



CHIMNEY HILL

Community Information

*An Exciting New Cobb County Community offering
Traditional Homes Nestled just off Six Flags Drive
with the convenience of Interstate I-20.*

Heather Greenhaw

770-361-5086

ChimneyHill@redoakconst.com

www.redoakconst.com





Floor Plans & Initial Price Sheet

Springfield 'C' \$214,900

Ridgeway \$224,900

Dawson \$232,900

Trenton 'A' \$237,900

Prices do not include upgrades and additions.
Prices and floor plans subject to change without notice.

Cul-de-sac Lots \$3,000

Corner Lots \$2,000





HOME CHARACTERISTICS

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COMMUNITY CHARACTERISTICS

- 43 Homesites
- Sodded Front and Side Yards with Pine Islands
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Complete Mail Box, Installed
- Sidewalks

EXTERIOR FEATURES

- Vinyl Siding and Brick Accents (per plan)
- 10 X 12 Treated Wood Decks (per plan)
- Two Exterior Water Faucets, Front and Rear
- Complete Gutter Systems
- Screens on Operational Vinyl Windows
- Weatherproof Electrical Outlet at Front and Rear
-

CONSTRUCTION FEATURES

- Fiber Reinforced Monolithic Slab Foundation, or Steel Mesh Reinforced
- Engineered Roof and Webbed Floor Trusses
- Sub flooring Glued, Nailed and Secured with Screws
- 1 Year Builders Warranty

SPECIAL FEATURES

- Central Heating and Air Conditioning
- Energy Efficient Gas Heating
- Pre-wire for Ceiling Fans in Master Bedroom and Living Room
- All Bedrooms Wired for Overhead Lighting
- Pre-wire for Cable TV in Master Bedroom and Living Room
- Smoke Detectors
- Recessed Water Connections
- Connection for Electric or Gas Dryer with Vent to Outside
- Pre-wire for Telephone in Kitchen, Master Bedroom and Living Room
- Ceiling Fan in Family Room

SPECIAL FEATURES CONT'D

- Pre-wire for Security System
- Wall-to-Wall Carpet with Cushion Padding
- Vinyl Flooring in Kitchen, Laundry and All Baths
- Pre-Finished Hardwood Flooring in Foyer

KITCHENS

- Natural Gas Cooking
- Double Stainless Steel Sink with Hand Sprayer
- Pantry with Ventilated Shelving (Per Plan)
- Appliances, Gas Range, Range Hood, Dishwasher and Garbage Disposal
- Flat Panel Cabinetry

BATHROOMS

- Double Vanities in Selected Plans
- Tile Floors in Master Bath
- Garden Tub in Master Bath (Per Plan)
- Full Size Mirrors in all Baths

FINISHING TOUCHES

- Fireplace with Wood Mantle and Gas Starter (Per Plan)
- Choice of Brick or Slate Fireplace Surround
- 6 Panel Doors Throughout Interior
- Light Fixtures Provided for All Rooms, Choice of Package
- Ventilated Shelving in Closets Throughout

ENERGY SAVING FEATURES

- Energy Wise Natural Gas for Heating, Cooking, and Fireplace
- R-30 Blown Insulation in Attic Area
- R-13 Insulation in all Exterior Walls
- Insulated Steel 6 Panel Exterior Doors
- Vinyl Insulated Low E Argon Gas Windows with Grids Between Glass
- Steel Garage Doors





APPROVED LENDERS

Heather Greenhaw
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Approved Lenders

Sun America Mortgage Corp
5775-C Glenridge Dr., Suite 200
Atlanta, GA 30328

SunTrust Mortgage
245 Town Park Dr., Ravine One, Suite 190
Kennesaw, GA 30144

Anna Stafford - Loan Officer
404-252-0192 x.209 Office
404-255-4213 Fax
888-252-0192 Toll Free

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
Kim.King@suntrust.com

Countrywide Home Loans
2839 Paces Ferry Road
Suite 1000
Atlanta, GA 30339

W.D. Little
707 Whitlock Avenue
Suite A-37
Marietta, GA 30064

Leslie Reid
678-503-3939 Direct
404-394-8251 Mobile
866-310-6984 Fax
Leslie_Reid@countrywide.com

Mary Ansley Southerland
770-425-6267

Closing Attorney

Morris & Schneider, 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

Heather Greenhaw
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Public Schools

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

Riverside Primary/Intermediate Elementary School

Andrews, Billup-McClure - Principal
South Gordon Road
Mableton, GA 30126
770-819-5851, 770-819-2553

Lindley Middle School

John McCrary - Principal
50 Veterans Memorial Hwy
Mableton, GA 30126
770-819-2438

Pebblebrook High School

Regina Montgomery - Principal
991 Old Alabama Road
Mableton, GA 30126
770-819-2521

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: chrms@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

Austell Gas

770-948-1841 x.2002
www.austell.org

Georgia Power

888-655-5888
www.southernco.com/gapower

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

Smith Sanitation

770-941-2498

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





PARKS & RECREATION

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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





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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

Arbor Place Mall

770-947-4245

www.arborplace-mall.com

Medical Centers

Cobb Hospital

770-732-5751

Kennestone Hospital

770-426-3111

Smyrna Hospital

770-434-0710

Northside Hospital

404-851-8000





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