

# Welcome to Stonegate



From the \$450's

## COMING SOON!

- 23 new single-family homes in South Fulton, Georgia
- Spacious, open concept homes with 2-car garages
- Primary-on-main floor plans
- Amenities will include a resident walking path, Pavilion, Fireside Chat area (firepit), sidewalks and dog park

Linda Bridges  
**404.886.5973**

## Convenient South Fulton Location!

### TRAVELING SOUTH on I-75 from Atlanta::

Take I-75 South. Take exit #243 to merge onto SR-166 toward East Point. Keep right to merge onto SR-166 West toward Aaron's Amphitheater, East Point. Continue onto Campbellton Road SW. At the roundabout, take the third exit onto Campbellton Road SW. Turn left onto Stonewall Tell Road.

Stonegate will be located on the left.



**VC VENTURE  
COMMUNITIES**

For more information on other  
Venture Communities please visit our website!  
**[www.venturecommunitiesga.com](http://www.venturecommunitiesga.com)**

# Stonegate

6491 Meadows Drive, South Fulton, GA 30349

**404.886.5973**

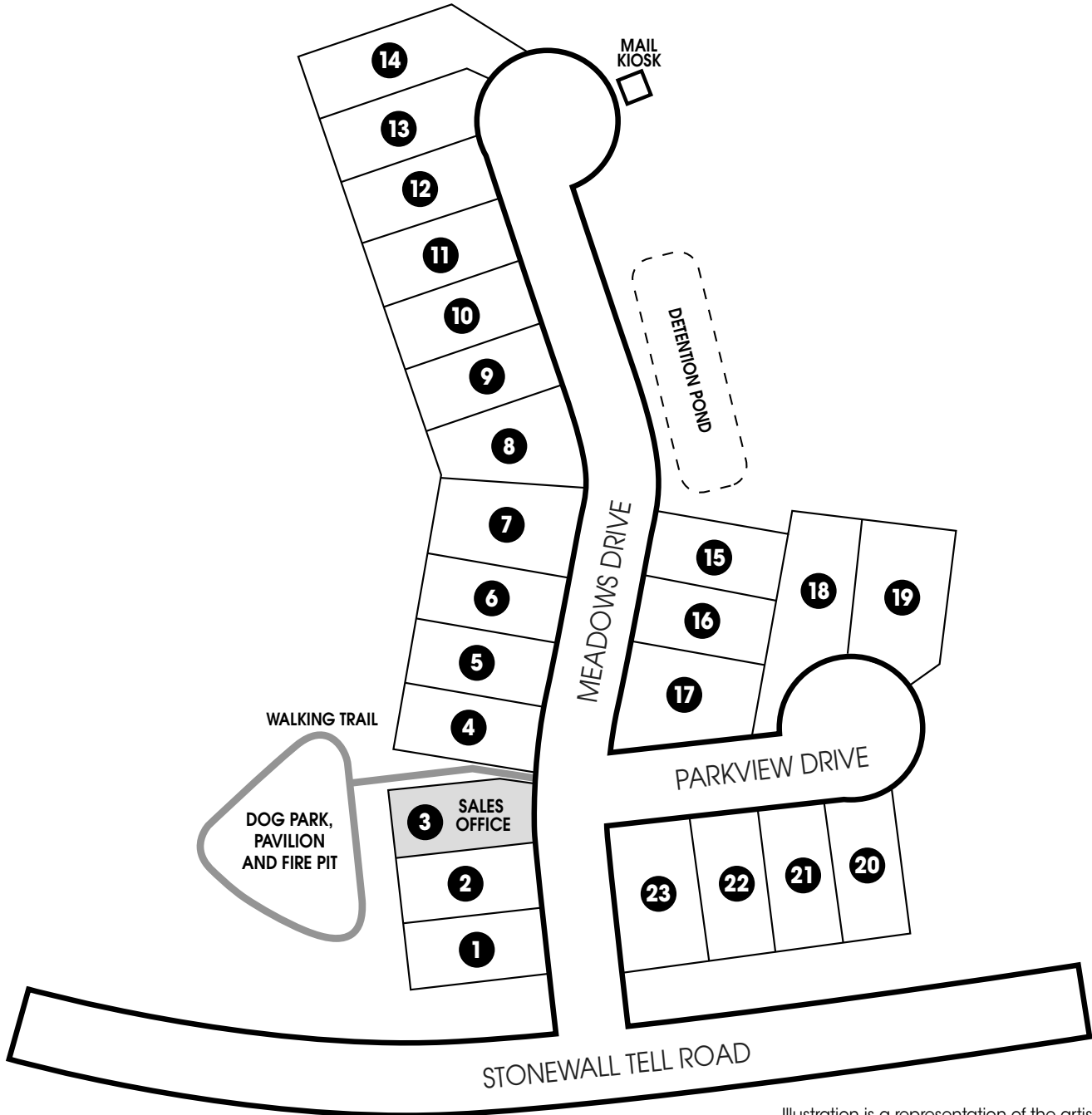


Illustration is a representation of the artist.

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## AREA INFORMATION

### UTILITIES:

AT&T.....	404.780.2355
Comcast.....	855.711.6156
Greystone Power.....	770.942.6526
City of Atlanta Watershed Management - Water .....	404.546.0311
Atlanta Gas and Light.....	888.660.5890
City of South Fulton Sanitation .....	470.552.4311

### SCHOOLS:

Stonewall Tell Elementary School.....	470.254.3500
Sandtown Middle School.....	470.254.6500
Westlake High School.....	470.254.6400
Georgia State University .....	404.651.6000
Georgia Tech .....	404.894.2000
Atlanta Metropolitan State College .....	404.756.4000
Kennesaw State University.....	770.423.6000

### EMERGENCY AND MEDICAL:

Grady Memorial Hospital.....	404.616.1000
Piedmont Atlanta Hospital.....	404.605.5000
City of South Fulton - Fire.....	470.809.7575
South Fulton - Police Dept.....	470.809.7300
Piedmont QuickCare - Camp Creek.....	678.732.1500

### GOVERNMENT:

Wolf Creek Library.....	404.613.4255
US Post Office.....	800.275.8777
Department of Motor Vehicles.....	404.612.4000
Tax Commissioner .....	404.613.6100
Voter's Registration .....	770.528.2300
Social Security Administration .....	800.772.1213

### RECREATION:

South Fulton Parks and Recreation .....	470.809.7275
Campbellton Creek Nature Park.....	706.707.8725
Wolf Creek Country Club .....	404.344.1334
St. James Live.....	404.254.3561
Gateway Center Arena.....	404.857.1245
Wolf Creek Amphitheater.....	404.613.9653

### SHOPPING/MISCELLANEOUS:

Greenbriar Mall .....	404.344.6611
Cumberland Mall.....	770.435.2206
Arbor Place Mall.....	770.947.4244
Camp Creek Marketplace .....	404.344.7500
Publix at Sandtown Crossing .....	404.346.4170
Kroger at Old National Highway .....	770.996.4441



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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
- Garage door opener with remote control
- Front architectural elevations feature brick or stone, board and batten and shake exterior accents
- Brick pavers on front porch (*seller selected*)
- Deck or patio - sized per plan/site conditions
- Covered community mail kiosk
- Common areas include dog park, fire pit, and pavilion

## 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® tankless water heater
- Goodman® 14-SEER HVAC (*or equivalent*)
- Engineered wood open web floor truss system
- Energy efficient white vinyl, single hung windows with Low-E glass
- Window screens available as option
- 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
- Flat 2-panel interior doors painted the interior trim color
- 40" Allusion Linear Electric fireplace

- 9' ceilings on main floor
- Staircase includes 2" square painted pickets (*trim color*)
- 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 2*)
- 34" vanity height in full baths
- Ceramic tile flooring in guest bathroom, laundry room and primary bathroom
- 2cm quartz in polar white for all full bath vanities
- Logan pedestal sink in powder room
- Delta® Woodhurst centerset faucets in guest baths (*chrome*)
- Exhaust fans in all baths
- Elongated white toilets in guest bath and powder room
- Vickrell® white bathtub with tiled wall surround (*level 1*) in hall/guest bath
- 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 all bedrooms and family room
- Ceiling fan installed in primary bedroom and family room (*level 1*)

## CHEF'S CORNER:

- 36" upper wall cabinets include 2" cabinet crown to match cabinet
- Quality cabinets feature soft-close doors and drawers (*colors per seller options*)
- 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*)
- Granite countertops in kitchen (*level 1*)
- Ceramic tile backsplash (*level 1*)
- Pantry with ventilated shelving
- LED flushmount disc lighting

## PRIMARY SUITE:

- Vaulted ceiling in primary bedroom
- Linen closet (*per plan*)
- Spacious walk-in closet with ventilated shelving
- Double vanity with undermount, rectangular sinks with Quartz countertops
- Quality cabinets feature soft-close doors and drawers (*colors per seller options*)
- Delta® Woodhurst widespread faucets (*chrome*)
- Elongated white toilets, comfort height
- Oversized shower - tiled to ceiling (*per plan*)
- Clear glass shower door with chrome frame and hardware

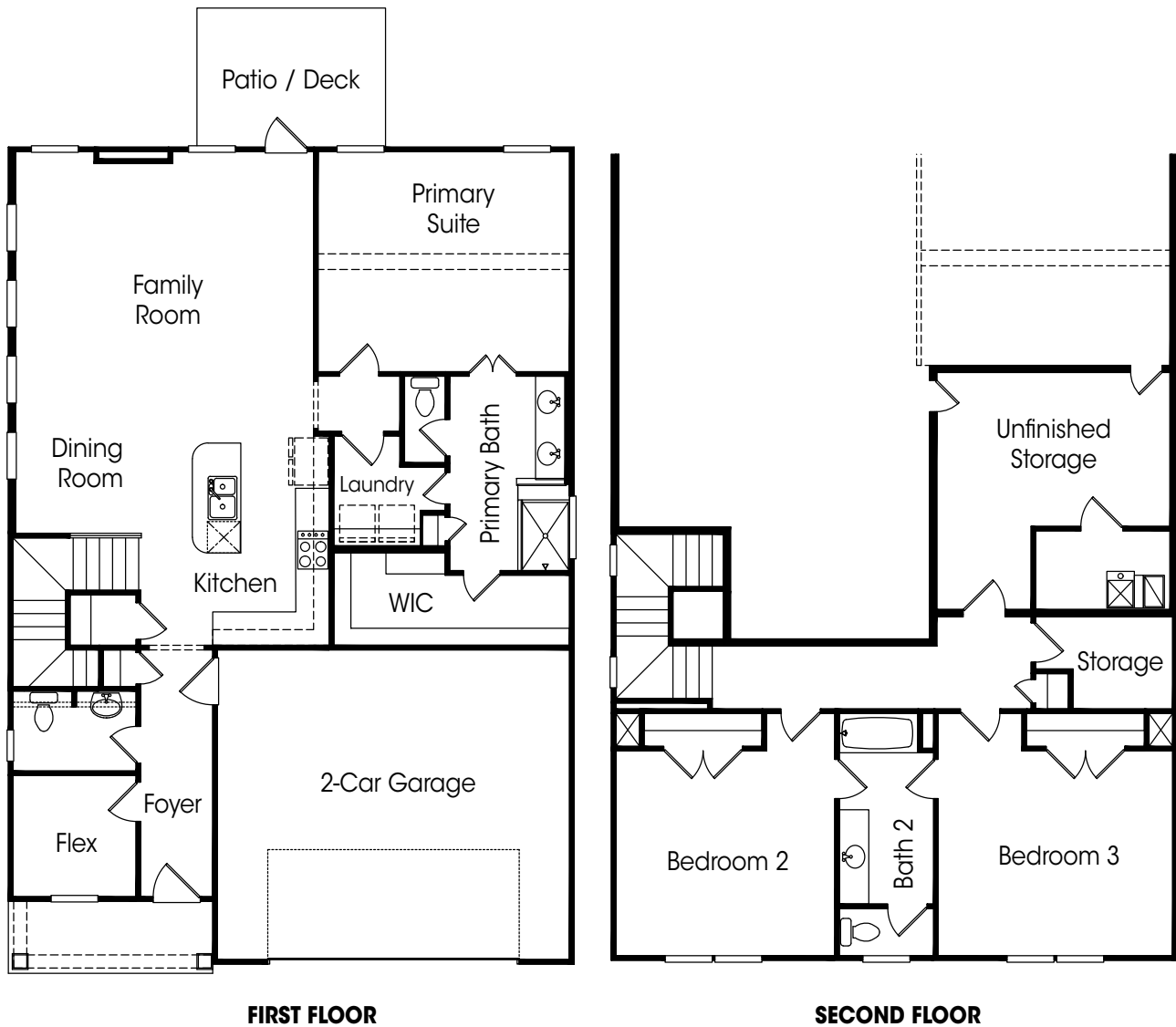


All specifications are approximate and subject to change without notice. Venture Communities reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.

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# The Allatoona

**3BR / 2.5BA - 2,117 sq. ft.**



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

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**3BR / 2.5BA - 2,117 sq. ft.**



**11**



**13**



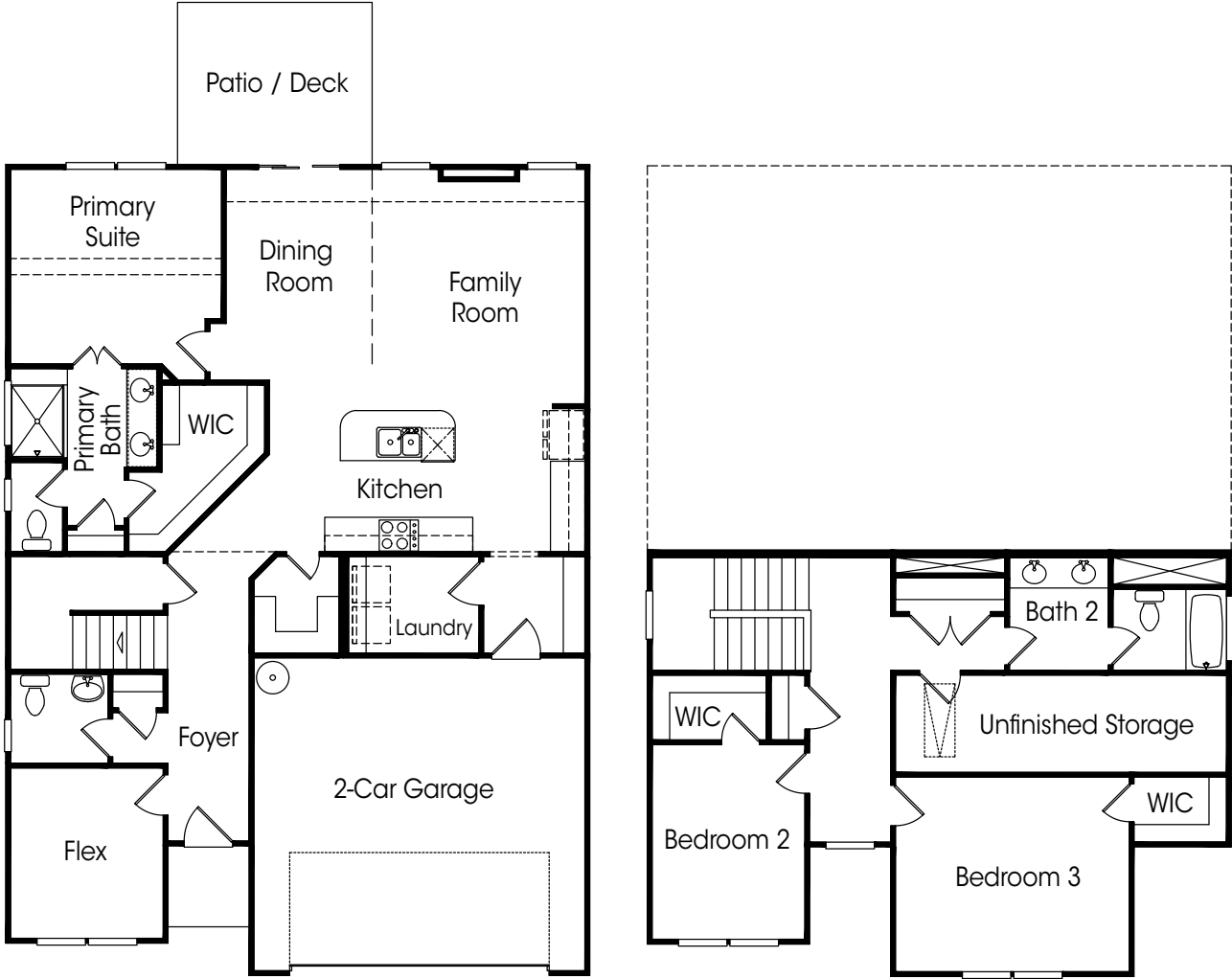
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**23**

# The Sidney

**3BR / 2.5BA - 2,145 sq. ft.**



**FIRST FLOOR**

**SECOND FLOOR**

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