

# Welcome to Willow Cove



Great value, quality  
and Canton location!

From the \$500's

## **NOW SELLING!**

- Single-family homes
- Spacious floor plans
- Master-on-main plans available
- Ranch plans available
- Basement homes available
- Amazing amenities

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 right onto Willow Street into the community.



**VC VENTURE  
COMMUNITIES**

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

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

# Willow Cove

306 Willow Cove, Canton, GA 30114

**770.855.5801**

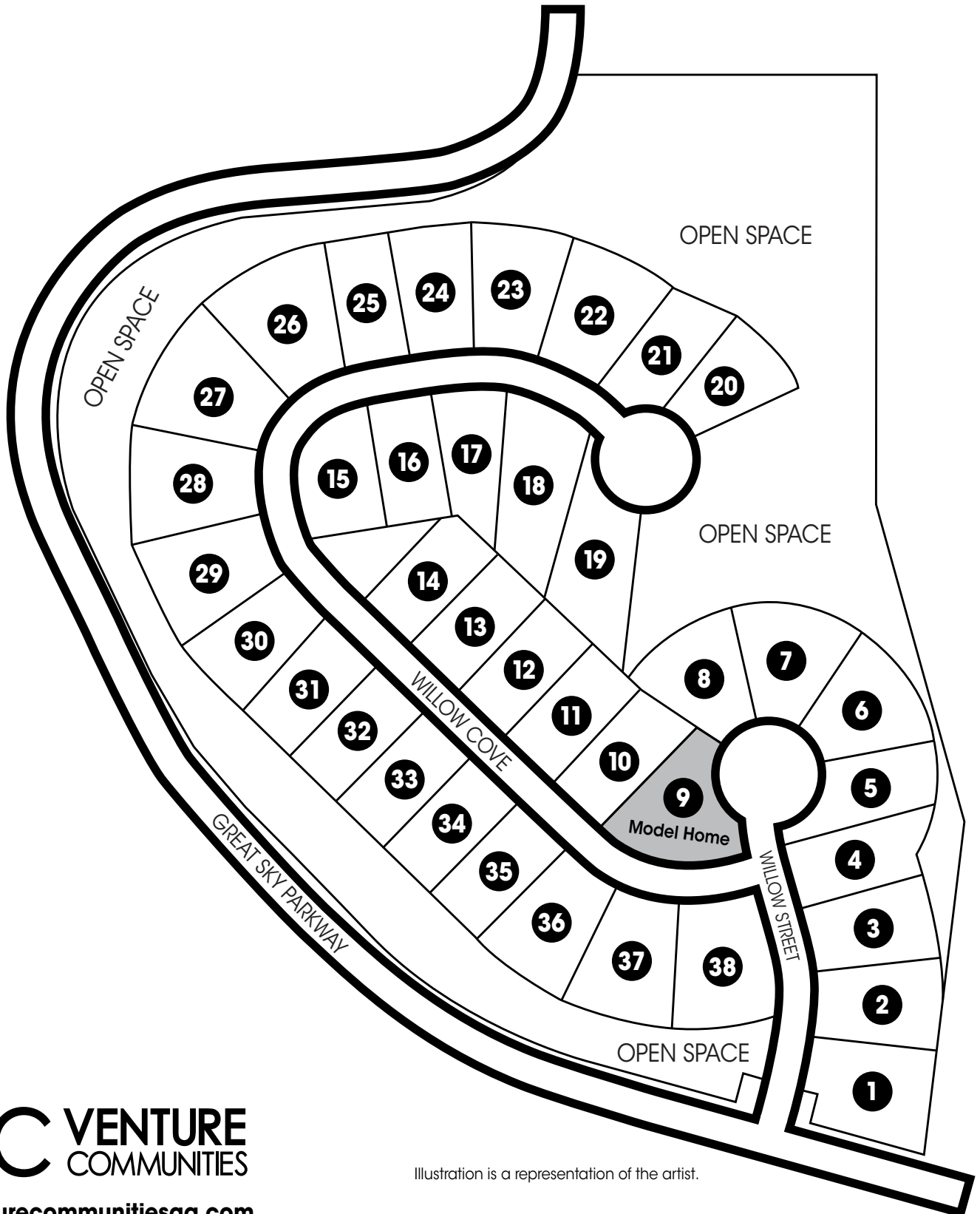


Illustration is a representation of the artist.

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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  
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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## 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
- "Great Sky" 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 or equivalent
- 30-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
- 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)
- 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
- Tributary wood mantel with slate surround
- Raised 2-panel interior doors

- 42" 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 fan pre-wire in family room, owner's suite and 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)
- 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)

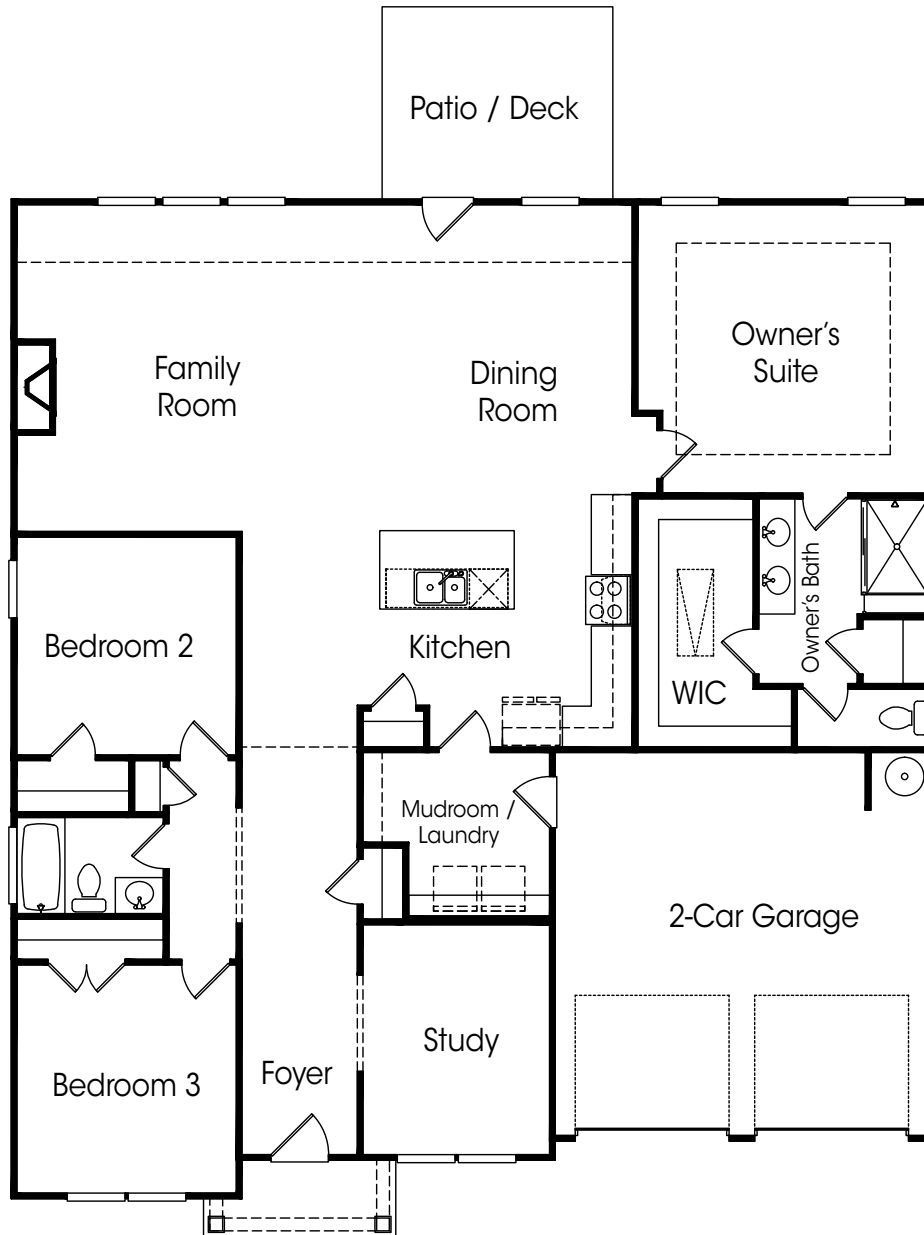


All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

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# The Brookhaven

Awesome ranch floor plan!  
**3BR / 2BA - approx. 2,006 sq. ft.**



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

# The Brookhaven

Awesome ranch floor plan!  
**3BR / 2BA - approx. 2,006 sq. ft.**



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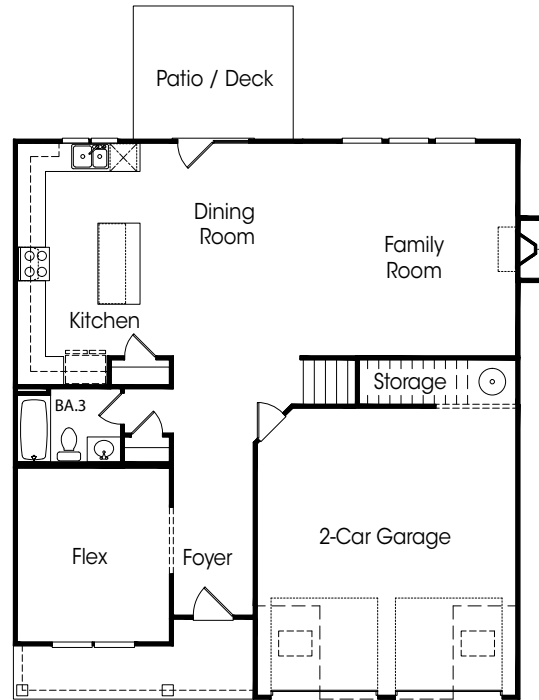


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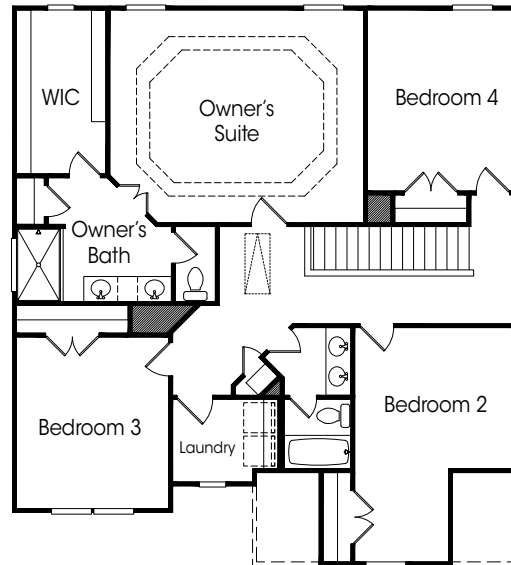
# The Cresthaven

Spacious and open floor plan with flex room on main level!

**4BR / 3BA - approx. 2,494 sq. ft.**



**FIRST FLOOR**



**SECOND FLOOR**

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# The Cresthaven

Spacious and open floor plan with flex room on main level!

**4BR / 3BA - approx. 2,494 sq. ft.**



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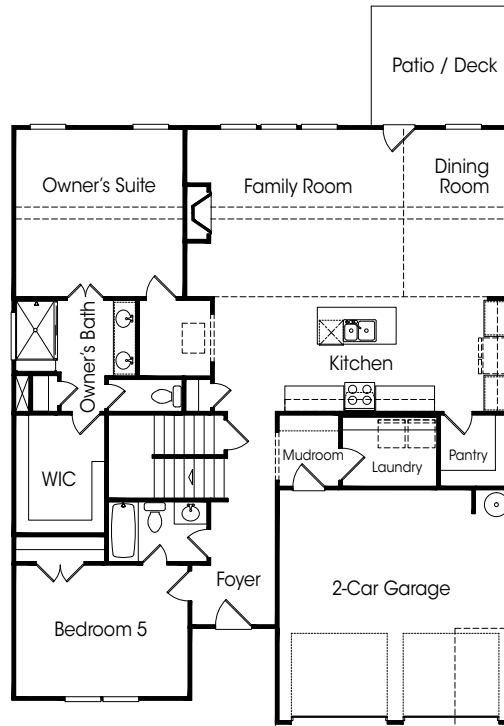


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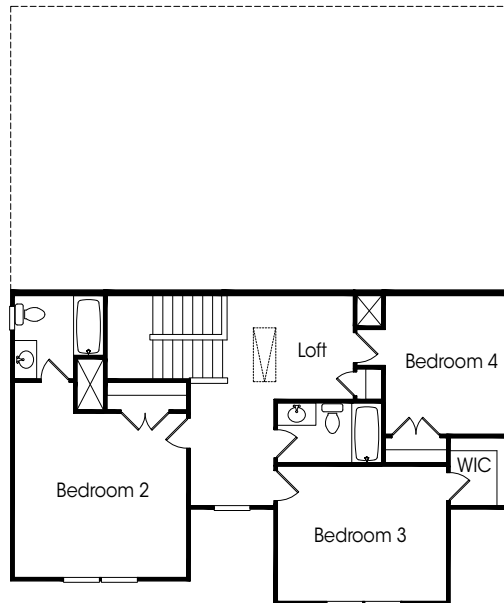


# The Fairfax

Lovely Master-on-the-Main floor plan!  
**5BR / 4BA - approx. 2,512 sq. ft.**



**FIRST FLOOR**



**SECOND FLOOR**

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on exterior front may vary  
based on the elevation selected.

# The Fairfax

Lovely Master-on-the-Main floor plan!  
**5BR / 4BA - approx. 2,512 sq. ft.**



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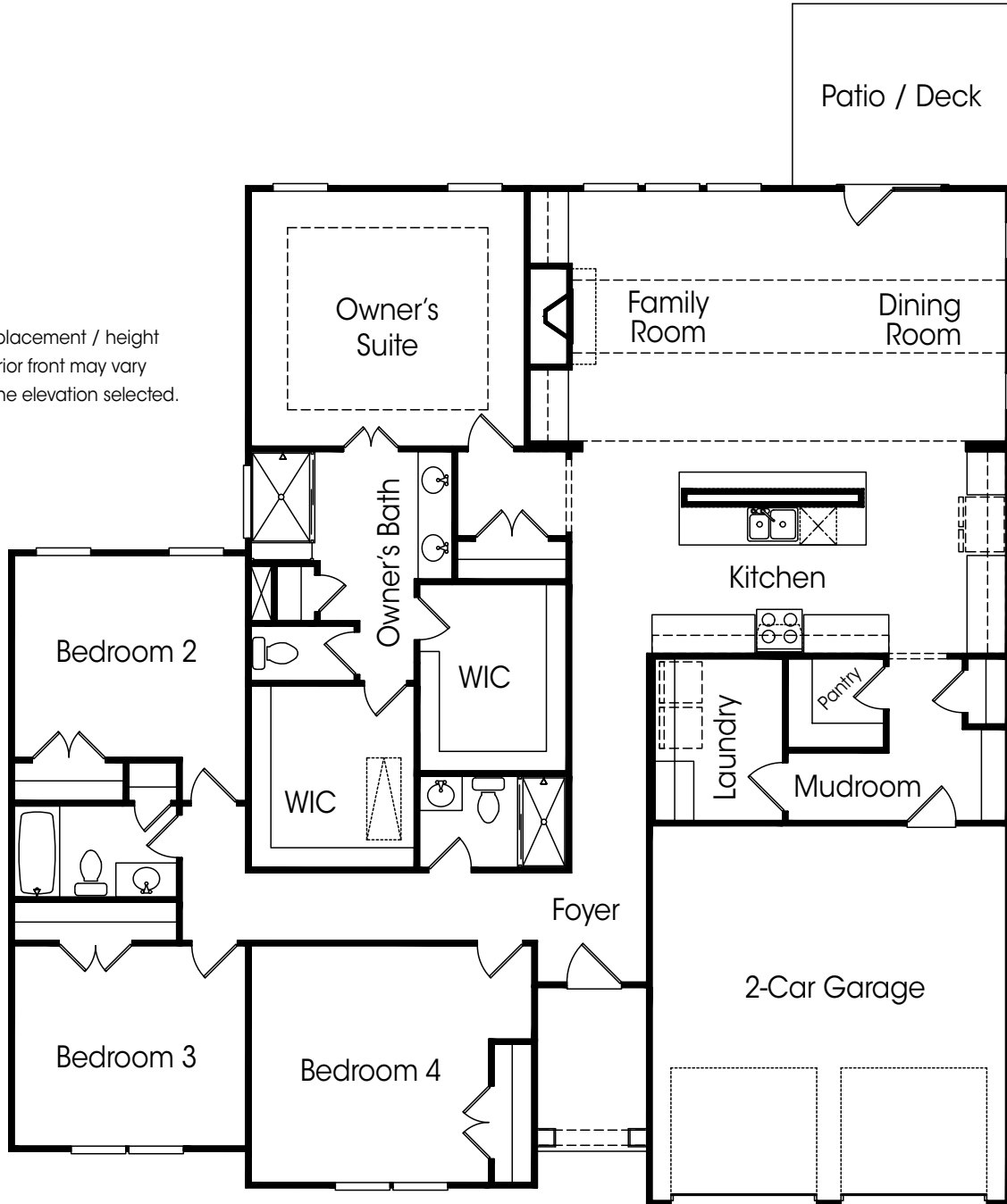


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# The Fairview

Spacious ranch floor plan!  
**4BR / 3BA - approx. 2,278 sq. ft.**

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



# The Fairview

Spacious ranch floor plan!  
**4BR / 3BA - approx. 2,278 sq. ft.**



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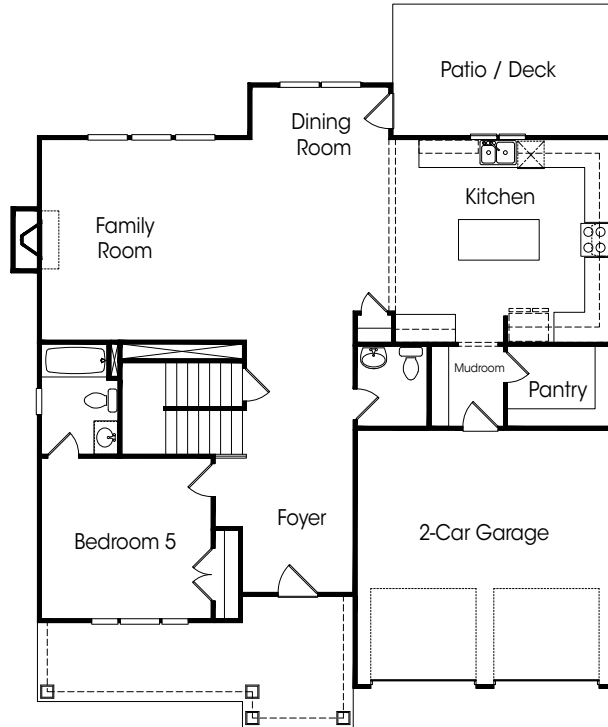


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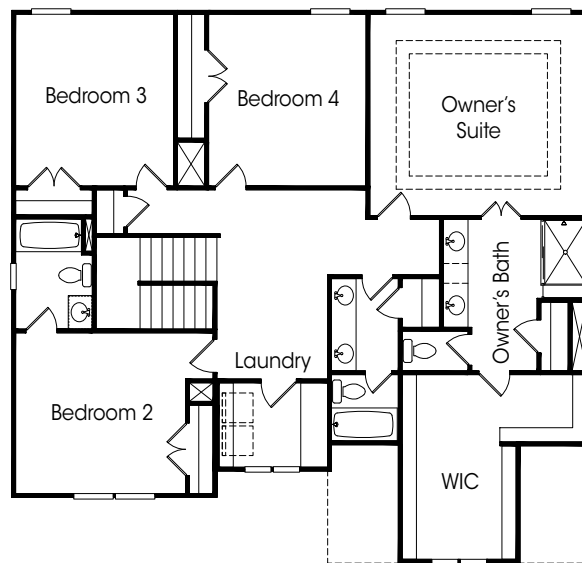
# The Windsor

Spacious floor plan with bedroom and full bath on main!

**5BR / 4BA - approx. 2,882 sq. ft.**



**FIRST FLOOR**



**SECOND FLOOR**

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



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# The Windsor

Spacious floor plan with bedroom and full bath on main!

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