

Welcome to Old Mill



Quaint new home community
in the City of Calhoun
in Gordon county!

From the \$260's

NOW SELLING!

- Spacious 3 bedroom homes
- Community features a clubhouse,
swimming pool and tennis court
- Highly rated City of Calhoun School District

Andrea Jones
404.447.2707

FROM ATLANTA:

I-75 (N)/I-85 (N). Travel North to GA-156/Red Bud Road NE
in Calhoun (55.1 miles). From I-75 (N) take Exit #315 for GA-156 W
toward Calhoun. Turn left on GA-156 W/Red Bud Road NE.
Turn Right on College Street. Turn Right on Echota 8th Street.
Continue straight onto Old Mill Drive.
Enter gate. Turn left to stay on Old Mill Drive.

FROM DALTON:

I-75 (S) to Exit #318 and follow US41 (S). Turn left on College Street.
Turn left on Echota 8th Street. Continue straight on Old Mill Drive,
then stay left to continue on Old Mill Drive.



**VC VENTURE
COMMUNITIES**

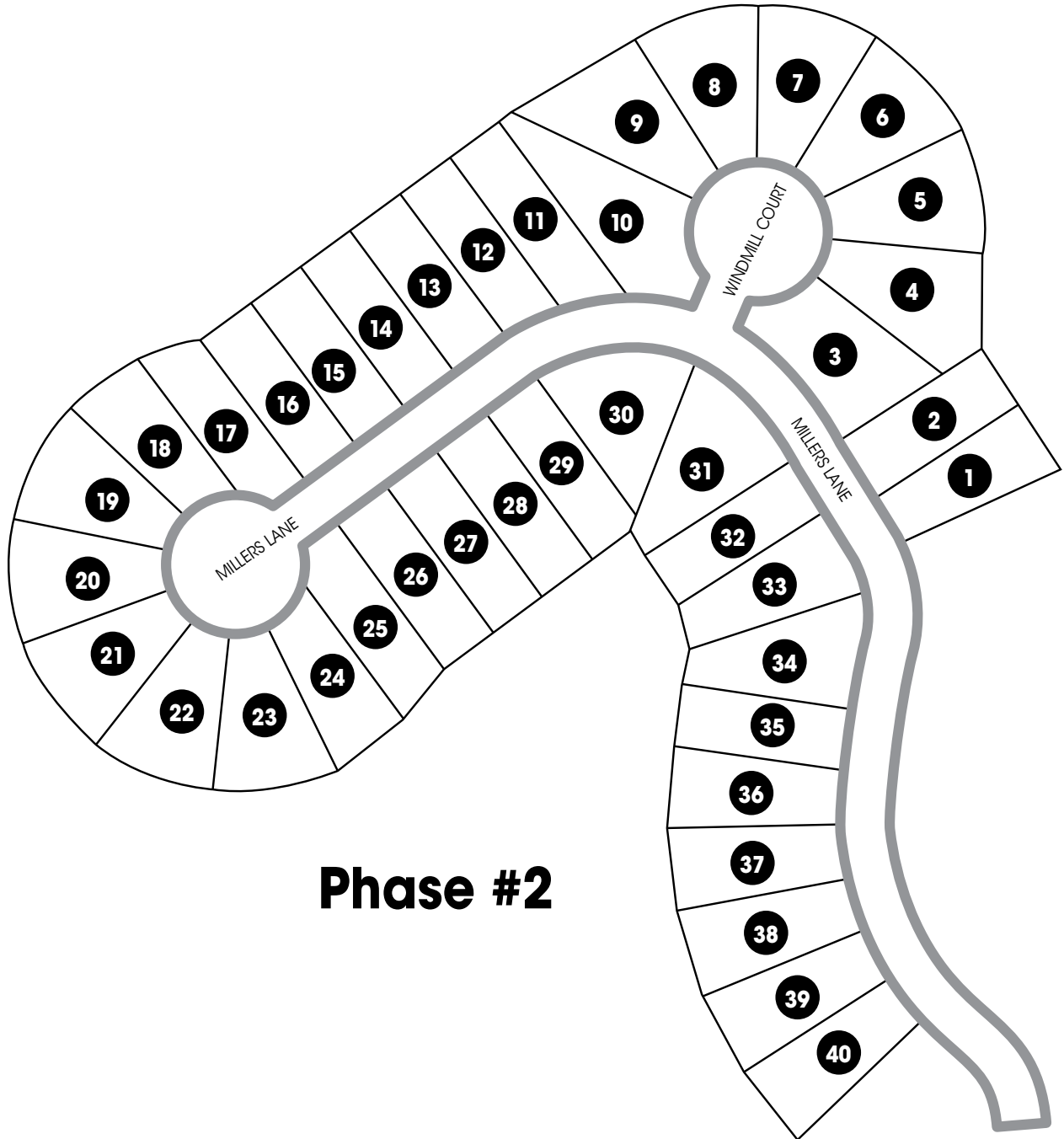
For more information on other
Venture Communities please visit our website!

www.venturecommunitiesga.com

Old Mill

148 Millers Lane, Calhoun, GA 30701

404.447.2707



Phase #2

**VC VENTURE
COMMUNITIES**

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AREA INFORMATION

UTILITIES:

Calhoun Power (electric) 706.602.6578

Calhoun Water and Sewer 706.602.5678

SCHOOLS:

Calhoun Elementary School..... 706.629.7130

Calhoun Middle 706.629.3340

Calhoun High 706.629.9213

EDUCATION:

Calhoun City Schools 706.629.2900

Georgia Northwestern Technical College 706.624.1100

Reinhardt University 770.720.5600

Shorter University 706.291.2121

Kennesaw State University..... 470.578.6000

EMERGENCY AND MEDICAL:

Calhoun Fire Station..... 706.629.4204

Advent Health Gordon Hospital 706.602.7800

Calhoun Police (non-emergency) 706.629.1234

Calhoun Sheriff (non-emergency) 706.879.5450

GOVERNMENT:

Drivers Services 678.413.8400

Vehicle Registration..... 706.629.9242

Voter Registration 706.629.7781

Calhoun Post Office 800.275.8777

RECREATION:

Gordon County Parks and Recreation 706.602.4435

Salacoa Creek Park 706.629.3490

SHOPPING:

Dalton Mall 706.226.3777

Calhoun Outlet Marketplace 706.602.1305

Kroger..... 706.625.4303

Aldi 855.955.2534

Food Lion 706.625.3906

MISCELLANEOUS:

Rome News-Tribune..... 706.290.5252

Gordon Gazette 770.547.1044

Calhoun-Gordon Library 706.624.1456



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COMMUNITY APPEAL:

- Fiber cement siding
- Aluminum gutters and downspouts
- Professionally designed landscape package
- Landscaped community entrance
- Underground utilities
- Steel reinforced concrete foundations
- 25-year roof shingles
- Pressure treated decks or patio (*per plan*)
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- Insulated composite doors with weather stripping
- Clubhouse with swimming pool and tennis courts
- Pre-planned exterior colors

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
- 1-8 RWC Limited Warranty
- Smoke detectors for family safety
- All electric home
- Insulation system R-30 blown attic ceilings and R-13 Walls
- Community covenants and restrictions
- 2 Programmable thermostats
- 50 gallon Rheem® electric water heater
- Mandatory Homeowner's Association
- Engineered wood open web floor truss system
- Energy efficient vinyl windows with Low-E glass

INSIDE ADVANTAGES:

- Dramatic vaulted or trayed ceilings (*per plan*)
- Vinyl plank (EVP) flooring in kitchen, partial entry foyer and powder room on first floor
- Low maintenance vinyl flooring in laundry, owner's bath and full baths
- Quality carpet from Shaw®, with 6-lb pad
- Raised 2-panel interior doors
- 9' Ceilings on main floor
- Carpeted staircase (*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 170
- 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 from PDI (*level 1*)
- 34" vanity height in full baths
- Gerber (or equivalent) round white toilets in all bathrooms
- 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 cabinets, Shaker style (*white or gray*)
- Center island (*per plan*)
- Double 9" stainless steel sink
- Delta® Foundations faucet (*chrome*)
- Garbage disposal and plumbed for icemaker
- Whirlpool® Series electric range, dishwasher and microwave (*stainless steel*)
- Granite countertops with 4" granite splash (*level 1*)
- Pantry with ventilated shelving
- LED surface mount disc lighting

OWNER'S SUITE:

- Trayed and vaulted ceilings (*per plan*)
- Large fiberglass shower (*optional chrome framed door*)
- Spacious walk-in closet with ventilated shelving
- Dual vanities with 2 cm Quartz countertops
- Delta® Foundations center set faucets (*chrome*)

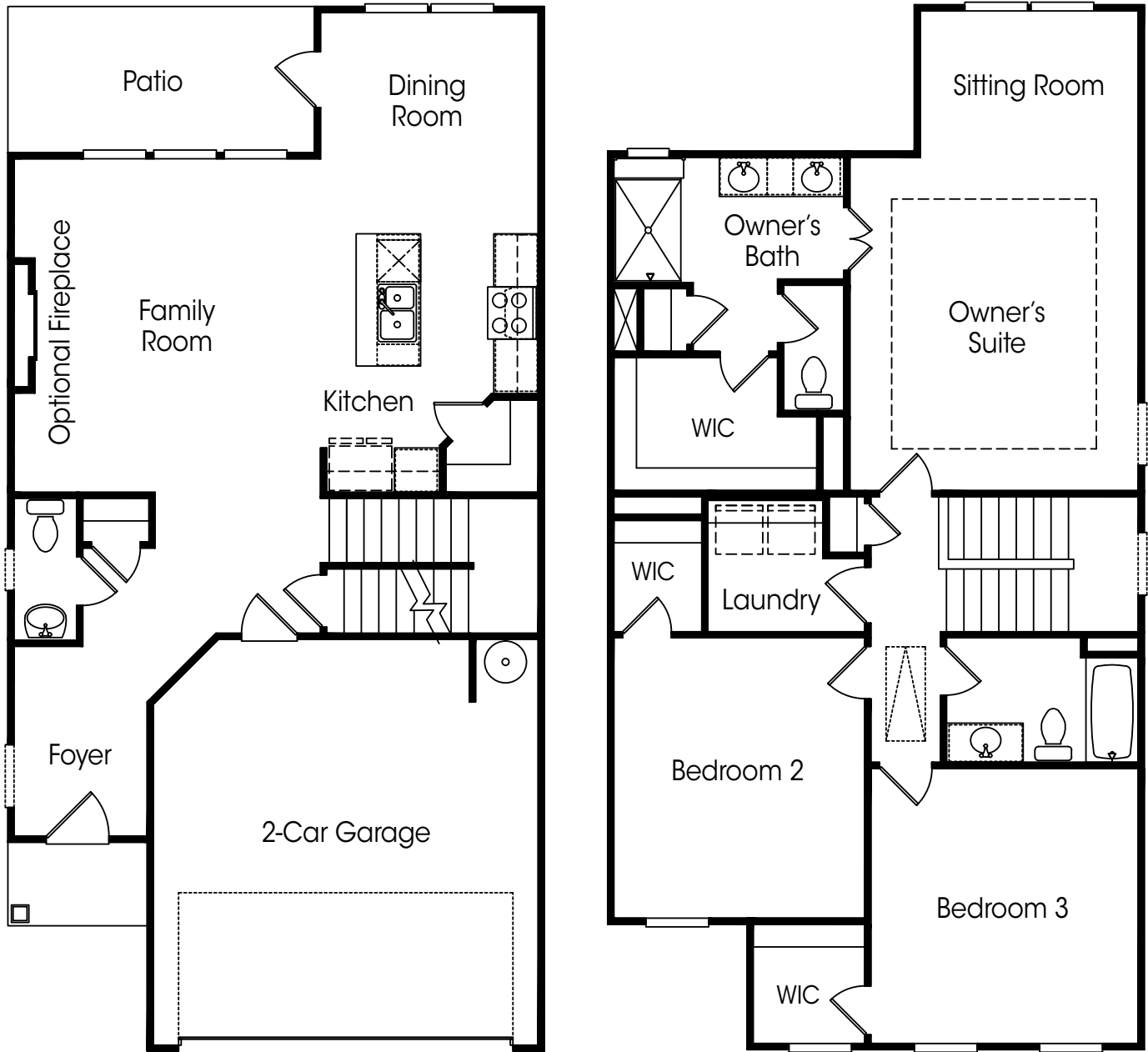


All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

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The Georgetown

3BR / 2.5BA - 1,853 sq. ft.



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



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The Georgetown

3BR / 2.5BA - 1,853 sq. ft.



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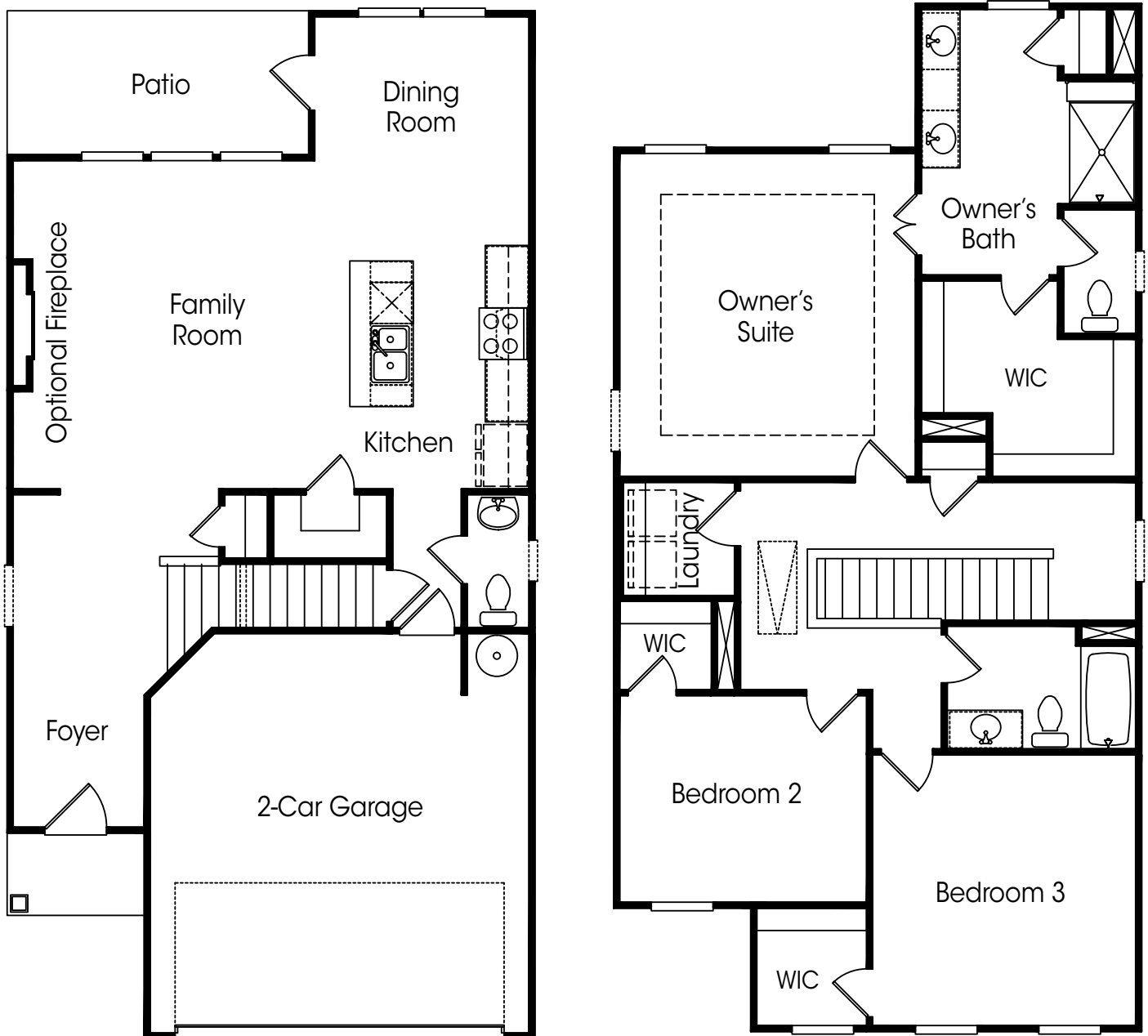
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The Lexington

3BR / 2.5BA - 1,887 sq. ft.



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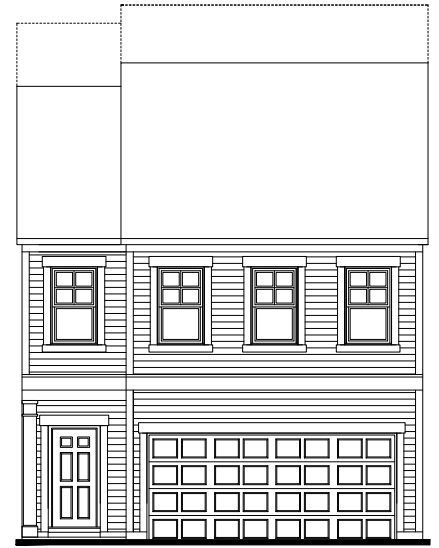
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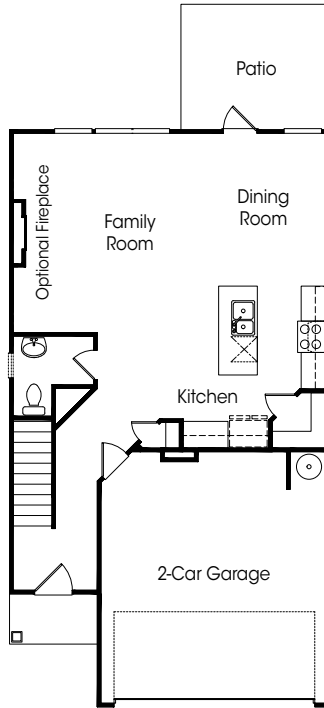
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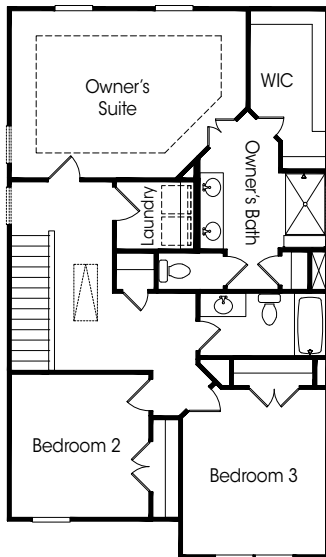
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The Morningside

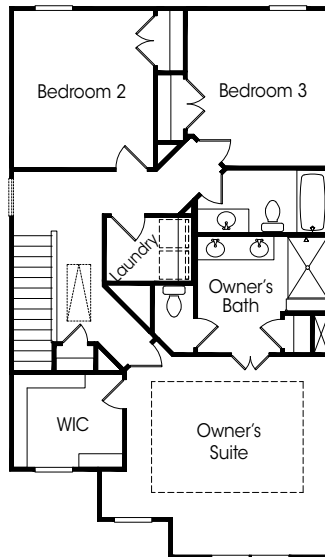
3BR / 2.5BA - 1,813 sq. ft.



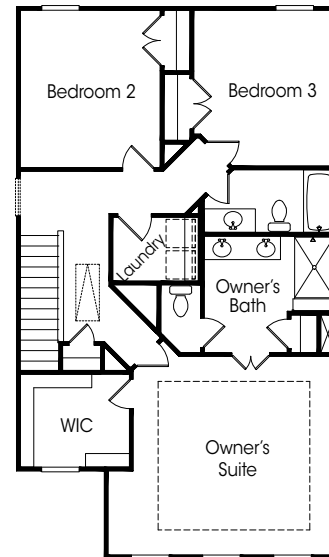
FIRST FLOOR



SECOND FLOOR
(Elevations 13 and 14)



SECOND FLOOR
(Elevations 23 and 24)



SECOND FLOOR
(Elevations 33 and 34)

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The Morningside

3BR / 2.5BA - 1,813 sq. ft.



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