

Welcome to Crestwood



From the \$400's

NOW SELLING!

- 52 single-family homes
- 2 and 3-story floor plans
- 3 and 5 bedroom floor plans
- Flex space floor plans available
- Minutes to Marietta Square
- Covered pavilion, pergola and greenspace
- Covered mail kiosk
- Excellent city of Marietta schools

Bernadette Patterson
404.957.6026

Convenient Marietta Location!

TRAVELING NORTH on I-75::

Take Exit #261 (Delk Road) heading towards Lockheed,

Dobbins AFB. Keep left towards Lockheed.

Turn right onto Austell Road.

Turn right onto Cunningham Road SW.

Crestwood will be located on your left.



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

www.venturecommunitiesga.com



Crestwood

1700 Crestland Place, Marietta, GA 30008

404.957.6026

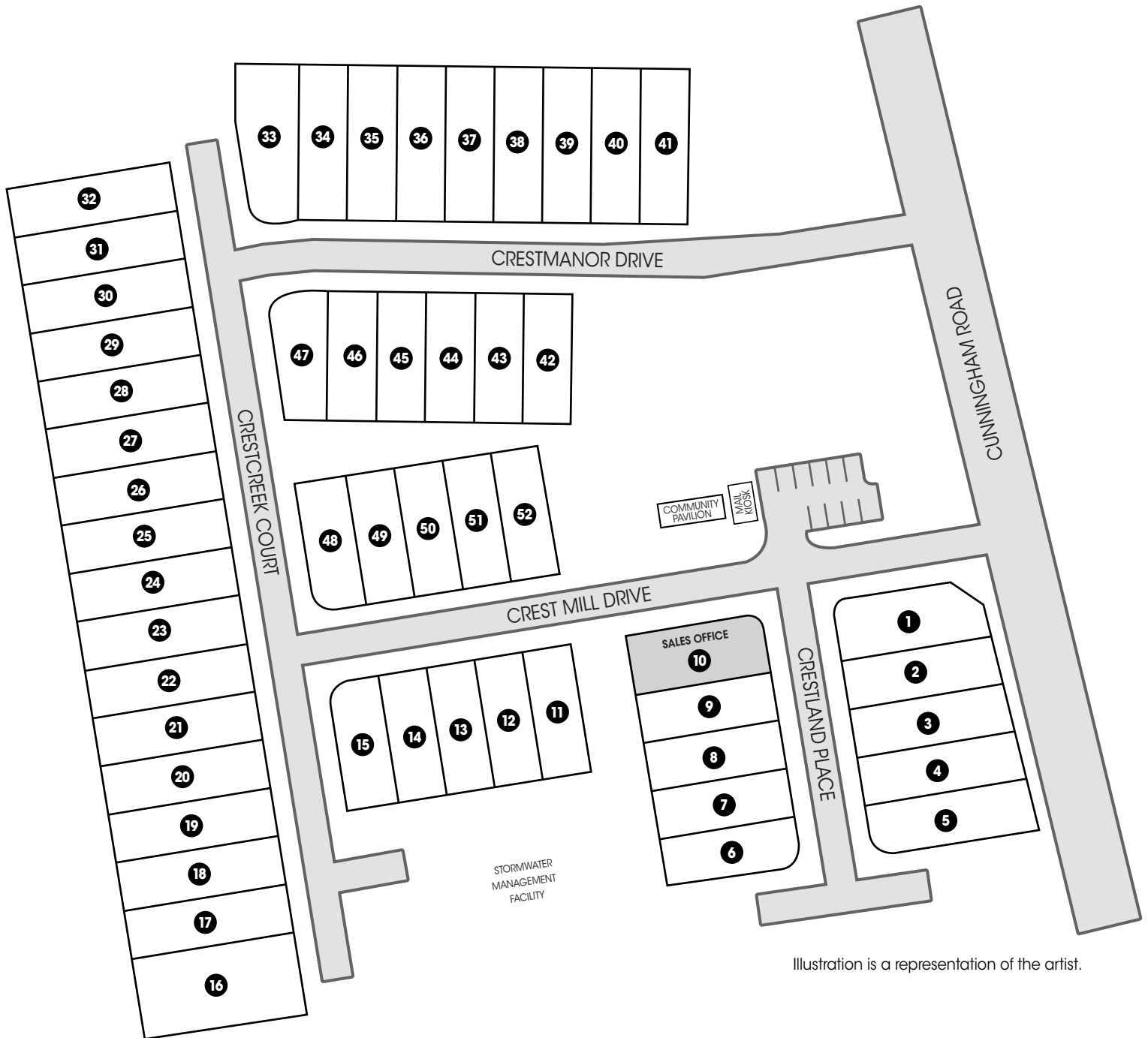


Illustration is a representation of the artist.

**VC VENTURE
COMMUNITIES**

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AREA INFORMATION

UTILITIES:

AT&T.....	404.780.2355
Comcast.....	855.711.6156
Marietta Power and Water.....	770.794.5150
Atlanta Gas and Light.....	888.660.5890
Marietta Sanitation.....	770.794.5150

SCHOOLS:

Dunleith Elementary School.....	770.429.3190
Marietta Middle School.....	770.422.0311
Marietta High School.....	770.428.2631
Kennesaw University.....	770.423.6000
Chattahoochee Tech.....	770.528.4545
Georgia State University.....	404.651.6000
The Walker School.....	770.427.2689

EMERGENCY AND MEDICAL:

WellStar Kennestone Hospital.....	770.426.3111
Marietta Fire.....	770.794.5450
Marietta Police.....	770.794.5300
Wellstar Cobb Hospital.....	770.732.4000

GOVERNMENT:

Cobb County Public Library (Switzer).....	770.528.2320
US Post Office.....	800.275.8777
State DMV.....	770.528.3251
Tax Commissioner.....	770.528.8600
Voter's Registration.....	770.528.2300

RECREATION:

Cobb Energy Performing Arts Centre.....	770.916.2852
Kennesaw National Battlefield Park.....	770.427.4686
Lake Allatoona.....	770.382.4700
Mable House Barnes Amphitheater.....	770.819.7765
Marietta Square.....	770.429.1115
Truist Park (Home of the Atlanta Braves).....	404.577.9100
Cobb County Parks.....	770.528.8800
Legacy Golf Links at Windy Hill.....	770.434.6331

SHOPPING/MISCELLANEOUS:

Town Center Mall.....	770.424.0915
Publix at Macland Pointe.....	770.423.4160
Kroger at Battle Ridge Pavilion.....	770.218.5699
Marietta Square Market.....	404.888.9000
Cumberland Mall.....	770.435.2206



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COMMUNITY APPEAL:

- Professionally designed landscape package
- Landscaped community entrance
- Street lights
- Underground utilities
- Pre-planned Sherwin Williams® exterior colors
- 2-lite Craftsman-style front door
- Overhead Door® Craftsman-style Plantation Series garage door
- Front architectural elevations feature stained columns, board and batten, and shake exterior accents
- Deck or patio - sized per plan/site conditions
- Covered community mail kiosk
- Covered pavilion with open pergola

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
- 25-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® programmable thermostat
- Insulation system R-38 blown attic ceilings and R-13 Walls
- Rheem® 50 gallon electric water heater
- Lennox® 14-SEER HVAC (or equivalent)
- Engineered wood open web floor truss system
- Energy efficient vinyl windows with Low-E glass (black front windows)
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- HomeGuard® housewrap (or equivalent)

INSIDE ADVANTAGES:

- Dramatic vaulted or trayed ceilings (per plan)
- EVP flooring in all first floor common areas
- Quality carpet from Shaw®, with FHA approved rebond pad
- 8' flat 2-panel interior doors on main level
- 40" Allusion Linear Electric fireplace
- 9' ceilings on main floor

- Staircase features stained oak treads, painted risers and stained oak handrail
- Sherwin Williams® interior paint (per standard selections)
- Wall color painted smooth ceilings throughout
- Drywall finished and painted in 2-car garage
- Callan® Fairfield satin nickel knob (interior doors)
- Callan® Concord satin nickel knob and deadbolt locks - all exterior doors
- Lighting package from PDI Lighting (level 1)
- 34" vanity height in full baths
- Ceramic tile flooring in all full baths
- Vinyl flooring in laundry room
- Undermount, rectangular sinks with Quartz countertops in full baths
- Logan pedestal sink in powder room
- Delta® Woodhurst centerset faucets in guest baths (chrome)
- Exhaust fans in all baths
- Comfort height toilets 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 and all bedrooms (fans not included)

CHEF'S CORNER:

- 42" upper cabinets
- 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)
- Quartz or Granite countertops (level 4)
- Ceramic tile backsplash (level 1)
- Pantry with ventilated shelving
- LED flushmount disc lighting

PRIMARY SUITE:

- Tray and vaulted ceilings (per plan)
- Linen closet (per plan)
- 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 or stained)
- Delta® Woodhurst widespread faucets (chrome)
- Comfort height toilet in owner's bath
- Oversized shower - tiled to ceiling (per plan)
- Frameless shower enclosure with door (chrome hardware)

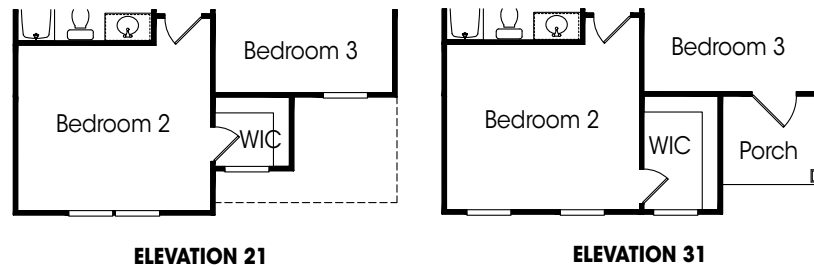
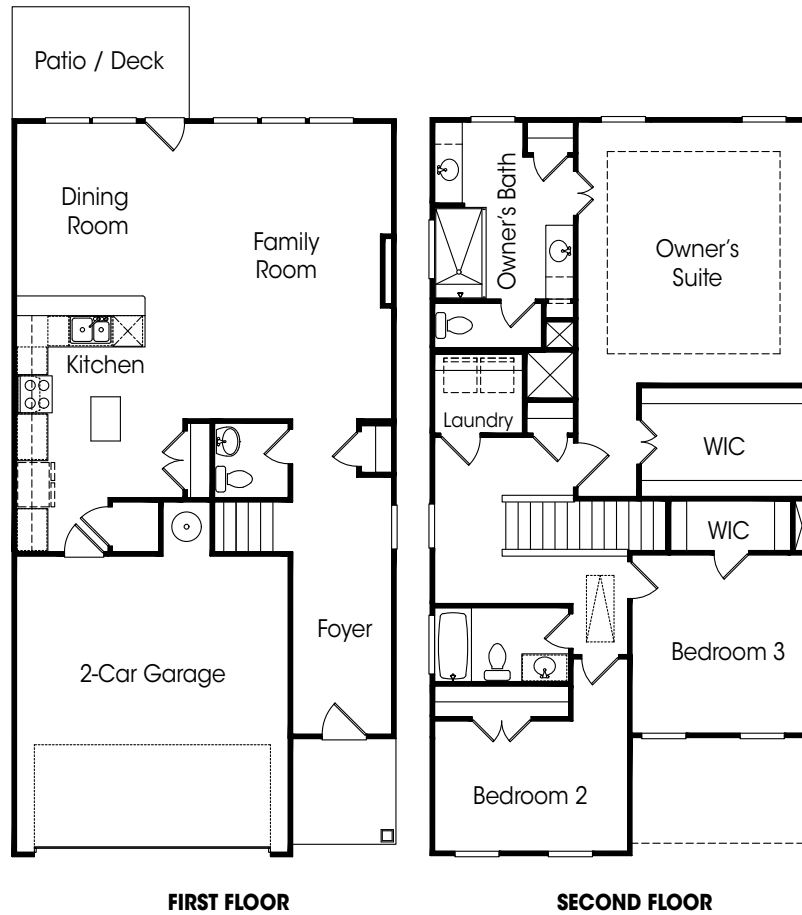


All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

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The Bartow

3BR / 2.5BA - 2,205 sq. ft.



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

The Bartow

3BR / 2.5BA - 2,205 sq. ft.



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The Cherokee

3BR / 2.5BA - 2,035 sq. ft



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The Cherokee

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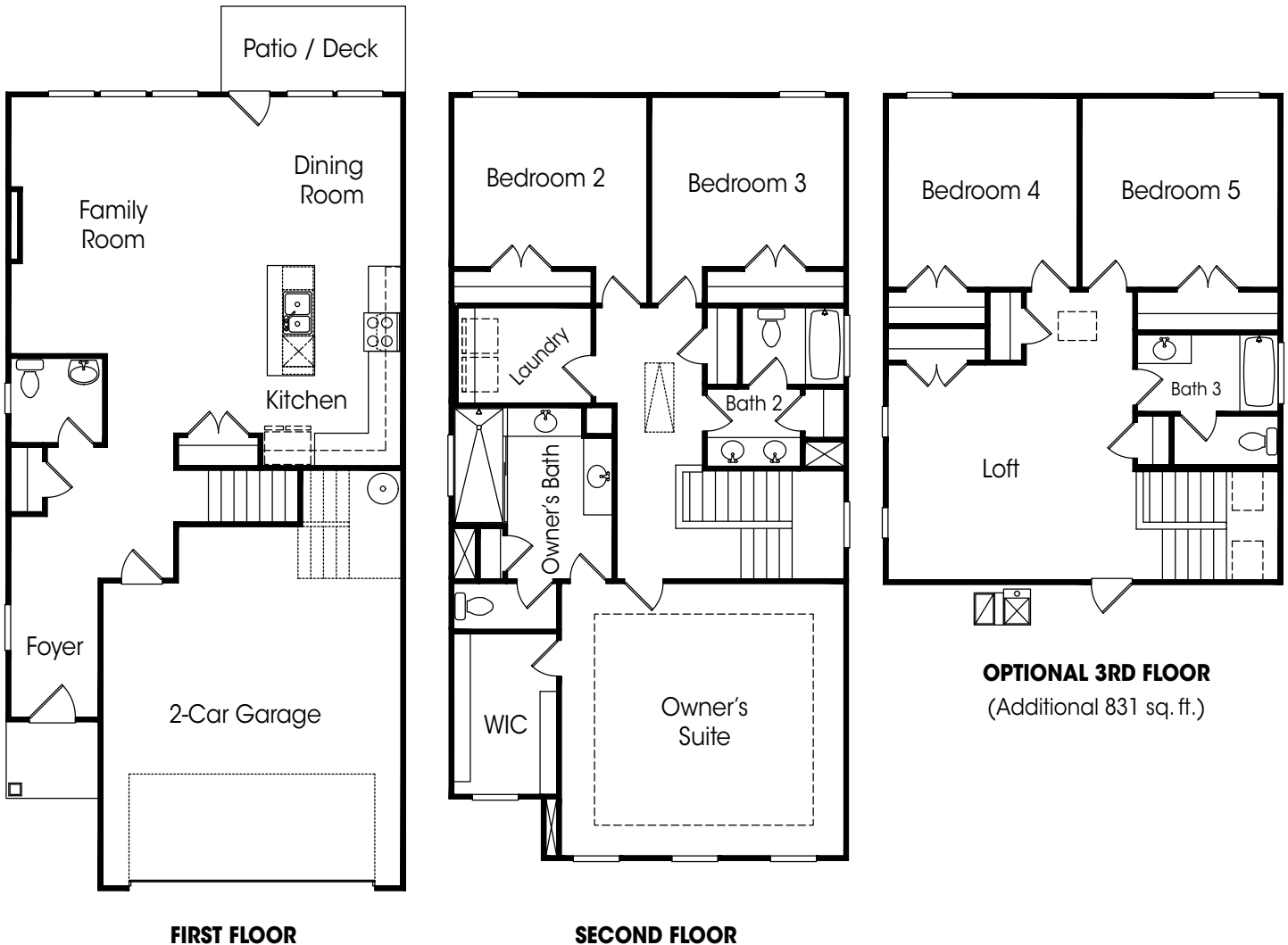


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The Gordon

3BR / 2.5BA - 2,034 sq. ft



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