



community profile

*An Exciting New Cobb County Community offering
Traditional Homes Nestled just off Market Village in Historic
Smyrna Georgia with the convenience of I-75, I-285,
Cumberland Mall Retail & Restaurants*



Sales Center
770.792.1013
GradyManor@redoakhome.com

www.redoakhome.com



Sales Center
770.792.1013
GradyManor@redoakhome.com
www.redoakhome.com

Floor Plans & Initial Price Sheet

Thorndale \$299,900

Isabella \$304,900

LeClaire \$314,900

Darby Hill \$324,900

Upgrade Lot Prices:

Basements \$40,000

Cul-de-sac \$5,000

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





HOME CHARACTERISTICS

Sales Center
770.792.1013

GradyManor@redoakhome.com
www.redoakhome.com

COMMUNITY CHARACTERISTICS

- Great Location, Walking Distance to Smyrna Market Village
- Professionally Landscaped, Sodded Front, Side & Rear Yard with Pine Islands
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Complete Mail Box, Installed
- Sidewalk Lined Street (per plat)

EXTERIOR FEATURES

- Traditional Elevations Utilizing Brick and or Natural Stone, Cement Siding and Shake Accents (per plan)
- 2 Car Garages
- Oil Rubbed Locks and Hardware
- Poured Concrete Patio (per plan) w/Exterior Light
- Deck on Basement Homes with Stairs to Ground Level
- Two Exterior Water Faucets, Front and Rear
- Complete Gutter Systems
- Screens on Operational Windows
- Weatherproof Electrical Outlet at Front and Rear

CONSTRUCTION FEATURES

- Approximate 9" Smooth Ceilings on 1st and 2nd Floors with Vaults and 2 Story Spaces (per plan)
- Engineered Stair Systems
- Monolithic Slab Foundation, or Steel Mesh Reinforced
- Basements Stubbed for Full Bath
- Engineered Roof and Webbed Floor Trusses
- Advantech* Sub flooring Glued, Nailed and Secured with Screws
- 1 Year Builders Warranty
- Boracare Termite Pretreatment
- Garage Painted and Trimmed
- Garage Door Openers with Remotes

SPECIAL FEATURES

- Dual Lennox 13 Seer HVAC
- Programmable Thermostat on Each Floor
- Ceiling Fans in Master Bedroom and Family Room
- All Bedrooms Wired for Overhead Lighting and Ceiling Fans
- Pre-wire for Cable TV in All Bedrooms
- Smoke and Carbon Monoxide Detectors on Each Floor
- Pre-wire for Telephone in Family Room, Kitchen, and All Bedrooms
- 50 Gallon ,Gas Hot Water Heater

SPECIAL FEATURES CONT'D

- Connection for Electric Dryer with Outside Vent
- Pre-wire for Security System
- Wall-to-Wall Carpet with 4 lb. Cushion Padding
- Tile Floors in Laundry Room
- Hardwood Flooring in Foyer, Dining, Kitchen, Breakfast Area & First 5 Treads on Stairs (open stairs per plan)
- Wrought Iron Spindles on the Stairs

KITCHENS

- Gourmet Island (per plan)
- Double Stainless Steel Sink with Moen* Oil Rubbed Faucet and Hand Sprayer
- Pantry with Ventilated Shelving (Per Plan)
- Frigidaire Stainless Steel Appliances: Gas Cooktop/Range, Double Ovens (per plan), Microwave, and Dishwasher
- Garbage Disposal
- 42" Wood Panel Cabinetry
- Granite Kitchen Counters—Level 1 Selections Vary
- Tile Backsplash
- Water Line Plumbed for Icemaker

BATHROOMS

- Double Vanities in Master Bath
- Elongated Water Saving Commodes
- Owners Bath with Upgraded Cultured Granite Countertops
- Master Bath with Tile Floors
- Tile Floors in All Baths
- 5' Garden Tub in Master Bath (Per Plan)
- Tiled Shower and Tub Surround
- Full Size Mirrors in all Baths

FINISHING TOUCHES

- Fireplace with Brick Surround & Wood Mantle, Gas Starter (Per Plan)
- 2 Panel Doors Throughout Interior
- Light Fixtures Provided for All Rooms
- Ventilated Shelving Throughout All Closets

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 2 Panel Exterior Doors, Wood Front Entry Door
- Insulated Low E Argon Gas, Tilt out Windows with Grids on Front
- Steel Garage Doors with Carriage Style Hardware





SCHOOLS, UTILITIES & GOV'T

Sales Center
770.792.1013

GradyManor@redoakhome.com
www.redoakhome.com

Public Schools

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

Belmont Hills Elementary

Terry Floyd
605 Glendale Place
Smyrna, GA 30080
678-842-6810

Campbell Middle School

Denise Magee
3295 S. Atlanta Road
Smyrna, GA 30080
678-842-6873

Campbell High School

Dr. Grant Rivera
5265 Ward Street
Smyrna, GA 30080
678-842-6850

Private Schools

The Walker School

700 Cobb Parkway North
Marietta, Georgia 30067
770-427-2689 phone
770-514-8122 fax
e-mail: mozleyp@thewalkerschool.org
www.thewalkerschool.org

North Cobb Christian

4500 Lakeview Drive
Kennesaw, Georgia 30144
770-975-0252 phone
770-975-9051 fax
www.ncchristian.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
678-919-7778
www.spsu.edu

Chattahoochee Tech

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

Georgia State University

33 Gilmer Street SE
Atlanta, GA 30303
404-413-2000
www.gsu.edu

Georgia Tech

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

Utilities

Georgia Natural Gas

770-850-6200
www.georgianaturalgas.com

Georgia Power

888-660-5890
www.georgiapower.com

AT&T

888-757-6500
www.att.com

Utilities cont'd

Cobb County Water

770-423-1000
www.cobbwater.org

Comcast Cable

404-266-2278
www.comcast.com

Dish Network Satellite

888-825-2557
www.dishnetwork.com

Smith Sanitation

770-941-2498

Government

Emergency Fire & Police 911

Vehicle Registration

770-528-8247
www.cobbtax.org

State Driver's License

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

Voter's Registration

770-528-2300
www.cobbelections.org

Tax Commissioner

770-528-8600
www.cobbtax.org

Cobb County Sheriff

770-499-4600

Police Department

770-499-3900

US Post Office

800-275-8777, www.usps.com





PARKS & RECREATION

Sales Center
770.792.1013

GradyManor@redoakhome.com
www.redoakhome.com

Recreation

Lake Allatoona

678-721-6700

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

White Water Park

770-948-9290

www.sixflags.com

Cobb County Youth Museum

770-427-2563

www.cobbcountyouthmuseum.org

Stone Mountain Park

770-498-5690

www.stonemountainpark.com

Six Flags Over Georgia

770-739-3400

www.sixflags.com

Zoo Atlanta

404-624-9453

www.zooatlanta.com

Kennesaw Nat'l Battlefield

770-427-4686

www.nps.gov/kemo

Mable House Amphitheater

770-819-7765

www.mablehouse.org

Parks & Recreation

Aline Wolfe Adult Recreation Center

884 Church Street

Adult Recreation Center & Therapy Pool

Arboretum and Pond

200 Village Green

Arboretum, pond, and walking trails

Askew Park

Corner of Pinedale Drive and

McCauley Road

Park

Parks & Recreation cont'd

Cobb County Parks

770-528-8800

www.prca.cobbcountyga.gov

Brinkley Park

1270 Hunter Street

Park

Burger Park

680 Glendale Place

Off-leash dog park

Campbell Middle School Sports Complex

Atlanta Road

Sports Complex

Chuck Camp Park

2270 Benson Poole Road

Park with Walking Trail

Cobb Park and Kidscape Village I & II

2776 Sanford Road

Park with Playground

Creawood Park

Creawood Trail in southeast Smyrna

Neighborhood Park and Trail

Fox Creek Golf Course

1501 Windy Hill Road

Golf Course

Jonquil Park

2411 Spring Road

Park

Lake Court Park

3804 Lake Drive

Wooded - Multi-use Park

Legion Field

Across from Brinkley Park

Park/Ball Field

Memorial Park

Atlanta Road at Memorial Place

Park - Historic Site

Ridge Forest Park

3401 Atlanta Road

Passive park, walking trail and exercise stations

Parks & Recreation cont'd

Riverline Park

6043 Oakdale Road

Multi-use fields and trail

Rose Garden Park

Turpin Road

Multi-use Park

Sensory Garden

200 Village Green Circle

City Sensory Garden

Spring Road Linear Park

Parallel to Spring Road

0.7 mile linear park

Taylor-Brawner Park

3180 Atlanta Road

10-acre park with gazebo, pavilions, walking trail, amphitheater, playground, and open space

Tolleson Park and Pool

3590 King Springs Road

26 acres - Multi-use facility, tennis courts, walking trail, park, and pool

Veterans Memorial

2800 King Street - at the corner of

King St and Bank St

Memorial

Ward Park (Lattanzi Field)

3590 King Springs Road

Lighted baseball field with concession stand

Whitfield Park

Whitfield Street

Residential Park

Wolfe Center Pavilion and Play Courts

884 Church Street - behind the Wolfe

Adult Recreation Center

Pavilion and game courts





SPORTS, RETAIL & MEDICAL

Sales Center
770.792.1013

GradyManor@redoakhome.com
www.redoakhome.com

Golf Courses

Marietta Country Club
1400 Marietta Country Club Dr.
Kennesaw, GA 30152
(770)426-1808
www.mariettacountryclub.org

City Club Marietta
510 Powder Springs St
Marietta, GA 30064
(770) 528-4653
www.cityclubmarietta.com

Brookstone Country Club
5705 Brookstone Drive
Acworth, GA 30101
(770) 425-5800
www.brookstoneecc.com

Tennis Centers

Laurel Park
151 Manning Road, Marietta
(770) 794-5634

Harrison Park
2653 Shallowford Road, Marietta
(770) 591-3151

Kennworth Park
4100 Highway 293, Acworth
(770) 917-5160

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

Shopping

Smyrna Market Village
Shoppes and Restaurants

Town Center Mall
770-424-0915
www.simon.com

The Avenues at West Cobb
<http://westcobb.shoptheavenue.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

