

Welcome to Southern Lights at Great Sky



Great value, quality
and Canton location!

From the \$600's

NOW SELLING!

- Single-family homes
- Spacious floor plans
- Master-on-main plans available
- Ranch plan available
- Basement homes available
- Large, private home sites

Kim Shapland
770.855.5801

Traveling North on I-575:

I-575 North to exit #20. Turn left at light onto Riverstone Parkway. Turn right onto Reinhardt College Parkway. Turn right onto Reservoir Drive. At the roundabout circle half way around onto 2nd Street (Great Sky Parkway). Travel approximately .6 mile and turn left onto Pine Sandy Bank Drive (Southern Lights).



**VC VENTURE
COMMUNITIES**

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

venturecommunitiesga.com



Southern Lights at Great Sky

101 Pine Sandy Bank Drive, Canton, GA

770.855.5801

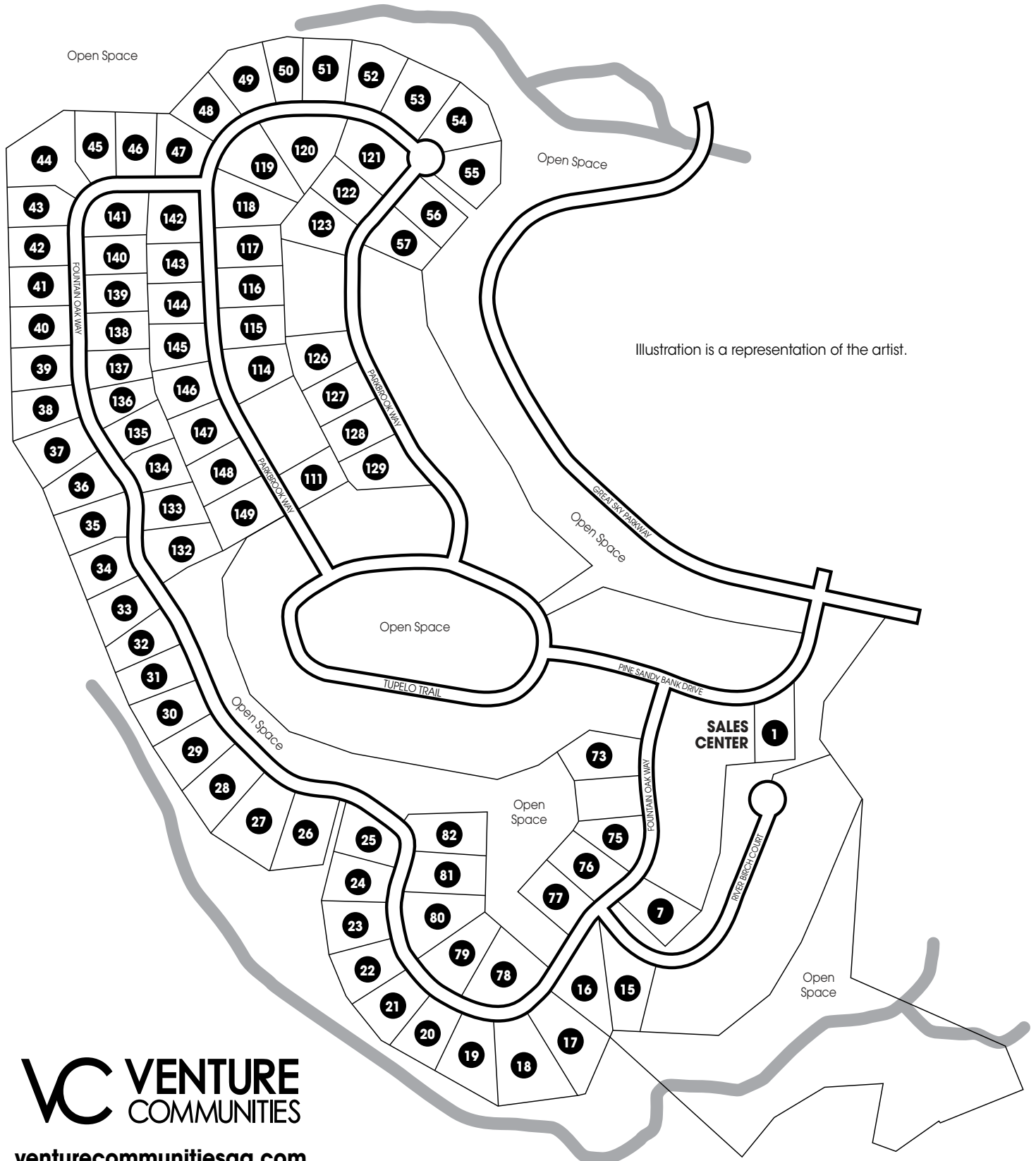


Illustration is a representation of the artist.

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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
AT&T..... 404.249.2000
Comcast Cable..... 1.800.XFINITY

SCHOOLS:

R M Moore Elementary School 770.704.1240
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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COMMUNITY APPEAL:

- Architecturally designed front elevations
- Fiber cement siding
- Covered porches or stoops (*per plan*)
- Aluminum gutters and downspouts
- Professionally designed landscape packages
- Irrigation system – 2 zones
- Panel or plank shutters (*per plan*)
- Fiberglass double door with 3/4 lite
- Landscaped community entrance
- Sidewalks and street lights
- Underground utilities
- Steel reinforced concrete foundations
- 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
- Covered patio or deck (*per plan*)

PEACE OF MIND:

- 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

INSIDE ADVANTAGES:

- Dramatic vaulted or treyed ceilings (*per plan*)
- 5" engineered Shaw® hardwood flooring in foyer, kitchen, powder room, breakfast area, dining room and family room
- Tile flooring in laundry and full baths
- Quality carpet from Shaw®, with 6-lb pad
- 42" direct-vent fireplace with gas logs with brick or stone surround
- Raised 2-panel interior doors

- 9' Ceilings on main floor
- 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 4" centerset 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
- Brushed Nickel lighting
- 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
- Ceiling fan in family room and owner's suite

CHEF'S CORNER:

- Quality cabinets featuring dove tail drawers and soft close doors and drawers (*painted*)
- Granite countertops with tile backsplash (*level 1*)
- Breakfast bar / center island (*per plan*)
- 50/50 stainless steel sink – under-mount
- Delta® Essa single handle pull-down sprayer faucet
- Garbage disposal and plumbed for icemaker
- Whirlpool® built-in oven, microwave, gas cooktop, vent hood and dishwasher (*stainless steel*)
- Pantry with ventilated shelving
- Recessed can lighting in kitchen

OWNER'S SUITE:

- Treyed and vaulted ceilings (*per plan*)
- Separate shower with tile walls, floor, bench seat with glass doors (*per plan, chrome frame*)
- Ceramic tile flooring (*level 1*)
- Garden tub with tile surround
- Delta® Woodhurst wide spread faucets (*chrome*)
- Spacious walk-in closet with ventilated shelving
- Dual vanities with Quartz 2 cm. countertop (*level 1*)

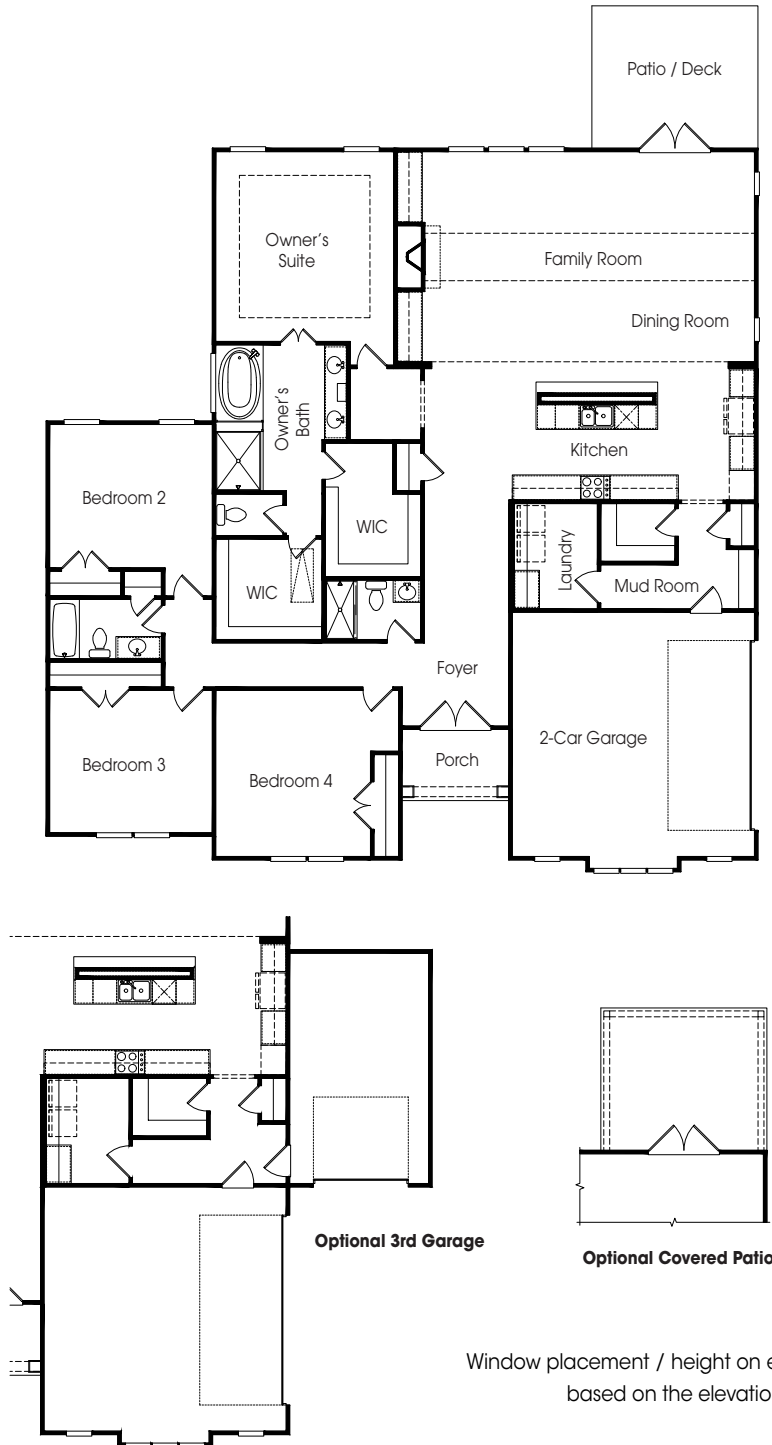


All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

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The Fairhaven 2

Awesome ranch floor plan!
4BR / 3BA - 2,716 sq. ft.



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

The Fairhaven 2

Awesome ranch floor plan!
4BR / 3BA - 2,716 sq. ft.



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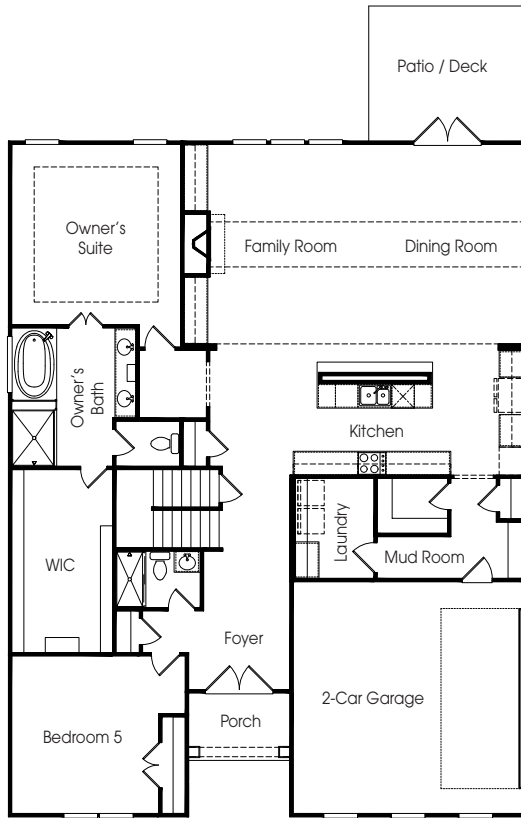
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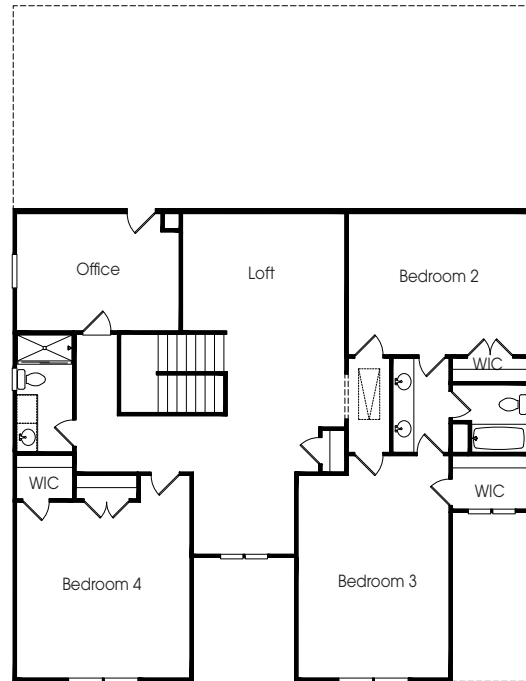
The Fairmont 2

Open / entertaining master-on-the-main floorplan

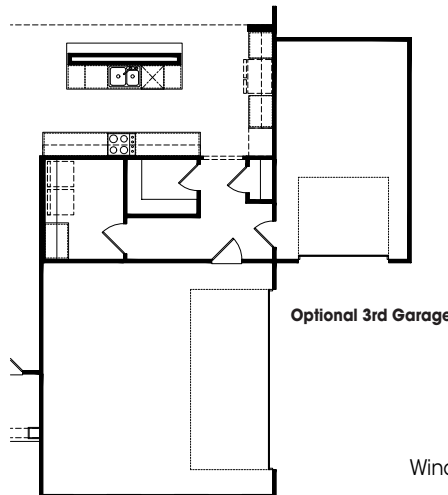
5BR / 4BA - 3,703 sq. ft.



FIRST FLOOR

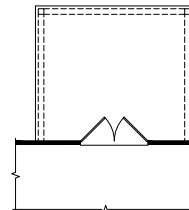


SECOND FLOOR



Optional 3rd Garage

Optional Covered Patio



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

The Fairmont 2

Open / entertaining master-on-the-main floorplan

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



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The Fairmont 2

Open / entertaining master-on-the-main floorplan

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



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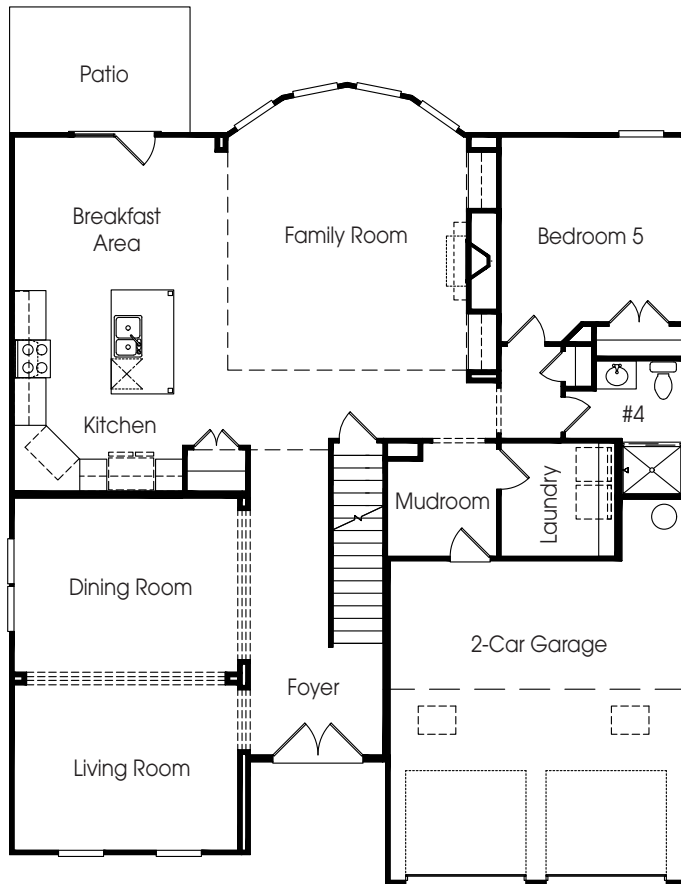


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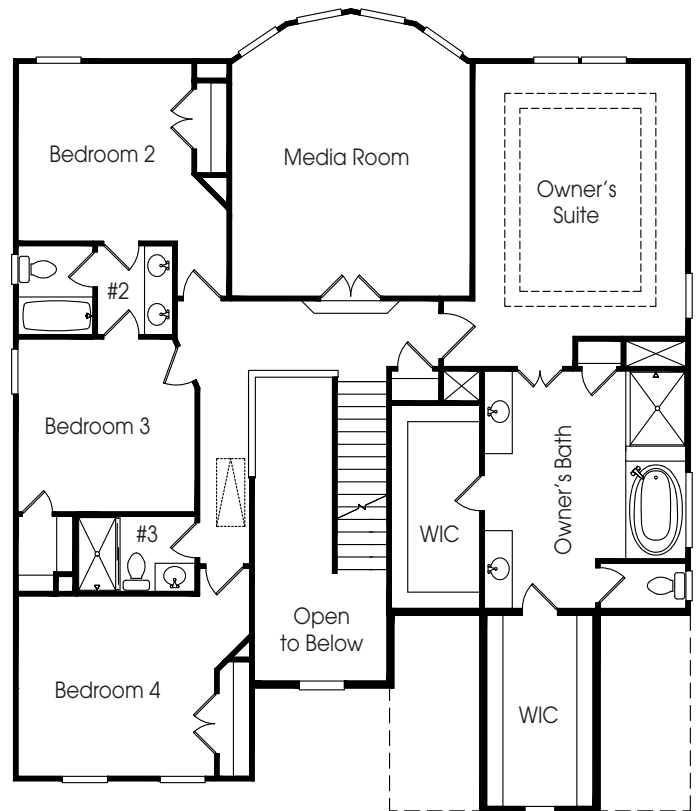
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The Laurel

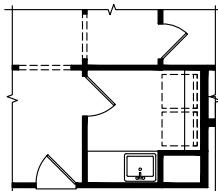
Bedroom-on-the-main floor
5BR / 4BA - 3,490 sq. ft.



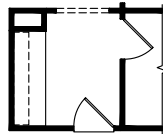
FIRST FLOOR



SECOND FLOOR



Optional Laundry Cabinet and Sink



Optional Mudroom Cabinets



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The Laurel

Bedroom-on-the-main floor
5BR / 4BA - 3,490 sq. ft.



ACL



FHL



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