

Highlands at **BOOTH'S FARM**



Elegant Two-Story Townhomes

85 Low Maintenance Brick & Masonry Siding Condominium Homes

Gorgeous Amenities featuring Cabana & Swimming Pool

Minutes to the Marietta Square and Walking Distance
to Chattahoochee Technical College

Great Cobb County Location with Easy Access to I-75 & I-285

Protected by the Builder's One Year Warranty

An Active Condominium Association with Covenants
and Restrictions to Protect your Investment

Jeanne Rhodes-Lathem

770.792.1013

BoothsFarm@redoakconst.com

www.redoakhome.com



Jeanne Rhodes-Lathem
(770) 792-1013 phone, (770) 792-1081 fax
BoothsFarm@redoakconst.com

EXTERIOR FEATURES

- Quality Construction
- Architecturally Controlled Exterior Elevations
- Brick & Masonry Siding Exterior
- Covered Front Porticos or Porches—per plan
- All Homes Separated by Firewall
- Exterior Water Faucet
- Steel Garage Doors
- Professional Landscaping Detail
- Poured Concrete Patios
- Security System Pre-wire
- Centrally Located Mail Center
- Deadbolts on Exterior Doors
- Sodded Front, Side and Rear Yards—Per Lot

ENERGY FEATURES

- Energy Efficient Zoned HVAC System Per Plan with Programmable Thermostats
- 50 Gallon Gas Hot Water Heater
- Insulated Tilt-Sash Vinyl Windows with Removable Screens on Operable Windows-Low E Efficient
- Electric Dryer Connection Vented Outside

INTERIORS FEATURES

- 9 Ft Ceilings on First & 9 Ft Ceilings on Second Floor
- Smooth Finish Ceilings Throughout
- Hardwood Floors in Foyer
- Vinyl Floors in Kitchen, Powder Room, Bathrooms and Laundry Room
- Fireplace Features Slate Surround and Gas Starter Per Plan
- Stairways with Painted Handrails & Painted Spindles—Per Plan
- Ceiling Fans in Family Room and Master Bedroom
- Cat-5 Wiring Throughout
- Pre-Wired for Phone in Kitchen & All Bedrooms
- Pre-Wired for Cable in Family and All Bedrooms
- Wall to Wall Carpet with 4 lb. Pad
- Satin Nickel Hardware Throughout

KITCHEN FEATURES

- Stainless Steel Appliances – Gas Range, Vent Hood & Dishwasher
- All Wood Cabinets with Choice of Finish
- Stainless Steel Double Bowl Sink – Moen Faucet
- Garbage Disposal

ELEGANT BATH FEATURES

- 5' Garden Tub—Per Plan
- Separate Shower in Master Bedroom—Per Plan
- Cultured Marble Vanities Per Plan
- Pedestal Sink in Powder Per Plan
- Moen Fixtures

CONSTRUCTION FEATURES

- Engineered Roof & Floor Trusses
- Steel Reinforced Slab Foundations
- Termite Treated Foundations
- One-Year Builders Warranty
- Walk-Thru Inspection Prior to Closing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY CODE SECTION 44-3-111 OF THE 'GEORGIA CONDOMINIUM ACT' TO BE FURNISHED BY THE SELLER TO A BUYER.

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Approved Lenders

Bank of America
3030 Windy Hill Road
Marietta, GA 30067
Amberr Meadows
678-784-0480 Office
678-232-1949 Mobile
866-264-8192 Fax

Academy Mortgage
5565 Glenridge Connector
Suite 400
Atlanta, GA 30342
Theresa Garcia
404-574-2604 Office
770 330-3234 Mobile
404-924-7163 Fax

SunTrust Mortgage
245 Town Park Dr., Ravine One
Suite 190
Kennesaw, GA 30144
C. Anne Atkins & Kim King
678-290-4219 Anne
678-290-4228 Kim
770-367-0586 Anne Cell
770-617-6694 Kim Cell
770-420-0058 Fax
Anne.Atkins@suntrust.com

LoanSouth
990 Hammond Drive
Suite 210
Atlanta, GA 30328
Tripp Johnson
678-551-7125 Office
404-729-1255 Mobile
770-685-7768 Fax

Closing Attorney

Morris, Schneider, & Hardwick, P.C.

999 Whitlock Avenue
Marietta, GA 30064
770-423-0790 office
770-422-0587 fax

Lynne Sparks—lsparks@closingattorneys.com
Brandy Snyder—bsnyder@closingattorneys.com

SCHOOLS, UTILITIES & GOVERNMENT

BOOTH'S FARM

Public Schools

Cobb County School Information
www.cobb.k12.ga.us

Fair Oaks Elementary School

Pete Robertson - Principal
407 Barber Road
Marietta, GA 30060
678-594-8080

Griffin Middle School

Darryl York—Principal
4010 King Springs Rd.
Smyrna, GA 30082
678-842-6917

Osborne High School

Steven Miletto—Principal
2451 Favor Road
Marietta, GA 30060
770-437-5900

Private Schools

Cumberland Christian

2356 Clay Road SW
Austell, Georgia 30106
770-819-6443 phone
678-945-0224 fax
e-mail: office@cumberlandchristian.org
www.cumberlandchristian.org

Colonial Hills Christian

7131 Mt. Vernon Rd.
Lithia Springs, GA 30122
770-941-6342 phone
770-941-2090 fax
e-mail: chrams@bellsouth.net
www.chrams.org

Whitefield Academy

One Whitefield Dr.
Mableton, Georgia 30126
678-305-3000 phone
678-305-3010 fax
e-mail - lindas@whitfieldacademy.com
www.whitefieldacademy.com

Colleges & Universities

Kennesaw State University

1000 Chastain Road
Kennesaw, GA 30144
770-423-6000
www.kennesaw.edu

Southern Polytechnic

1100 S. Marietta Pkwy.
Marietta, GA 30060
770-528-7200
www.spsu.edu

Chattahoochee Tech

980 South Cobb Drive
Marietta, GA 30060
770-528-4545
www.chat-tec.com

Georgia State University

33 Gilmer Street SE
Atlanta, GA 30303
404-651-6000
www.gsu.edu

Georgia Tech

Atlanta, GA 30332
404-894-2000
www.gatech.edu

Utilities

Atlanta Gas Light

770-907-4231
www.aglc.com

Marietta Power

770-794-5150
www.mariettapower.com

Bellsouth

404-780-2355
www.bellsouth.com

Utilities cont'd

Cobb County Water

770-423-1000
www.cobbwater.org

Comcast Cable

678-887-3776
www.comcast.com

Dish Network Satellite

770-439-3000
www.dishnetwork.com

Custom Disposal

770-977-2788

Government

Emergency Fire & Police 911

Vehicle Registration

770-528-4020
www.dmv.ga.gov

State Driver's License

770-528-3251
www.dmv.ga.gov

Voter's Registration

770-528-2300
<http://www.fec.gov/votregis/vr.htm>

Tax Commissioner

770-528-8600
www.cobbtax.org

Cobb County Sheriff

770-371-2391

Police Department

770-499-3900

US Post Office

800-275-8777, www.usps.com



BOOTH'S FARM

Recreation

Lake Allatoona

770-382-4700

<http://allatoona.sam.usace.army.mil/>

White Water Park

770-424-9283

www.sixflags.com

Cobb County Youth Museum

770-427-2563

Stone Mountain Park

770-498-5600

www.stonemountainpark.com

Six Flags Over Georgia

770-739-3400

www.sixflags.com

Zoo Atlanta

404-624-5604

www.zooatlanta.com

Kennesaw Nat'l Battlefield

770-427-4686

www.kennesawmountain.com

Mable House Amphitheater

770-819-7765

www.mablehouseamphitheater.com

Parks & Recreation cont'd

Cobb County Parks

770-528-8800

www.co.cobb.ga.us/prca/

Hurt Road Park

990 Hurt Road, Marietta

5 softball fields, 4 tennis courts, playground, fitness trail, picnic pavilion, sand volleyball court

Jim R. Miller Park

2245 Callaway Road, Marietta

(770) 528-8875

2 multi-use buildings, pond, equestrian ring, market plaza, cross country track

Lions Park

620 Lions Club Drive, Mableton

2 baseball fields, playground, community center

Lost Mountain Park

4845 Dallas Highway, Powder Springs
(770) 528-8885 (recreation center)

baseball field, 8 softball fields, 2 football fields, 2 batting cages, 2 playgrounds, fitness trail, jogging trail, picnic pavilion, 2 ponds, Recreation Center

Nickajack Park

3630 Oakdale Road, Mableton

softball field, baseball field, softball/football field, 4 tennis courts, batting cage, 2 playgrounds, fitness trail, 2 picnic pavilions

Powder Springs Park

3899 Brownsville Road, Powder Spgs

5 baseball fields, swimming pool, 2 playgrounds, picnic pavilion

Parks & Recreation cont'd

Rhyne Park

4145 King Springs Road, Smyrna
2 softball fields, 4 tennis courts, batting cage, 2 playgrounds, fitness trail, 3 picnic pavilions

South Cobb Recreation Center

875 Six Flags Drive, SW, Austell
gymnasium, meeting rooms, kitchen, multi-purpose field

Thompson Park

570 Nickajack Road, Mableton

(770) 819-3215 (community center)
picnic pavilion, community center, lake, hiking trails, handicapped-accessible fishing pier and playground

Tramore Park

2150 East-West Connector, Marietta

11 soccer fields, playground, fitness trail

Wallace Park

6289 Pisgah Road, Mableton

baseball field, multi-use court, 4 tennis courts, playground, fitness trail, 2 picnic pavilions, softball field, baseball/football field

Wild Horse Creek Park

3820 Macedonia Road, Powder Springs

5 softball fields, baseball field, football field, soccer field, 4 tennis courts, playground, fitness trail, picnic pavilion, lake, community center, horseshoe pits, BMX track, equestrian ring



GOLF, TENNIS, SHOPPING & MEDICAL

BOOTH'S FARM

Golf Centers

Legacy Links Golf Course

1825 Windy Hill Road, Marietta
(770) 434-6331
www.legacyfoxcreek.com

Cobblestone Golf Course

4200 Nance Road, Acworth
(770) 917-5151
www.cobblestonegolf.com

Dogwood Country Club

4207 Flint Hill Road, Mableton
(770) 941-2202
www.dogwoodgolf.org

Tennis Centers

Fair Oaks Park

1460 West Booth Road, Marietta
(770) 528-8480

Harrison Park

2653 Shallowford Road, Marietta
(770) 591-3151

Kennworth Park

4100 Highway 293, Acworth
(770) 917-5160

Sweetwater Park

2447 Clay Road, Austell
(770) 819-3221

Terrell Mill Park

480 Terrell Mill Road, Marietta
(770) 644-2771

Lost Mountain Park

4845 Dallas Highway, Powder Spgs
(770) 528-8525

Shopping

Town Center Mall

770-424-0915
www.simon.com

Galleria Mall

770-955-9100
www.galleriaspecialty mall.com

Cumberland Mall

770-435-2206
www.cumberlandmall.com

Perimeter Mall

770-394-4270
www.perimetermall.com

Medical Centers

Cobb Hospital

770-732-5751

Kennestone Hospital

770-426-3111

Smyrna Hospital

770-434-0710

Northside Hospital

404-851-8000



HOA Information

**Homeowners Association Dues:
\$128 per month**

**Homeowners One Time Initiation Fee: \$256
(Initial capital contribution to the homeowners association)**

Dues Include the following:

Exterior Landscape Maintenance

Pool & Cabana Maintenance

Water, Sewer & Streetlights

Building Insurance

Garbage Collection

Termite Bond

**Monthly coupon books will be delivered at
closing or thereafter for convenience.**