

# Welcome to Old Mill



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

From the \$200's

## **NOW SELLING!**

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

Kim Shapland  
**770.855.5801**

### **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**

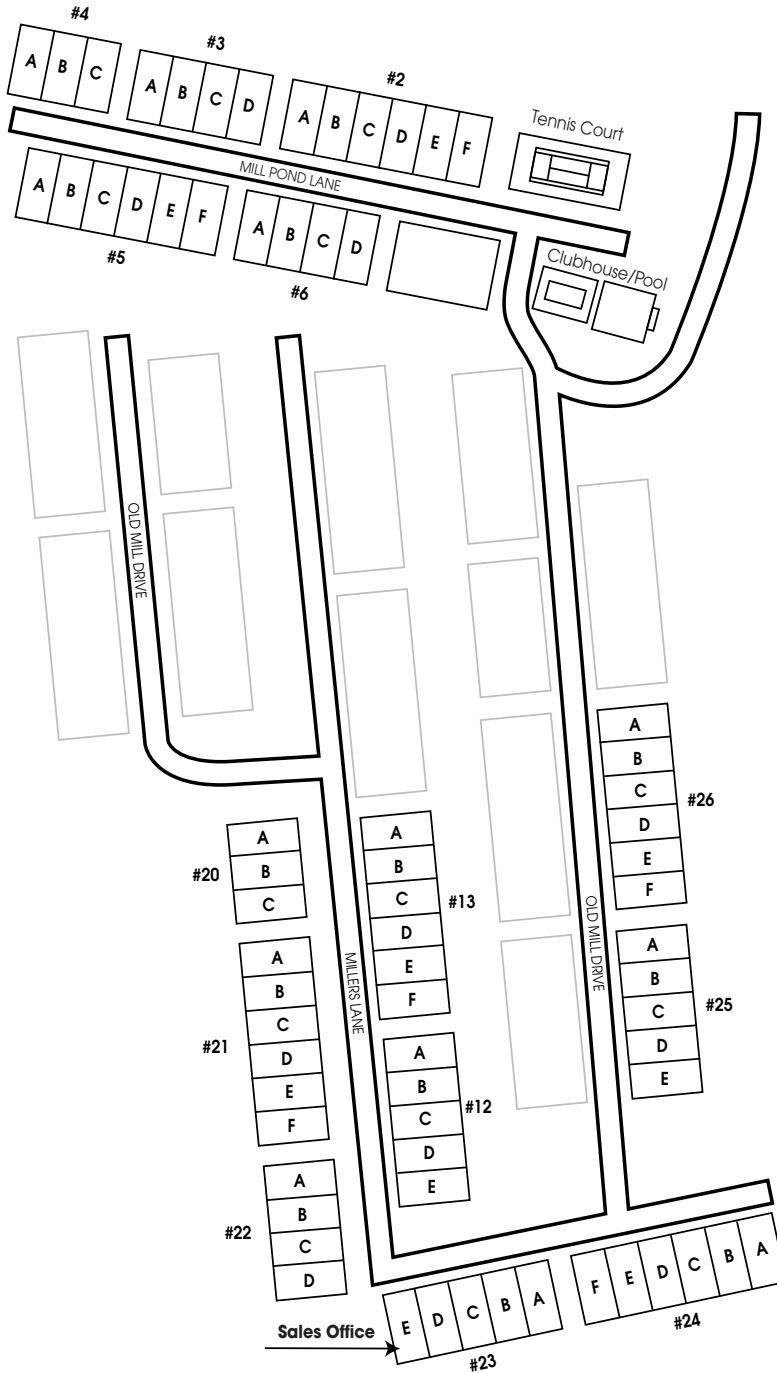
For more information on other  
Venture Communities please visit our website!

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

# Old Mill

129 Millers Lane, Calhoun, GA 30701

**770.855.5801**



**VC VENTURE COMMUNITIES**

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

# Old Mill

129 Millers Lane, Calhoun, GA 30701  
**770.855.5801**

## 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



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

# Old Mill

129 Millers Lane, Calhoun, GA 30701

**770.855.5801**

## COMMUNITY APPEAL:

- Fiber cement siding
- Aluminum gutters and downspouts
- Professionally designed landscape package
- Landscaped community entrance
- Lamp post lighting
- 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
- Electric water heater
- Mandatory Homeowner's Association
- Engineered wood open web floor truss system
- Energy efficient vinyl windows with Low-E glass
- Gated entrance to community

## INSIDE ADVANTAGES:

- Dramatic vaulted or trayed ceilings (*per plan*)
- Vinyl plank (EVP) flooring on entire first floor
- Low maintenance vinyl flooring in laundry, owner's bath and full baths
- Quality carpet from Shaw®, with 6-lb pad
- Linear electric fireplace
- 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 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
- 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 (*level 1*)
- 4" granite backsplash (*level 1*)
- Pantry with ventilated shelving
- LED surface mount disc lighting

## OWNER'S SUITE:

- Trayed and vaulted ceilings (*per plan*)
- Fiberglass shower (*glass door optional*)
- Spacious walk-in closet with ventilated shelving
- Dual vanities with 2 cm Quartz countertops
- Delta® Foundations faucets (*chrome*)
- Large garden tub and separate shower (*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.

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

# The Georgetown

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



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



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.

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

# The Georgetown

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



11



12



21



22



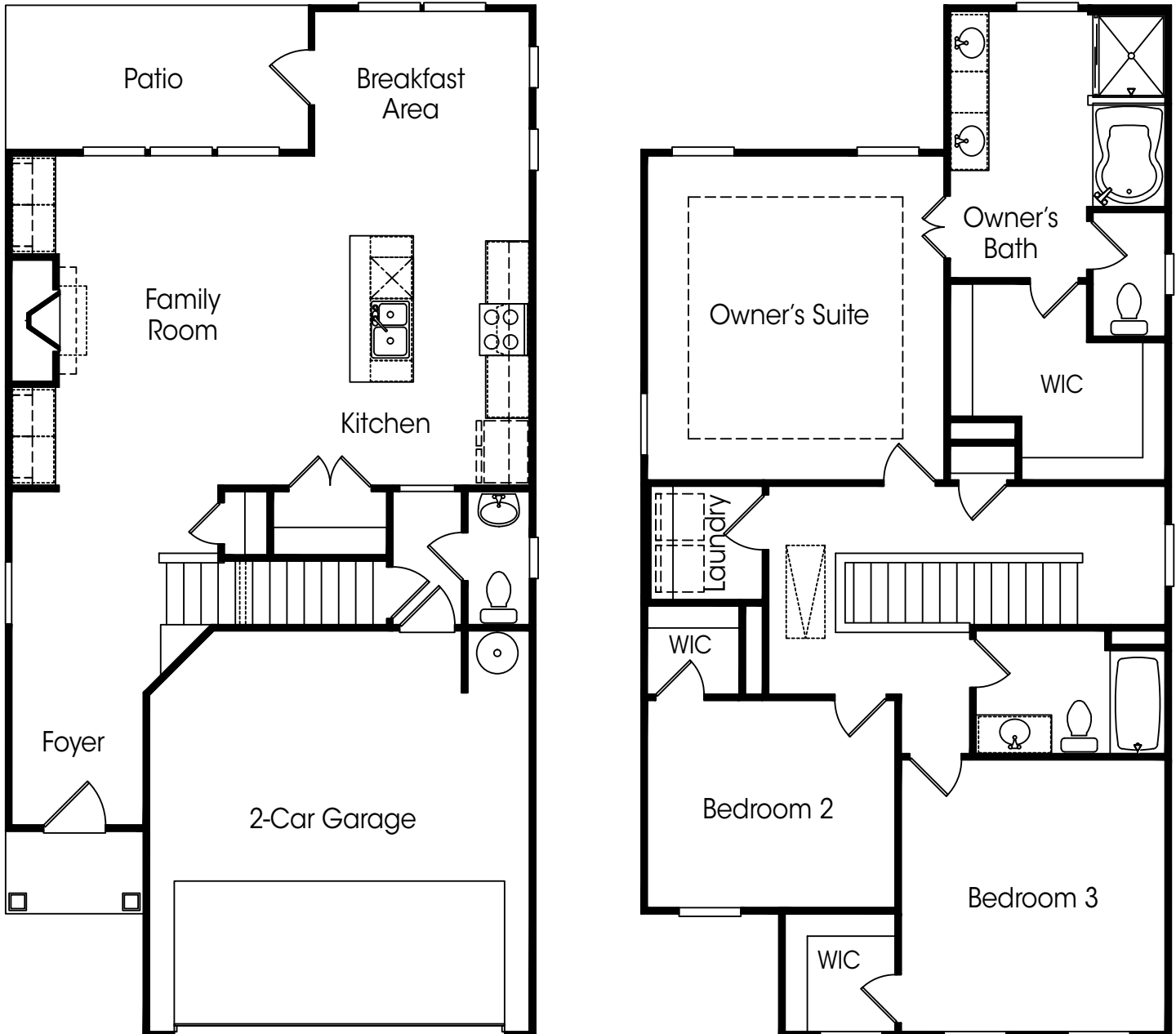
31



32

# The Lexington

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



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



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.

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

# The Lexington

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



11



12



21



22



31



32