



Lake AT VICTORIA FALLS

community profile

*An Exciting New Cobb County Community offering
Traditional Homes Nestled just off Ford Road with the
conveniences of I-75, Highway 41, Retail & Restaurants*



**RED OAK
REALTY**

**Sales Center
404.890.0322**

VictoriaFalls@redoakhome.com

www.redoakhome.com



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Floor Plans & Initial Price Sheet

Glenrich	\$304,900
Stilesboro	\$309,900
Harper	\$314,900
Millport 'B'	\$322,900
Greycastle	\$332,900
Carmichael	\$337,900
Stewarts Landing	\$342,900
Highland Place	\$349,900

Upgrade Lot Prices:

Basements \$45,000—\$55,000 (per lot, per plan)

Cul-de-sac \$5,000

Lake Lot \$10,000

(Lake Lots 12,13,14,16,17,18,19)

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



COMMUNITY CHARACTERISTICS

- Oversized Wooded Lots with Lake Lots Available
- 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

EXTERIOR FEATURES

- Traditional Elevations Utilizing Brick and or Natural Stone, Cement Siding and Shake Accents (per plan)
- 2 & 3 Car Garages (per plan)
- 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
- Sprinkler Irrigation System in Front Yard

CONSTRUCTION FEATURES

- Approximate 9" Smooth Ceilings on 1st Floor with Vaults and Two 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 Family Room and 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
- Two Floodlights in Front & Rear of Home
- Connection for Electric Dryer with Outside Vent

SPECIAL FEATURES CONT'D

- 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 & Hardwood Tread Accent (per plan)
- Wrought Iron Spindles

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
- Raised Wood Panel Cabinetry
- Granite Kitchen Counters—Level 1 Selections Vary
- Tile Backsplash
- Water Line Plumbed for Icemaker
- Recessed Lighting Above

BATHROOMS

- Double Vanities with Raised Panel Cabinetry in Master Bath
- Elongated Water Saving Commodes
- Owners Bath with Upgraded Cultured Granite Countertops
- Master Bath with Tile Floors & Cultured Granite Counters
- 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)
- Brick Fireplace Surround
- 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
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Public Schools

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

Ford Elementary School

Peggy Pepper
1341 Mars Hill Road
Acworth, GA 30101
678-594-8092

Durham Middle School

Georganne Young
2891 Mars Hill Road
Acworth, GA 30101
770-975-6641

Harrison High School

Donnie Griggers
4500 Due West Road
Kennesaw, GA 30152
678-594-8104

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

Dominion Christian Academy

4500 Burnt Hickory Road
Marietta, GA 30064
770-420-2153 phone
770-420-2510 fax
e-mail - info@dominionchristian.org
www.dominionchristian.org

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



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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

Swift-Cantrell Park

3140 Old 41 Parkway
Kennesaw, GA 30144

Amenities Available: Dog Park, Walking & Jogging Trail, Skate Park, Open Pavilions, Open Fields, WiFi Access, Bathrooms and Drinking Fountains

Parks & Recreation cont'd

Cobb County Parks

770-528-8800

www.prca.cobbcountyga.gov

Jim R. Miller Park

2245 Callaway Road, Marietta

(770) 528-8875

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

Laurel Park

151 Manning Road

Marietta, GA 30060

(770) 794-5634

Amenities: 13 Lighted Tennis Courts, 1 Mile Track, 2 Ponds, Sand Volleyball Court, Outdoor Basketball Court, 2 Pavilions, Picnic Tables and Grills, Open Play Field, Playground

Big Shanty Park

2050 Kennesaw Due West Road

Kennesaw 30152

(770) 528-8890

Amenities Available: 4 Baseball fields, 2 Soccer fields, 4 tennis courts, Concession w/ pressbox, The Art Station

East Cobb Park

3322 Roswell Road

Marietta 30068

(770) 591-3160

Amenities Available: 1 Picnic pavilion, Amphitheatre

Oregon Park

145 Old Hamilton Road

Marietta, GA 30064

(770) 528-8890

Amenities Available: Amenities Available: 8 Baseball fields, 3 Picnic pavilions, Playground, Disc golf course, 4 Tennis courts, Batting cages, Walking trail, Concession building

Harrison Park

2653 Shallowford Road

Marietta 30066

(770) 591-3160

Amenities Available: 1 Picnic pavilion, 3 Playgrounds, 2 Concession buildings, 7 Baseball fields, Batting cages, Harrison Tennis Center (16 courts)

Parks & Recreation cont'd

Kennworth Park

3900 South Main Street

Acworth 30101

(770) 528-8890

Amenities Available: 5 Softball fields, 1 Picnic pavilion, 2 Concession buildings, Playground, Kennworth Tennis Center (8 courts), Batting cages, Senior Center

Noonday Park

489 Hawkins Store Rd

Kennesaw 30144

(770) 591-3160

Amenities Available: 12 Soccer fields, 2 Soccer practice fields, 2 Football fields/Soccer fields, Picnic pavilion, Playground, BMX track, 2 Concession buildings, Meeting room

Pitner Road Park

2320 Pitner Road

Acworth 30101

(770) 528-8890

Amenities Available: Radio control modelers' airfield, Line control airplane area, Archery range, 2 Picnic pavilions, Dog Park

Sandy Plains Park

2977 Gordy Parkway NE

Marietta 30066

(770) 591-3160

Amenities Available: Playground, 4 Softball fields, Batting cages, Concession building

Sweat Mountain Park

4346 Steinhauer Road

Marietta 30066

(770) 591-3160

Amenities Available: 3 Baseball fields, Batting cages, 2 Practice fields, 4 Tennis courts, Playground, Picnic pavilion, Concession building, Dog Park



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.brookstonecc.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

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