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# LONGBRANCH

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45 Low Maintenance Brick & Vinyl Siding Townhomes

Two & Three Bedroom Plans, Two Full Baths & Powder Room

Minutes to the East/West Connector & Silver Comet Trail

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

Protected by the Builder's One Year Warranty

Home Owners Association with Covenants  
and Restrictions to Protect your Investment



**David Arthur & Pete Miller**  
**678.842.0088**  
**678.842.0089 fax**  
**Longbranch@redoakconst.com**



# LONGBRANCH

## HOME FEATURES

### EXTERIOR FEATURES

- Quality Construction
- Architecturally Controlled Exterior Elevations
- Brick & Vinyl Siding Exterior
- Covered Front Porticos or Porches—per plan
- All Homes Separated by Firewall
- Single Steel Garage Door
- Professional Landscaping Detail
- Poured Concrete Patio
- Security System Pre-wire
- Centrally Located Mail Center
- Additional Storage Unit off Patio—per plan
- Deadbolts on Exterior Doors

### ENERGY FEATURES

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



### INTERIORS FEATURES

- 9 Ft Ceilings on First Floor & 8 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 Brick Hearth and Gas Starter Per Plan
- Stairways with Painted Handrails & Painted Spindles
- 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

- Black, White or Bisque Appliances – Gas Range, Vent Hood and Dishwasher
- Cabinets with Choice of Finish
- Stainless Steel Double Bowl Sink – Moen Faucet
- Garbage Disposal

### ELEGANT BATH FEATURES

- 5' Garden Tub
- Cultured Marble Vanities Per Plan
- Pedestal Sink in Powder Per Plan
- Moen Fixtures

### CONSTRUCTION FEATURES

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



**Red Oak**  
CONSTRUCTION  
W&H PROPERTIES, LLC

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**RED OAK**  
REALTY



Rev. 01/04/07 The above information is deemed accurate, but not guaranteed. This offer is subject to errors, omissions, and prior withdrawal without notice.

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# LONGBRANCH

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## *Approved Lenders*

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### **Wachovia**

360 Interstate North Pkwy  
Suite 450, 4th Floor  
Atlanta, GA 30339  
**Dale Hamilton**  
678-419-5284 Office  
770-6556-4291 Mobile  
678-419-5290 Fax

### **Countrywide Home Loans**

2839 Paces Ferry Road  
Suite 1000  
Atlanta, GA 30339  
**Ken Sawyer**  
678-503-3684 Direct  
770-329-5097 Mobile  
866-905-9994 Fax

### **Mortgage South Lenders**

262 Church St NE  
Marietta, GA 30060  
**Carey Cox**  
(770) 590-7868 Office  
(404) 886-1556 Direct

### **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  
Kim.King@suntrust.com

### **Bank of America**

3030 Windy Hill Road  
Marietta, GA 30067  
**Amberr Meadows**  
678-784-0480 Office  
678-232-1949 Direct  
866-264-8192 Fax

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## *Closing Attorney*

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### **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

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# SCHOOLS, UTILITIES & GOVERNMENT

## LONGBRANCH

### **Public Schools**

Cobb County School Information  
[www.cobb.k12.ga.us](http://www.cobb.k12.ga.us)

#### **Norton Park Elementary Sch**

Dr. Henry Atwater - Principal  
3041 Gray Road  
Smyrna, GA 30082  
678-842-5833

#### **Floyd Middle School**

Dr. Lawrence Bynum—Principal  
4803 Floyd Road  
Mableton, GA 30126  
770-819-2453

#### **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](mailto:office@cumberlandchristian.org)  
[www.cumberlandchristian.org](http://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](mailto:chrms@bellsouth.net)  
[www.chrams.org](http://www.chrams.org)

#### **Whitefield Academy**

One Whitefield Dr.  
Mableton, Georgia 30126  
678-305-3000 phone  
678-305-3010 fax  
e-mail - [lindas@whitfieldacademy.com](mailto:lindas@whitfieldacademy.com)  
[www.whitefieldacademy.com](http://www.whitefieldacademy.com)

### **Colleges & Universities**

#### **Kennesaw State University**

1000 Chastain Road  
Kennesaw, GA 30144  
770-423-6000  
[www.kennesaw.edu](http://www.kennesaw.edu)

#### **Southern Polytechnic**

1100 S. Marietta Pkwy.  
Marietta, GA 30060  
770-528-7200  
[www.spsu.edu](http://www.spsu.edu)

#### **Chattahoochee Tech**

980 South Cobb Drive  
Marietta, GA 30060  
770-528-4545  
[www.chat-tec.com](http://www.chat-tec.com)

#### **Georgia State University**

33 Gilmer Street SE  
Atlanta, GA 30303  
404-651-6000  
[www.gsu.edu](http://www.gsu.edu)

#### **Georgia Tech**

Atlanta, GA 30332  
404-894-2000  
[www.gatech.edu](http://www.gatech.edu)

### **Utilities**

#### **Austell Gas**

770-948-1841  
[www.austellgas.com](http://www.austellgas.com)

#### **Cobb EMC**

770-429-2100  
[www.cobbemc.com](http://www.cobbemc.com)

#### **Bellsouth**

404-780-2355  
[www.bellsouth.com](http://www.bellsouth.com)

### **Utilities cont'd**

#### **Cobb County Water**

770-423-1000  
[www.cobbwater.org](http://www.cobbwater.org)

#### **Comcast Cable**

678-887-3776  
[www.comcast.com](http://www.comcast.com)

#### **Dish Network Satellite**

770-439-3000  
[www.dishnetwork.com](http://www.dishnetwork.com)

#### **Custom Disposal**

770-977-2788

### **Government**

#### **Emergency Fire & Police 911**

#### **Vehicle Registration**

770-528-4020  
[www.dmv.ga.gov](http://www.dmv.ga.gov)

#### **State Driver's License**

770-528-3251  
[www.dmv.ga.gov](http://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](http://www.cobbtax.org)

#### **Cobb County Sheriff**

770-371-2391

#### **Police Department**

770-499-3900

#### **US Post Office**

800-275-8777, [www.usps.com](http://www.usps.com)



# PARKS & RECREATION

## LONGBRANCH

### **Recreation**

#### **Lake Allatoona**

770-382-4700

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

#### **White Water Park**

770-424-9283

[www.sixflags.com](http://www.sixflags.com)

#### **Cobb County Youth Museum**

770-427-2563

#### **Stone Mountain Park**

770-498-5600

[www.stonemountainpark.com](http://www.stonemountainpark.com)

#### **Six Flags Over Georgia**

770-739-3400

[www.sixflags.com](http://www.sixflags.com)

#### **Zoo Atlanta**

404-624-5604

[www.zooatlanta.com](http://www.zooatlanta.com)

#### **Kennesaw Nat'l Battlefield**

770-427-4686

[www.kennesawmountain.com](http://www.kennesawmountain.com)

#### **Mable House Amphitheater**

770-819-7765

[www.mablehouseamphitheater.com](http://www.mablehouseamphitheater.com)

### **Parks & Recreation cont'd**

#### **Cobb County Parks**

770-528-8800

[www.co.cobb.ga.us/prca/](http://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

## LONGBRANCH

### **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





**LONGBRANCH**

TOWNHOMES HOA, INC.

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# **HOA Information**

**Homeowners Association Dues:  
\$85 per month**

**Homeowners One Time Initiation Fee: \$170  
(Initial capital contribution to the homeowners association)**

**Dues Include the following:**

**Exterior Landscape Maintenance**

**Streetlights**

**Water for Landscape Irrigation**

**Garbage Collection**

**Termite Bond**

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