

# Welcome to Mill Creek



From the \$550's

## NOW SELLING!

- 38 new townhomes in Marietta, Georgia
- 3-story townhomes with 2-car garage
- 3 - 4 bedroom open concept floor plans
- Excellent East Cobb Schools
- Minutes from entertainment and sports at The Battery and shopping in the Cumberland Mall area
- Easy access to I-75 and I-285

Teona Walton  
**470.654.1391**

## Convenient Marietta Location!

### TRAVELING NORTH on I-75::

Take Windy Hill exit. Turn left onto Windy Hill.

Travel to Cobb Parkway. Take a right onto Cobb Parkway and then another right onto Terrell Mill Road. Travel forward until you pass under I-75. Mill Creek will be located on the right.



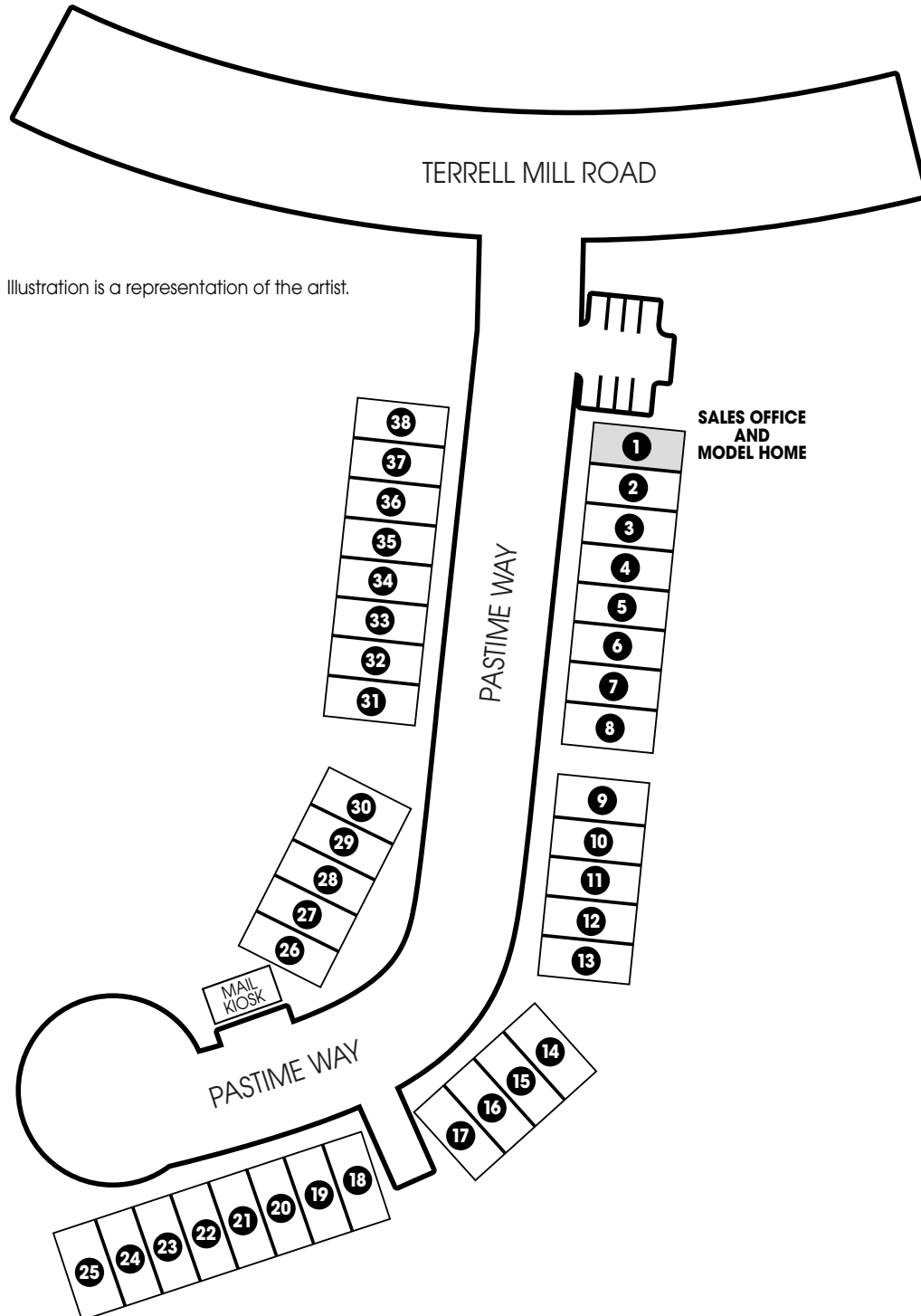
For more information on other  
Venture Communities please visit our website!  
**[www.venturecommunitiesga.com](http://www.venturecommunitiesga.com)**



# Mill Creek

1671 Pastime Way, Marietta, GA 30067

**470.654.1391**



**VC VENTURE  
COMMUNITIES**

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## AREA INFORMATION

### UTILITIES:

|                                       |              |
|---------------------------------------|--------------|
| AT&T .....                            | 404.780.2355 |
| Comcast .....                         | 855.711.6156 |
| Cobb EMC .....                        | 770.429.2100 |
| Cobb County Water .....               | 770.419.6200 |
| Atlanta Gas and Light .....           | 888.660.5890 |
| Custom Disposal (Trash Service) ..... | 770.977.2788 |

### SCHOOLS:

|                                |              |
|--------------------------------|--------------|
| Brumby Elementary School ..... | 770.916.7070 |
| East Cobb Middle School .....  | 770.578.2740 |
| Wheeler High School .....      | 770.578.2266 |
| Georgia State University ..... | 404.651.6000 |
| Georgia Tech .....             | 404.894.2000 |
| Kennesaw University .....      | 470.578.6000 |
| The Walker School .....        | 770.427.2689 |

### EMERGENCY AND MEDICAL:

|                                    |              |
|------------------------------------|--------------|
| WellStar Kennestone Hospital ..... | 770.426.3111 |
| Wellstar Windy Hill Hospital ..... | 770.644.1000 |
| Northside Hospital Atlanta .....   | 404.851.8000 |
| Marietta Fire .....                | 770.794.5400 |
| Marietta Police .....              | 770.794.5300 |

### GOVERNMENT:

|                                       |              |
|---------------------------------------|--------------|
| Switzer Library .....                 | 770.528.2320 |
| Vinings Library .....                 | 770.801.5330 |
| Department of Driver's Services ..... | 678.413.8400 |
| Cobb Tax Commissioner .....           | 770.528.8600 |
| Voter's Registration .....            | 770.528.2581 |
| US Post Office .....                  | 800.275.8777 |

### RECREATION:

|                                                    |              |
|----------------------------------------------------|--------------|
| Cobb Energy Performing Arts Centre .....           | 770.916.2852 |
| The Battery Atlanta .....                          | 404.494.1150 |
| Legacy Golf Links at Windy Hill .....              | 770.434.6331 |
| Marietta Square Market .....                       | 678.427.6458 |
| Marietta's Theater in the Square .....             | 770.426.4800 |
| Chattahoochee River National Recreation Area ..... | 678.538.1200 |
| Truist Park (Home of the Atlanta Braves) .....     | 404.577.9100 |

### SHOPPING/MISCELLANEOUS:

|                                          |              |
|------------------------------------------|--------------|
| Cumberland Mall .....                    | 770.435.2206 |
| Lenox Square Mall .....                  | 404.233.6767 |
| Publix at Delk Road .....                | 770.612.5150 |
| Kroger at Powers Ferry / Delk Road ..... | 404.496.7850 |
| Publix at Sandtown Crossing .....        | 404.346.4170 |



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## COMMUNITY APPEAL:

- Professionally designed landscape package
- Landscaped community entrance
- Street lights
- Underground utilities
- Pre-planned Sherwin Williams® exterior colors
- 8' Shaker ¾-lite fiberglass front door
- Garage door by Overhead Door®, single door with contemporary styling
- Front architectural elevations feature full brick, metal accents and more
- Side elevations include full brick
- Brick pavers on front porch (*seller selected*)
- Decks up to 120 square feet with one privacy panel between homes
- Covered 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
- 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 black, single hung windows with Low-E glass on front elevations
- Window screens available as option
- 2 exterior weatherproof electrical outlets
- 2 exterior water hose bibs
- HomeGuard® housewrap (*or equivalent*)

## INSIDE ADVANTAGES:

- Dramatic vaulted or treyed ceilings (*per plan*)
- Quality carpet from Shaw®, with FHA approved rebond pad
- Flat 2-panel interior doors painted the interior trim color
- 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

- Kwikset® lever handles in brushed nickel (*interior doors*)
- Kwikset® brushed nickel lever handles and deadbolt locks (*exterior doors*)
- Lighting package from PDI Lighting (*level 1*)
- 34" vanity height in full baths
- Ceramic tile flooring in all full bathrooms, laundry room and primary bathroom (*level 1*)
- 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
- Comfort height elongated white toilets in all bathrooms
- 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
- 60" Electric Allusion Linear Fireplace in family room
- Fireplace surround features ceramic tile (*level 1*)
- Ceiling fan pre-wire in all bedrooms and family room (*fans not included*)

## CHEF'S CORNER:

- 42" upper wall cabinets include 2" cabinet crown to match cabinet
- Quality cabinets feature soft-close doors and drawers (*colors per seller options*)
- Cabinet knobs or pulls included (*level 1*)
- Center island (*per plan*)
- Undermount stainless steel 50/50, 9" deep sink
- Delta® Essa kitchen faucet (*chrome*)
- Garbage disposal and plumbed for icemaker
- Whirlpool® stainless 5-burner gas range
- Stainless venthood with cabinet above gas range
- Whirlpool® built-in drawer microwave
- Whirlpool® stainless dishwasher
- Quartz countertops in kitchen
- Ceramic tile backsplash from countertop to base of upper wall cabinet (*level 1*)
- Pantry with ventilated shelving
- LED flushmount disc lighting

## PRIMARY SUITE:

- Treyed and vaulted ceilings (*per plan*)
- Linen closet (*per plan*)
- Spacious walk-in closet with ventilated shelving
- Comfort height elongated white toilets in primary bathroom
- 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*)
- Oversized shower - tiled to ceiling (*per plan*)
- Frameless glass shower enclosure with glass door and 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 Crestline

**4BR / 3.5BA - 2,259 sq. ft.**



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



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# The Hanover

**3BR / 3.5BA - 2,259 sq. ft.**



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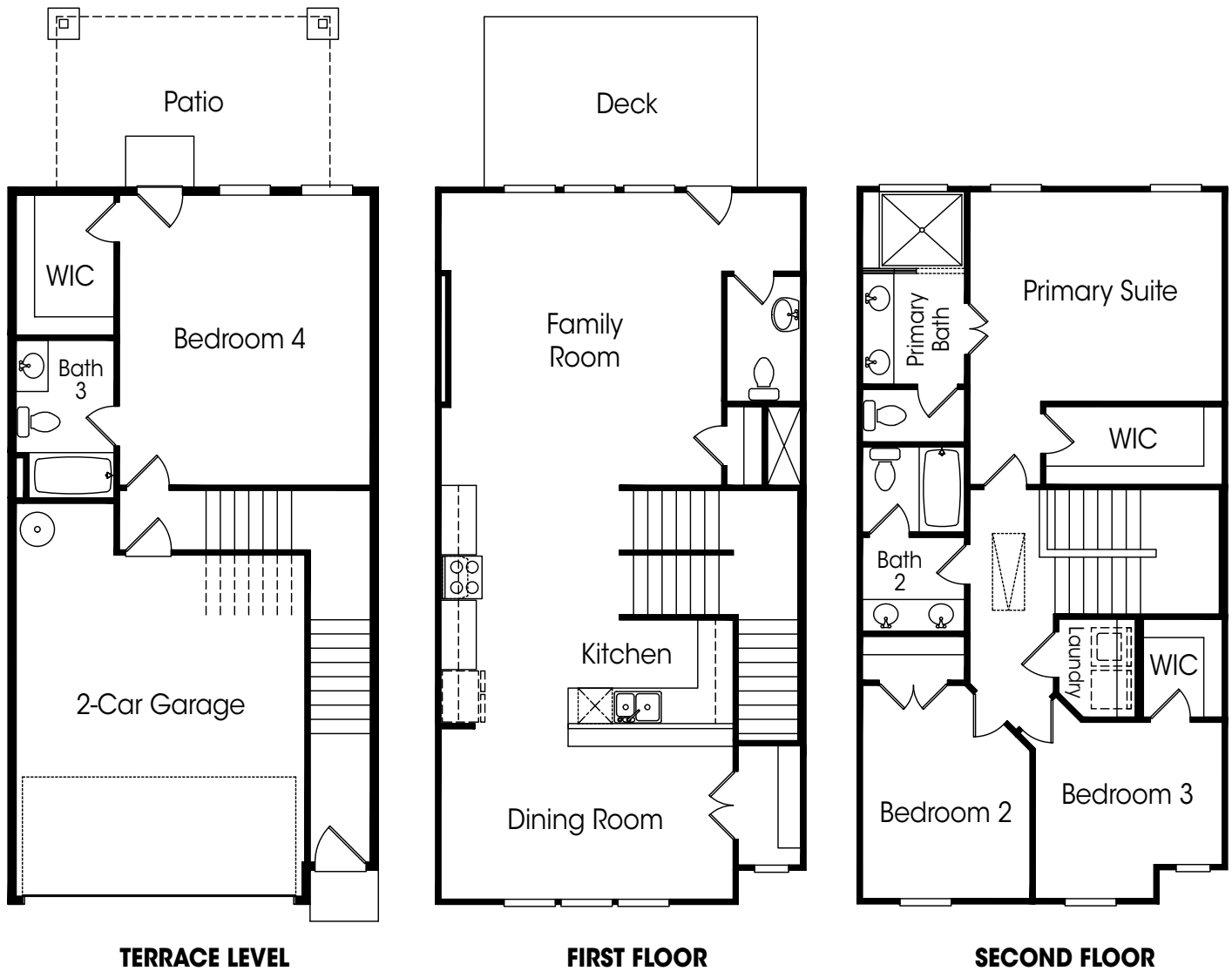


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# The Sterling

**4BR / 3.5BA - 2,247 sq. ft.**



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# The Elevations

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**The Crestline**

**The Hanover**

**The Sterling**



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