

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

Lindsey Amos
678.770.4335

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

Willow Cove

306 Willow Cove, Canton, GA 30114

678.770.4335

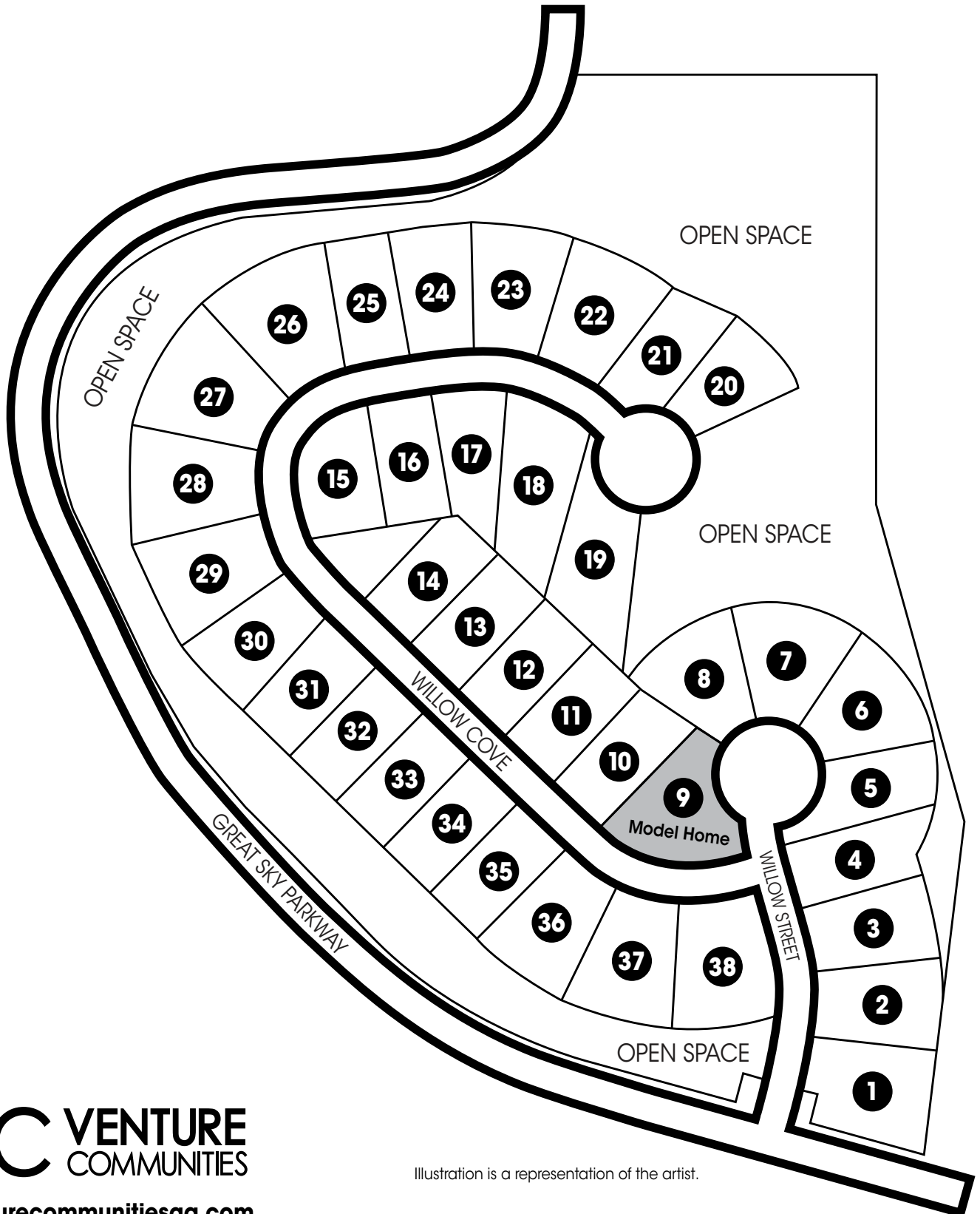


Illustration is a representation of the artist.

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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
- Comfort height toilets
- 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 in family room and owner's suite

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 5-burner gas range, dishwasher and microwave (stainless steel)
- Granite countertops (level 1)
- Ceramic tile backsplash (level 1)
- Pantry with ventilated shelving
- LED flush mount disc 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 tiled to ceiling (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.



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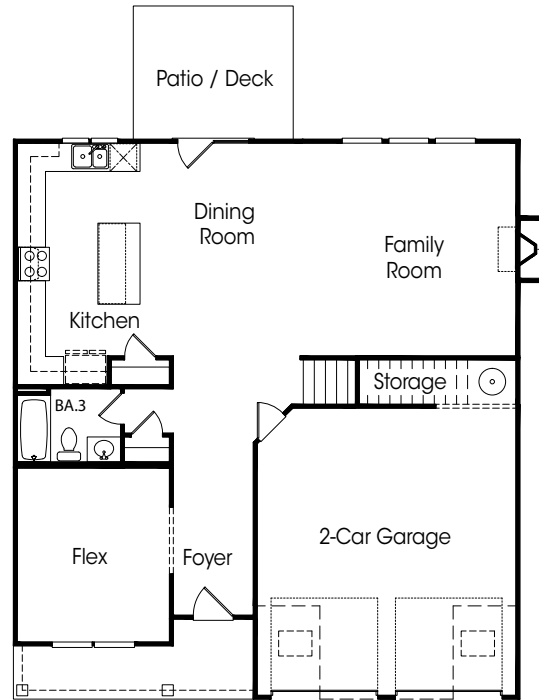


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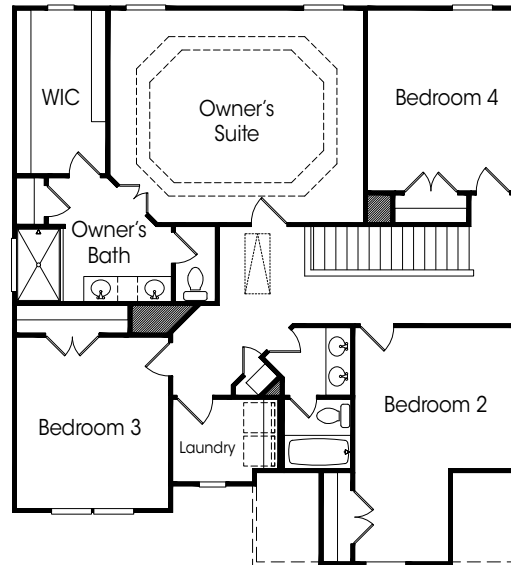
The Cresthaven

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

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



FIRST FLOOR



SECOND FLOOR

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

The Cresthaven

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

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



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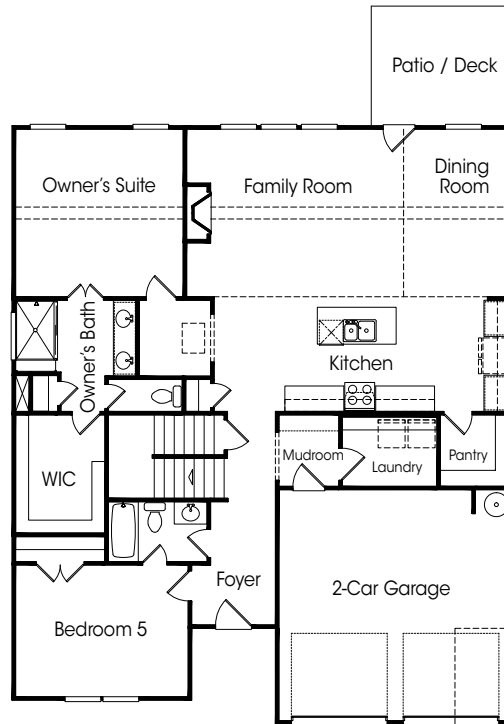
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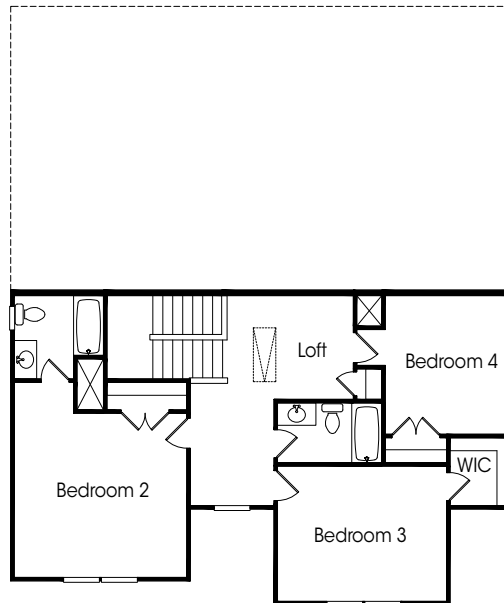
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The Fairfax

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



FIRST FLOOR



SECOND FLOOR

Window placement / height
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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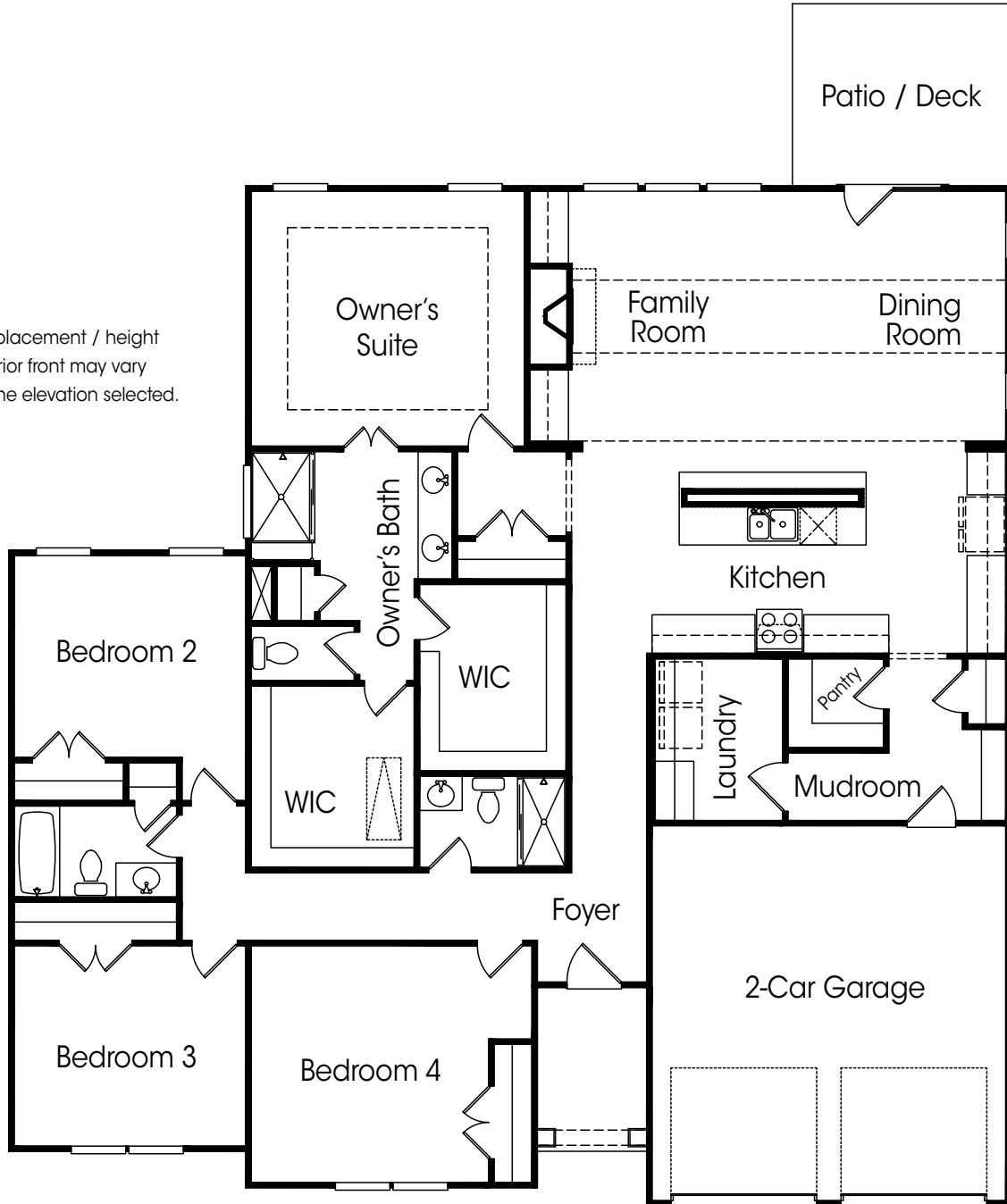


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The Fairview

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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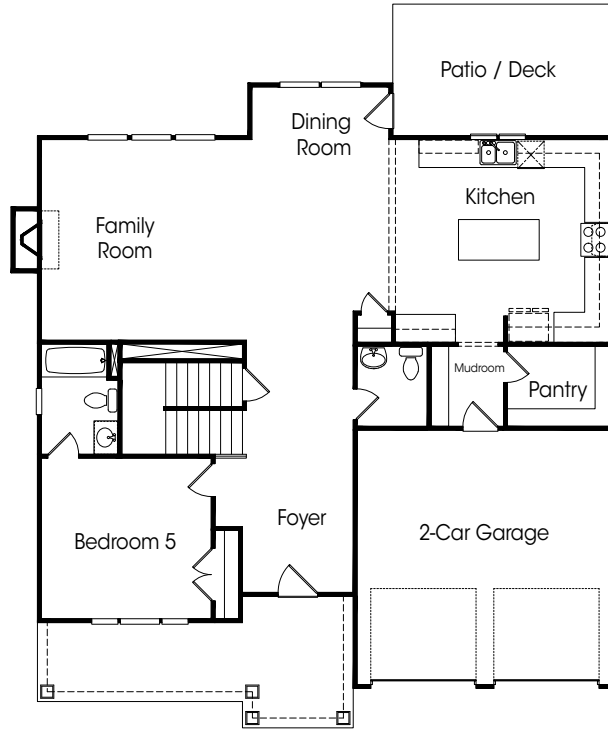


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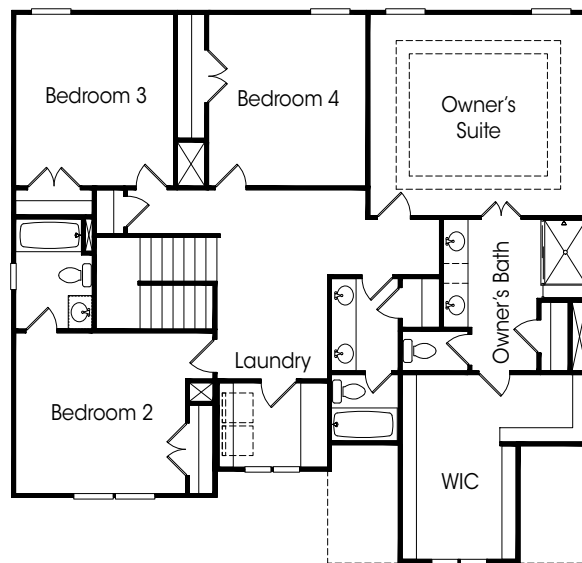
The Windsor

Spacious floor plan with bedroom and full bath on main!

5BR / 4.5BA - approx. 2,882 sq. ft.



FIRST FLOOR



SECOND FLOOR

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

The Windsor

Spacious floor plan with bedroom and full bath on main!

5BR / 4.5BA - approx. 2,882 sq. ft.



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