

Welcome to Longview Run



Quality townhomes
in beautiful Decatur!

From \$332,900

NOW SELLING!

- 38 quality townhomes
- 3 bedroom floor plans
with 2-car garages
- Schools:
 - Fairington Elementary School
 - Miller Grove Middle School
 - Miller Grove High School



Deardra Favors
404.955.2296

From I-75(S)/I-85(S):

Take Exit #247 to merge onto I-20 (E)
toward Augusta. Take Exit #71 for Panola Road.
Turn right on Panola Road. Turn right on Minola Drive.
Turn right on Miller Road. Turn left on Panola Industrial Blvd.
Longview Run community is located on the right directly
across from Longview Pointe.



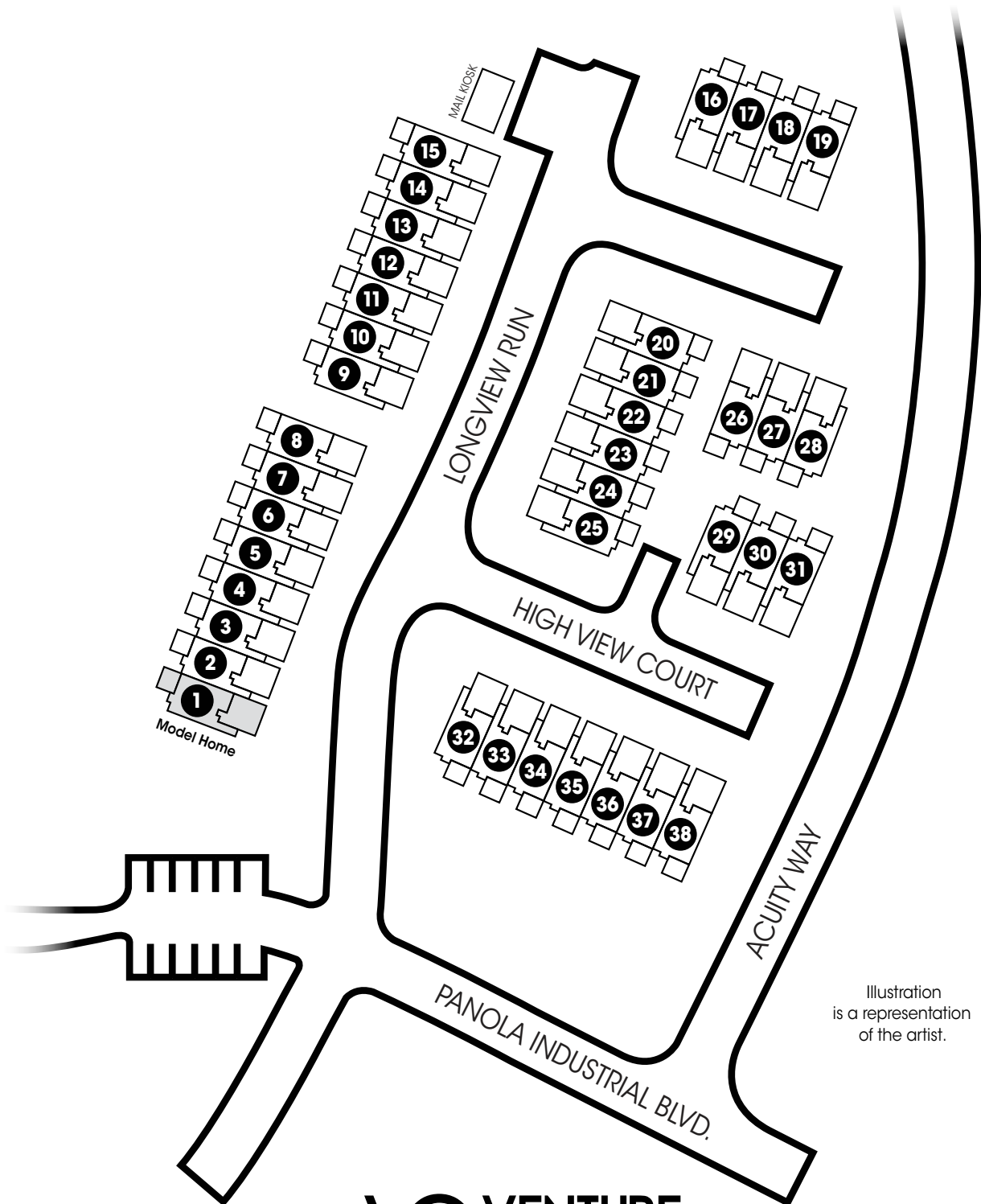
For more information on other
Venture Communities please visit our website!
venturecommunitiesga.com



Longview Run

5102 Longview Run, Decatur, GA 30035

404.955.2296



**VC VENTURE
COMMUNITIES**

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AREA INFORMATION

UTILITIES:

Georgia Power..... 1.888.660.5890
SCANA Natural Gas 1.800.GO.SCANA
DeKalb County Water & Sewer..... 404.378.4475
DeKalb County Sanitation..... 404.294.2900

Division of Child Support Services 1.844.694.2347
United States Post Office 1.800.275.8777
Driver Services..... 678.413.8400
Voter Registration 404.298.4020

SCHOOLS:

Fairington Elementary School..... 678.676.8702
Miller Grove Middle School..... 678.676.8902
Miller Grove High School..... 678.875.1102
Montessori School at Emory (pre-k - 8) 404.634.5777
Destiny Star Creative Learning (pre-k) 770.239.6335

RECREATION:

LA Fitness..... 770.308.0238
Browns Mill Aquatic Center..... 770.224.0191
Golden Glide Skating Rink..... 404.288.7773
Cheer Tyme of Georgia..... 404.520.3425
Zoo Atlanta 404.624.5600
Decatur Recreation Center 404.377.0494

MEDICAL:

DeKalb Medical Center..... 404.501.1000
Emory Medical Center Decatur 404.501.1000
Emory Health Connection 404.778.7777
DeKalb Board of Health..... 404.294.3700

NEWSPAPERS:

The Atlanta Journal-Constitution 404.522.4141
Atlanta Business Chronicle 404.249.1010
DeKalb Neighbor 770.454.9388

GOVERNMENT:

DeKalb County Government 404.679.5907
DeKalb Public Library - Decatur 404.370.3070
DeKalb County Police..... 678.406.7929
DeKalb County Sheriff..... 404.297.3934

SHOPPING:

Public Storage 678.942.6368
Publix Grocery/Pharmacy 770.322.1890
Walmart Supercenter 770.593.3540
Mall at Stonecrest..... 678.526.8955



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COMMUNITY APPEAL:

- Fiber cement siding
- Aluminum gutters and downspouts
- Professionally designed landscape package
- Landscaped community entrance
- Underground utilities
- Street lights
- Steel reinforced concrete foundations
- 25-year roof shingles
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- Insulated composite doors with weather stripping
- Pre-planned exterior colors
- Patio with one privacy panel

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
- 1-year Builder Workmanship Limited Warranty
- 8-year RWC Structural Limited Warranty
- Smoke detectors for family safety
- Insulation system R-30 blown attic ceilings and R-13 Walls
- Community covenants and restrictions
- 2 programmable thermostats
- Electric heating
- Electric 50-gallon water heater
- Mandatory Homeowner's Association
- Engineered wood open web floor truss system
- Energy efficient double hung white vinyl windows with Low-E glass

INSIDE ADVANTAGES:

- Dramatic vaulted or treyed ceilings (*per plan*)
- Vinyl plank (EVP) flooring on entire first floor
- Low maintenance vinyl flooring in laundry and full baths
- Quality carpet from Shaw®, FHA-approved pad
- Linear electric fireplace with remote control
- Tiled fireplace surround (*no hearth*)
- Raised 2-panel interior doors
- 9' Ceilings on main floor

- Carpeted staircase with oak handrail and white baluster (*per plan*)
- Ventilated shelving in all closets and pantry
- Sherwin Williams® interior paint (*per standard selection*)
- Wall color painted smooth ceilings throughout
- Exhaust fans in all baths
- Drywall finished and painted 2-car garage
- Overhead Garage Door Series 175
- Garage pre-wired for opener
- Delta® Foundations bath faucets (*chrome*)
- Fairfield® or equivalent interior satin nickel knob and hardware
- Fairfield® or equivalent exterior deadbolt locks (*all exterior doors*)
- Dual phone / cable jack in family room and owner's bedroom
- Pull down attic stairs
- Lighting package from PDI Lighting
- 34" vanity height in full baths
- Pedestal sink in powder room
- Full washer / dryer hookups and overflow pan
- 2 cm Quartz countertops in full baths
- Ceiling fan pre-wire in family room and owner's suite (*fans not included*)

CHEF'S CORNER:

- Quality crafted 36" cabinets by Peachtree Cabinets
- Center island (*per plan*)
- Double 9" stainless steel sink undermount
- Delta® Foundations faucet (*chrome*)
- Garbage disposal and plumbed for icemaker
- Whirlpool® series electric range, dishwasher and microwave (*stainless steel*)
- Granite countertops (*level 1*)
- 4" granite backsplash (*level 1*)
- Pantry with ventilated shelving
- LED surface mount disc lighting

OWNER'S SUITE:

- Treyed and vaulted ceilings (*per plan*)
- Large tiled shower with chrome-framed glass door
- Spacious walk-in closet with ventilated shelving
- Dual vanities with 2 cm Quartz countertops
- Delta® Foundations faucets (*chrome*)
- Water closet with privacy door
- Plate mirrors over vanities
- Convenient linen closet in owner's bathroom



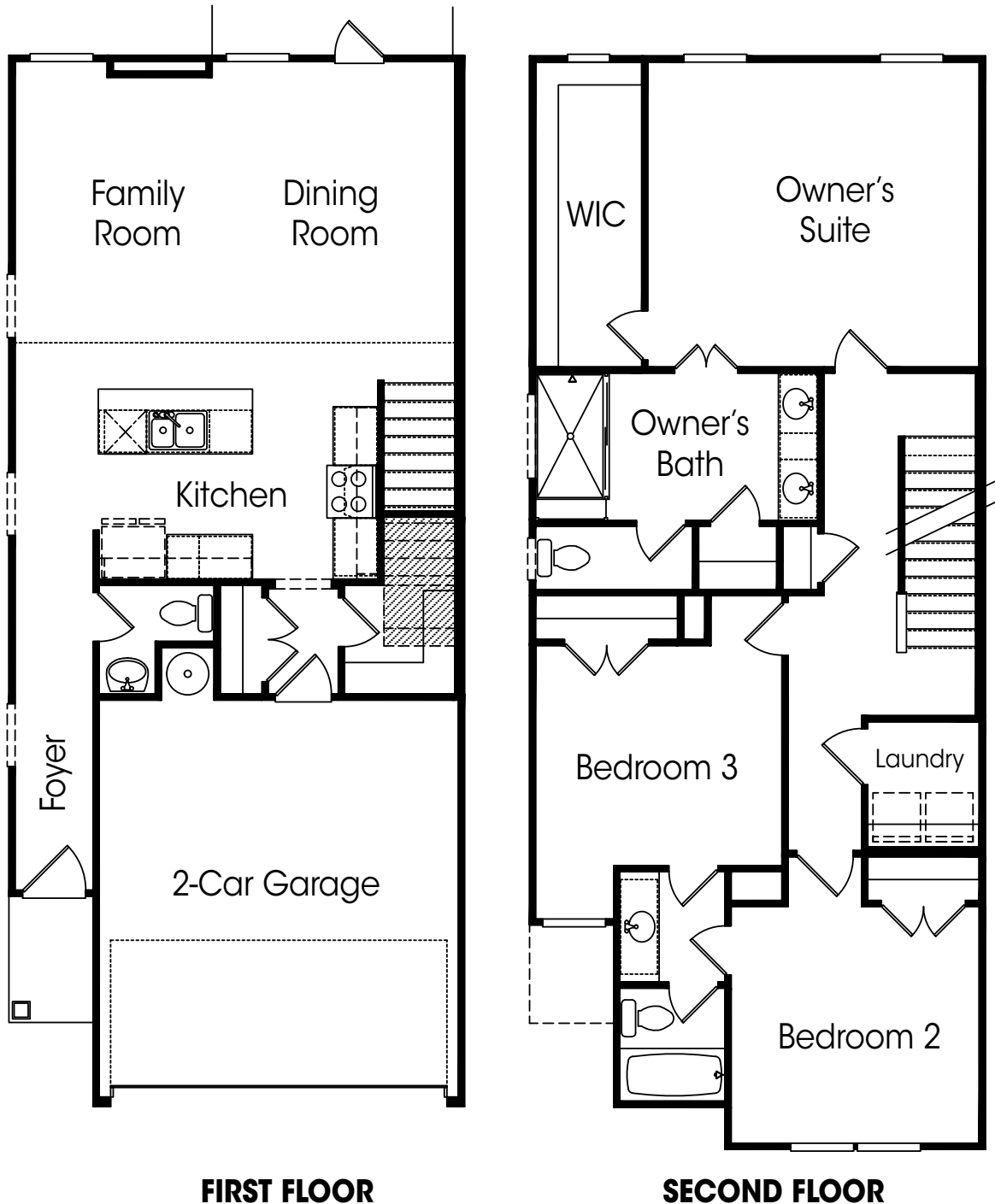
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The Burton

Open concept plan, huge owner's suite!

3BR / 2.5BA - 1,728 sq. ft.



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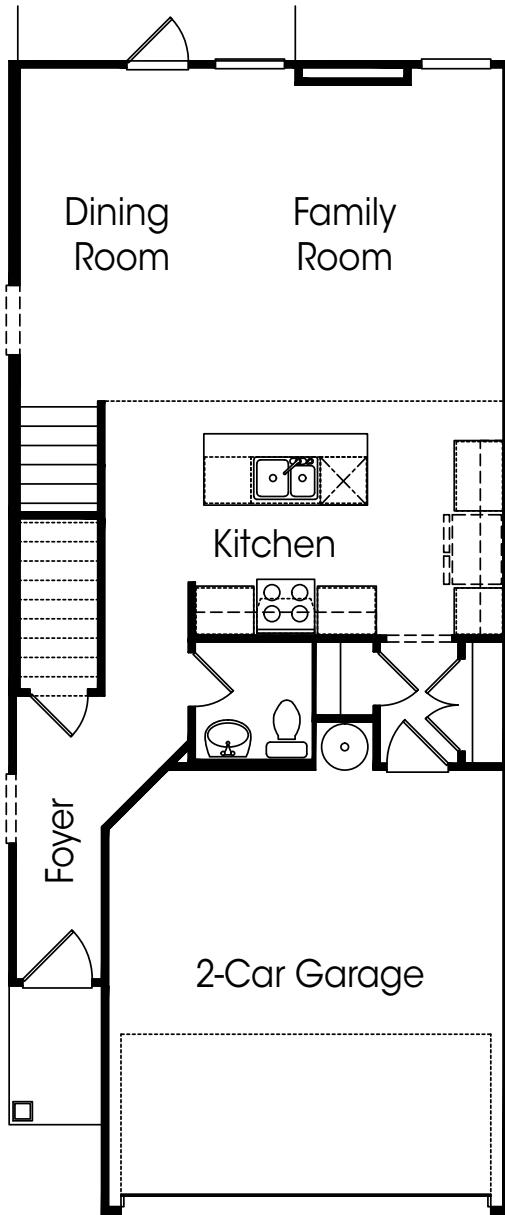
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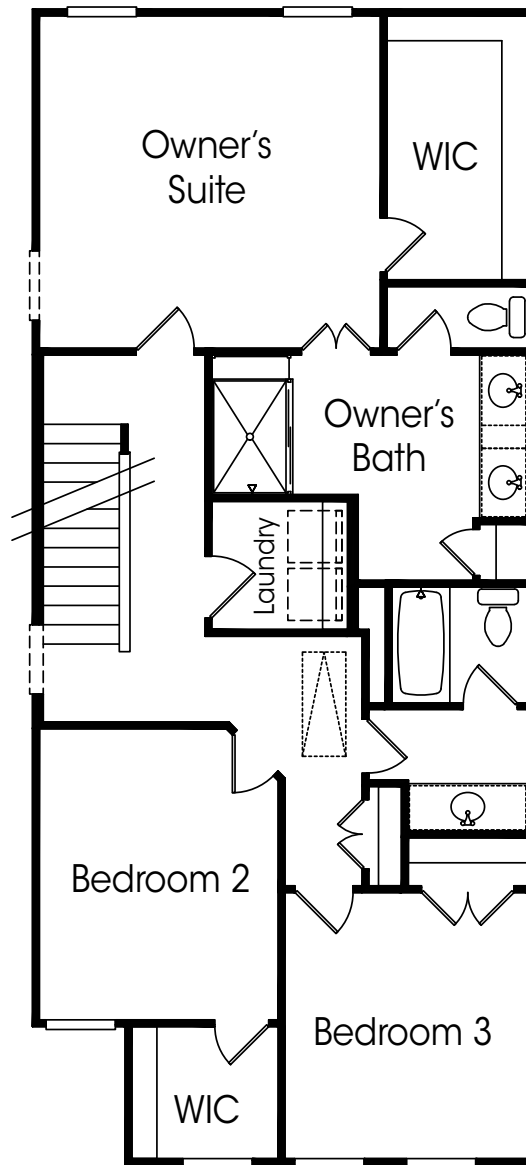
The Hartwell

Open concept, very spacious plan!

3BR / 2.5BA - 1,748 sq. ft.



FIRST FLOOR



SECOND FLOOR

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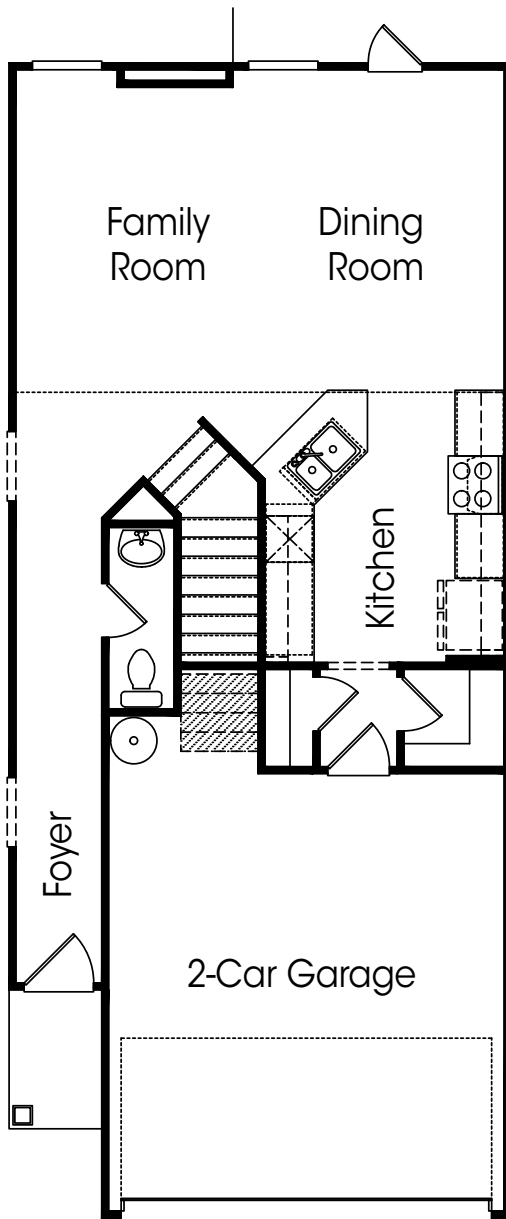
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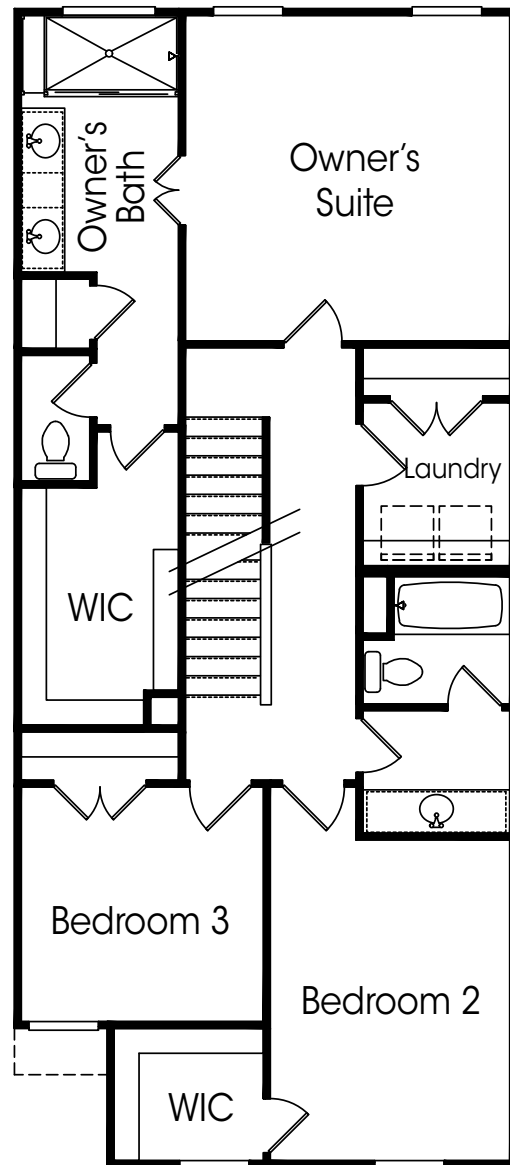
The Rabun

Open concept with bright, welcoming foyer!

3BR / 2.5BA - 1,700 sq. ft.



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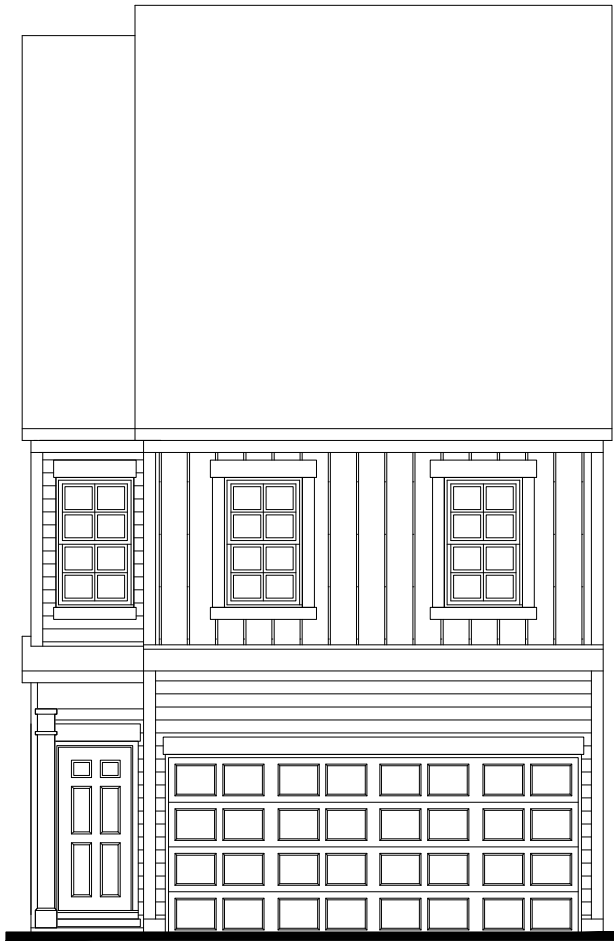


SECOND FLOOR

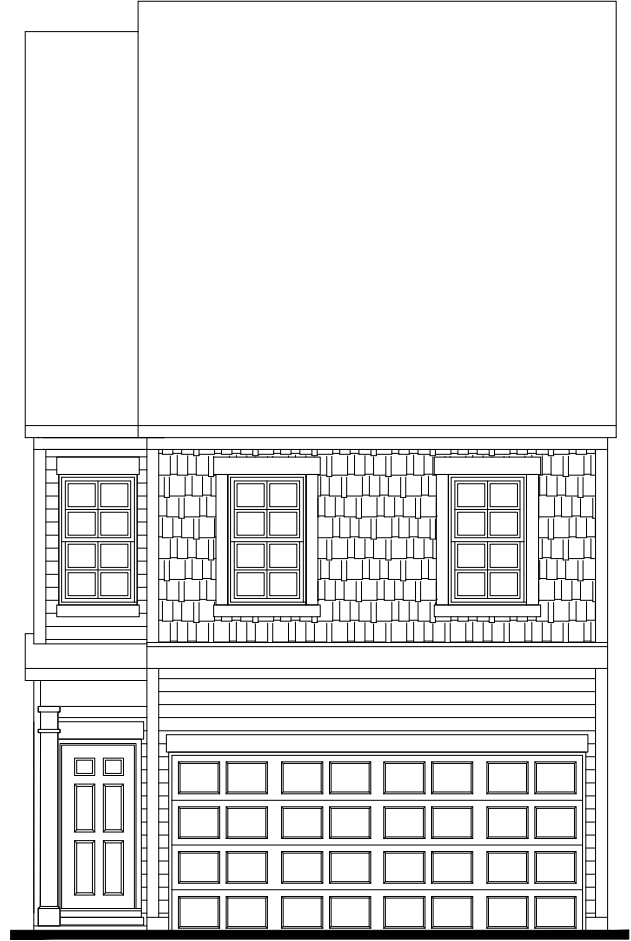
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