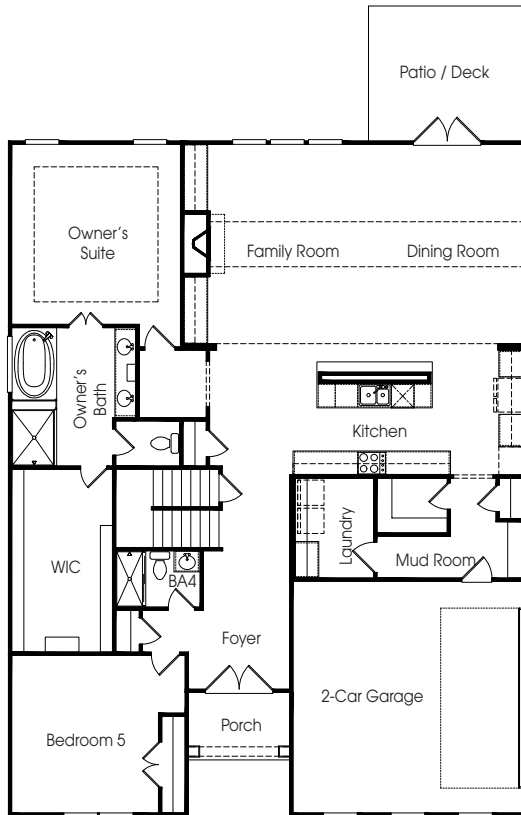
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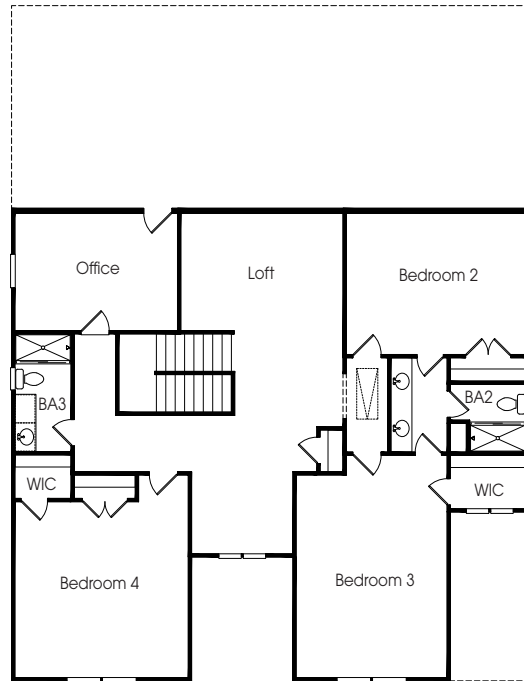
The Fairmont 2

Open concept master-on-main plan!

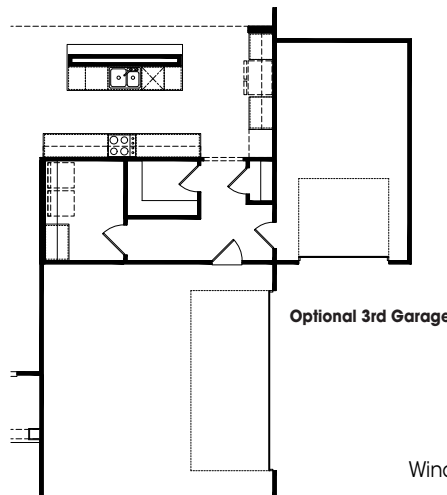
5BR / 4BA - 3,703 sq. ft.



FIRST FLOOR

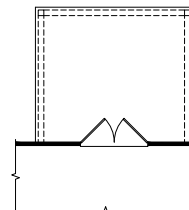


SECOND FLOOR



Optional 3rd Garage

Optional Covered Patio



Window placement / height on exterior front may vary based on the elevation selected.

The Fairmont 2

Open concept master-on-main plan!

5BR / 4BA - 3,703 sq. ft.

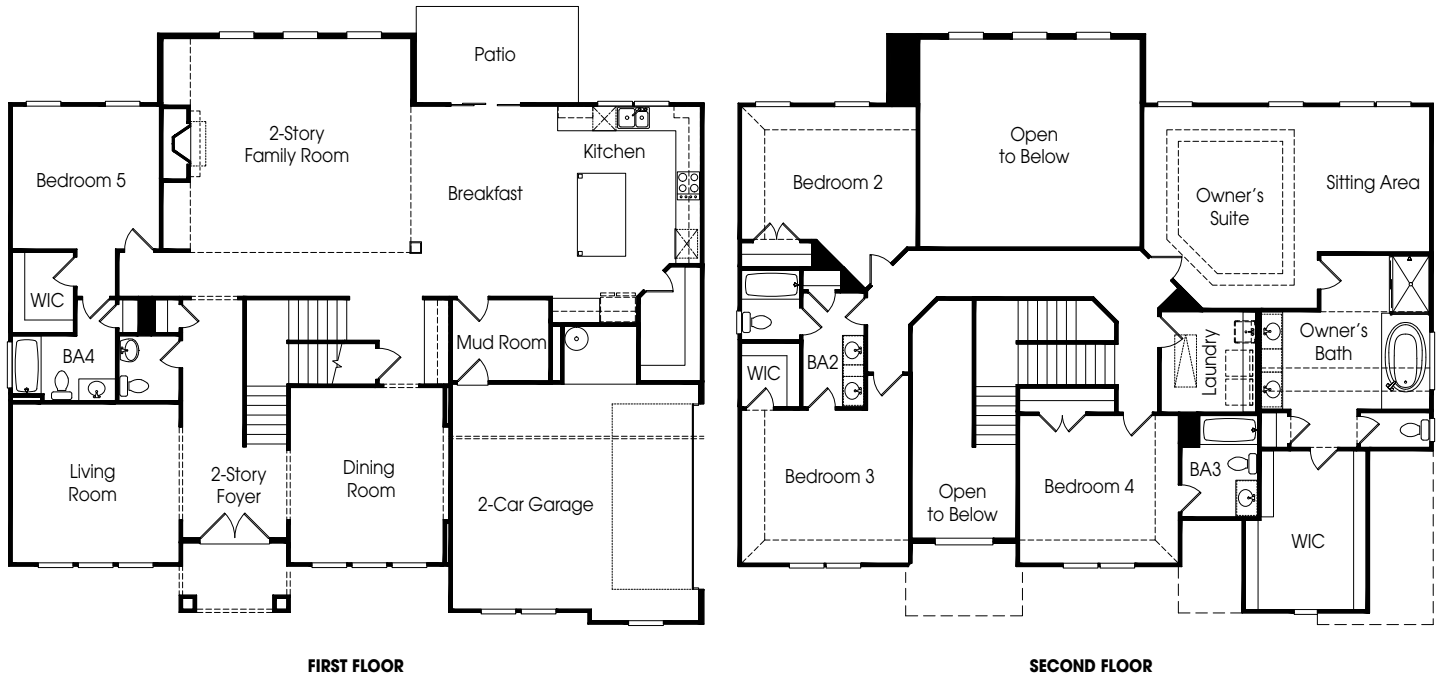


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The Worthington 2

Open concept plan includes formal spaces!

5BR / 4.5BA - 4,006 sq. ft.



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The Worthington 2

Open concept plan includes formal spaces!

5BR / 4.5BA - 4,006 sq. ft.



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