

Oakbluff

*An Exciting New Cobb County Community offering
Traditional Homes Nestled just off Austell Road with
the convenience of the East/West Connector and I-285.*

COMMUNITY PROFILE

Kristi DiTirro & Sue Rossi
770-745-3303
Oakbluff@redoakconst.com
www.redoakconst.com



Oakbluff

Initial Floor Plan & Price Sheet

- The Dearborne 'A'—\$175,900
- The Hollingsworth—\$177,900
- The Vernon 'A'—\$182,500
- The Fitzgerald—\$183,900
- The Vernon 'B'—\$184,900
- The Dearborne 'B'—\$185,900
- The Caroline—\$187,900
- The Cannondale (w/bsmt)—\$189,900
- The Bridleridge—\$198,575
- The Cherbourg 'A'—\$198,900
- The Savann 'A'—\$202,700
- The Cherbourg 'B'—\$204,900
- The Shackelford—\$209,120
- The Savann 'B'—\$211,900

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



HOME CHARACTERISTICS

Oakbluff

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COMMUNITY CHARACTERISTICS

- 52 Lots Available
- 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 Fronts (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. Tongue and Groove
- 1/10 Year Home Buyers Warranty
- 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
- Water Sprinklers in Garage – Per Plan
- 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
- Oak Panel Cabinetry

BATHROOMS

- Double Vanities in Selected Plans
- 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

Oakbluff

Kristi DiTirro & Sue Rossi
770-745-3303
Oakbluff@redoakconst.com

Approved Lenders

Countrywide Home Loans

2839 Paces Ferry Road
Suite 1025
Atlanta, GA 30339

John Steele & Claire Ennis

404-422-0800 John
770-547-5384 Claire
678-309-9170 Fax

John_Steele@countrywide.com
Claire_Ennis@countrywide.com

BancMortgage Financial Corp

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

C. Anne Atkins & Kim King

678-290-4219 Office
770-420-0058 Fax

770-589-4140 Anne Pager
404-280-5640 Kim Pager
aatkins@bancmortgage.com

Sun America Mortgage Corp

5775-C Glenridge Dr., Suite 200
Atlanta, GA 30328

Anna Huffman - Loan Officer

404-252-0192 x.209 Office
404-255-4213 Fax
888-252-0192 Toll Free

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 & GOVERNMENT



Kristi DiTirro & Sue Rossi
770-745-3303
Oakbluff@redoakconst.com

Public Schools

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

Austell Elementary School

Stephanie Kitchens - Principal
5243 Meadows Rd.
Powder Springs, GA 30127
770-819-2387

Garrett Middle School

Eugene Wright - Principal
5235 Austell-Powder Springs Rd.
Austell, GA 30106
770-819-2466

South Cobb High School

Michael D. Johnson - Principal
1920 Clay Road
Austell, GA 30106
770-819-2611

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

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

678-886-9096
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



Kristi DiTirro & Sue Rossi
770-745-3303
Oakbluff@redoakconst.com

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

Oakbluff

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770-745-3303
Oakbluff@redoakconst.com

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

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



AVAILABLE OPTIONS



Kristi DiTirro & Sue Rossi
770-745-3303
Oakbluff@redoakconst.com

OPTIONS AVAILABLE PRIOR TO FRAMING STAGE

WINDOWS & DOORS

Exterior Solid Steel Door	\$700.00
Single Steel French Door, Exterior	\$775.00
Double Steel French Door, Exterior	\$1,035.00
Window, Single	\$275.00
Box Bay Window, Each	\$2,800.00
Dead Bolt Single Cylinder Installed, Each	\$75.00
Dead Bolt Double Cylinder Installed, Each	\$100.00

ADDITIONAL PRE-WIRES/ELECTRICAL

Additional Outlet Wire, Each	\$55.00
Additional Prewire for Cable, Each	\$60.00
Additional Prewire for Ceiling Fan, Each	\$115.00
Additional Prewire for Floodlight, Each	\$65.00
Additional Prewire for Telephone, Each	\$60.00
Receptacle for Electric Stove	\$250.00
Recessed Lighting, Each	\$175.00

APPLIANCES

Microwave	\$385.00
Microwave Stainless Steel	\$499.00
Range Hood with Outside Vent	\$275.00
Self Cleaning Oven	\$300.00
Stainless Steel Appliances	\$1,565.00

AESTHETIC FEATURES

Interior Arches, Each	\$250.00
White / Maple Cabinets	\$900.00
Cherry Cabinets	\$1,100.00

MISCELLANEOUS

5 Foot Jetted Tub	\$1,370.00
6 Foot Non-Jetted Fiberglass Tub	\$775.00
Garage Door Opener Installed, Each	\$395.00
Standard Closet with Door	\$750.00
Upgrade Padding (6#), Per Plan	\$450.00
Upgrade Padding (8#), Per Plan	\$550.00
Hardwood Floors, Per Sq. Ft. Cost	\$8.50
Ceramic Tile Per Sq. Ft. Cost	\$9.50
Concrete Patio Per Sq.Ft. Cost (No Footings)	\$14.00
Enlarge Wood Deck, Per Sq. Ft. Cost	\$19.00
Stub for Bath in Basement	\$500.00
Laundry Sink, Per Plan	\$375.00
Sod per Pallet	\$250.00

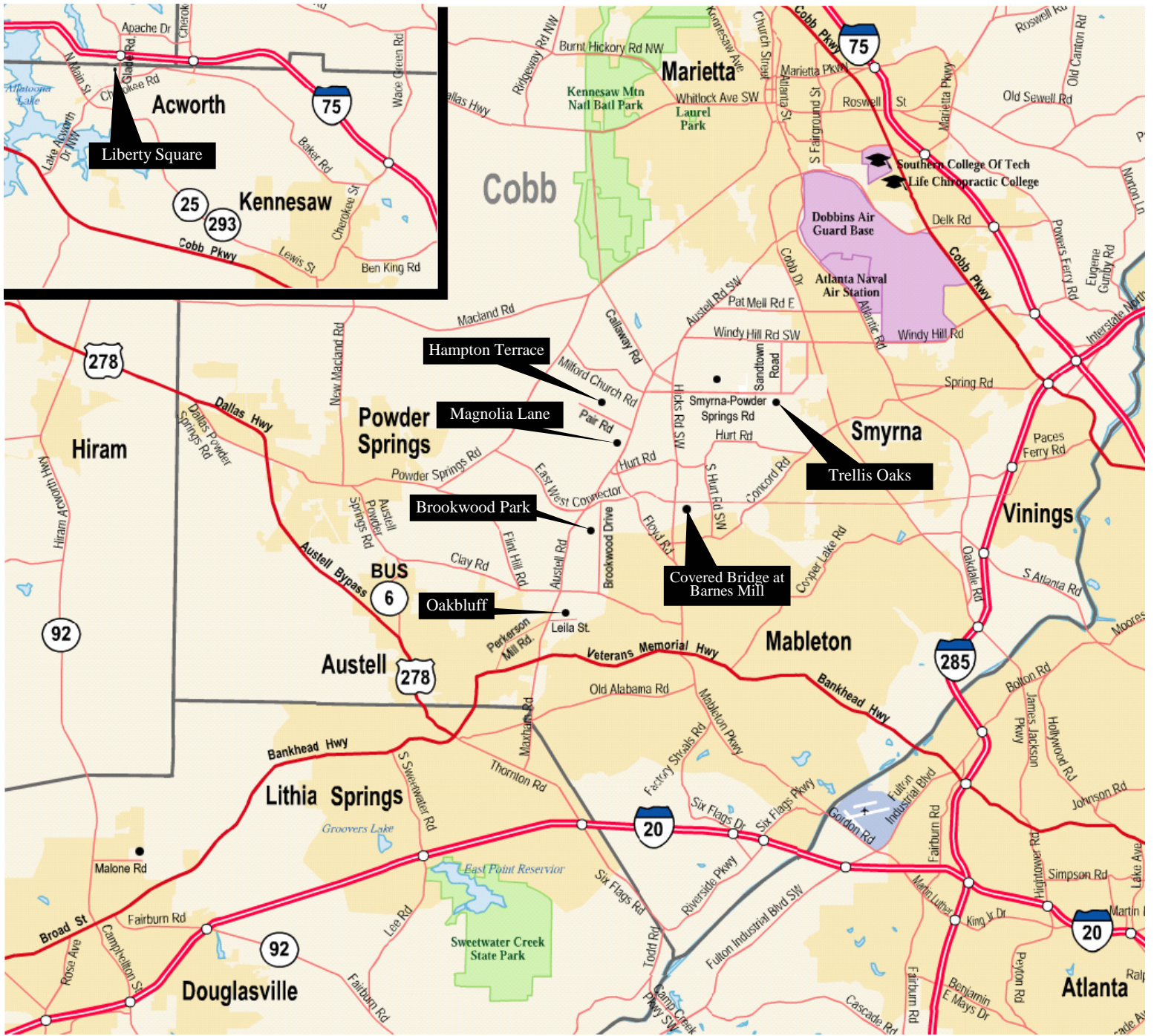
LOT PREMIUMS

Corner Lot	\$2,000.00
Cul-de-Sac Lot	\$2,000.00
Basement Lot	\$28,000.00

****UPGRADES ARE TO BE PAID PRIOR TO FRAMING AND ARE NON-REFUNDABLE****

Options, prices and floor plans are subject to change without notice.





COBB COUNTY

Trellis Oaks

Split Foyer Homes from the \$190's
Elizabeth Brown & Gwen Harley
770-433-8122 sales center
TrellisOaks@redoakconst.com

Magnolia Lane

Ranch Style Condos from the \$160's
David Arthur & Tanya Roberts
770-438-1080 sales center
MagnoliaLane@redoakconst.com

Liberty Square (above map inset)

Homes from the \$150's, Townhomes from the \$120's
770-529-8414 sales center
Liberty Square Sales by Keller Williams

Brookwood Park

Traditional Homes from the \$300's
Ann Hobbs & Kim Lenzen
770-941-4837 sales center
BrookwoodPark@redoakconst.com

Hampton Terrace

Traditional Homes from the \$200's
Heather Greenhaw & Denise Boyd
770-432-6077 sales center
HamptonTerrace@redoakconst.com

Oakbluff

Traditional Homes from the \$170's
Kristi DiTirro & Sue Rossi
770-745-3303 sales center
Oakbluff@redoakconst.com

Covered Bridge at Barnes Mill

Planned Village Community with Single Family
Homes, Townhomes and Ranch Condos
Heather Greenhaw, Denise Boyd &
Marilyn Desmond
770-801-9708 sales center
TheMill@redoakconst.com



Red Oak
CONSTRUCTION
W&H PROPERTIES, LLC

Marketed by Red Oak Realty, LLC