



COBBLESTONE
TOWNHOMES

community profile

*An Exciting Townhome Community
in a Master Planned Subdivision
Nestled just off the East-West Connector in
Smyrna, Georgia with the convenience
of I-285, Smyrna and Vinings Retail & Restaurants*



Sales Center
678-658-0322
Cobblestone@builtbyfortress.com

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Floor Plans & Initial Price Sheet

Brownstone \$275,900

Greystone \$279,900

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



Rev. 10.13.17 The above information is deemed accurate, but not guaranteed. This offer is subject to errors, omissions, and prior withdrawal without notice.



FORTRESS
BUILDERS



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COMMUNITY CHARACTERISTICS

- Well Located in Smyrna with Access to Silver Comet Trail
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Master Planned Community with Swimming Pool, Tennis Courts, Playground, Clubhouse and Private Walking Trail

EXTERIOR FEATURES

- Brick and Concrete Siding Exteriors with Accents
- Two-Car Garage with Door Opener and Two Remotes
- Complete Gutter Systems
- Exterior Water Faucet
- Weatherproof Electrical Outlet at Front & Rear
- Landscaped and Sodded Yards with Pine Islands

CONSTRUCTION FEATURES

- Steel Mesh Reinforced Foundation
- Engineered Roof and Webbed Floor Trusses
- Sub flooring Glued
- Termite Pretreatment
- One Year Builders Warranty

INTERIOR FEATURES

- 5" Pre-Finished Hardwood Flooring in Foyer, Family Room, Dining Room, Kitchen and Breakfast Room
- Carpet with 5lb. Cushion Padding in Bedrooms & Bonus
- Laundry w/Tile Flooring and 36" Cabinets Above
- 2 Panel Doors Throughout with Lever Handles in Nickel Finish
- Ventilated Shelving in all Closets

ELECTRIC AND PREWIRING FEATURES

- Ceiling Fan with Light in Master Suite and Family Room
- Secondary Bedrooms Braced for Ceiling Fans
- RG6 Pre-wire for Cable TV in All Bedrooms and Family Room
- Hidden Tube above Fireplace for No-Show Electronic Cables
- Smoke Detectors & Carbon Monoxide Detectors Installed
- Electric Connection for Laundry with Outside Venting
- Cat5e Pre-wire for Telephone in All Bedrooms and Family Room
- Pre-wire for Security System

KITCHEN FEATURES

- Stainless Frigidaire Gallery Appliances, Natural Gas Range, Dishwasher, Garbage Disposal and Microwave/Hood Combo
- Upgraded 36" Wood Panel Cabinetry w/Crown Molding
- Granite Kitchen Counters—Level 1 Selection
- Tile Backsplash —Level 1 Selection
- Double Bowl Stainless Steel Sink w/Moen One Touch Nickel Finish Fixtures
- Six Recessed Lights (per plan)
- Pantry with Ventilated Shelving (Per Plan)

BATHROOM FEATURES

- Master Bath with Granite Countertops Dual Vanity, Tile Floors, Tile Shower Surround with Seat
- Secondary Baths w/Tile Floors, Tile Surround Tub/Shower Combo, Dual Vanities and Granite Countertops (Per Plan)
- Full Size Mirrors in all Baths
- Nickel Plumbing Fixtures in all Baths

FINISHING TOUCHES & TRIM FEATURES

- 36" Factory Built Fireplace with Marble Surround, Wood Mantle and Gas Logs
- Trim Casing around Interior Windows
- 5.25" Base Molding Throughout Living Areas, 3.5" Base in Remaining Rooms
- All Cased Openings with Upgraded Trim
- Two Piece Crown Molding in Dining Room & Living Room
- Nickel Light Fixtures Provided for All Rooms
- Two Piece Crown Molding in Master Suite with One Piece Molding in Box Tray Ceiling
- 12 Light Front Door & Glass Door to Rear Deck

ENERGY FEATURES

- HVAC includes Energy Efficient Gas Heating and 13 SEER Air Conditioning Condenser
- Natural Gas for Heating, Cooking, and Fireplace
- R-30 Blown Insulation in Attic Area
- R-13 Insulation in all Exterior Walls
- Insulated 6 Panel Exterior Doors
- Insulated Vinyl Low-E Windows with Screens
- 20-Year Asphalt Shingle





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Public Schools

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

Russell Elementary School

Nancy Dipetrillo - Principal
3920 South Hurt Road
Smyrna, GA 30082
770-437-5937

Floyd Middle School

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

South Cobb High School

Kathy Wright - Principal
1920 Clay Road
Austell, GA 30106
770-819-2611

Private Schools

The Walker School

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

Whitefield Academy

1 Whitefield Drive
Mableton, Georgia 30126
678-305-3000 phone
678-305-3010 fax
www.whitefieldacademy.com

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

Colleges & Universities

Kennesaw State University

1000 Chastain Road
Kennesaw, GA 30144
770-423-6000
www.kennesaw.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

Atlanta Gas

800-427-5463
www.atlantagaslight.com

Cobb EMC

770-429-2100
www.cobbemc.com

AT&T

800-288-2020
www.att.com

Austell Gas

770-948-1841
www.austellgas.com

Utilities cont'd

Cobb County Water

770-423-6200
www.cobbwater.org

Comcast

1-800-934-6489
www.comcast.net

Custom Disposal

770-977-2788

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.cobbcountyyouthmuseum.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

Senior Centers

Senior Wellness Center

1150 Powder Springs St, Ste 100

Marietta, GA 30064

770-528-5355

Freeman Poole Senior Center

4025 South Hurt Road

Smyrna, GA 30082

770-801-3400

Parks & Recreation

Cobb County Parks

770-528-8800

www.cobbcounty.org

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 Springs, GA

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 Pigsaw 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 Courses

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

Pinetree Country Club
3400 McCollum Parkway, NW
Kennesaw, GA 30144
770-422-5902
www.pinetreec.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.galleriaspecialtymall.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





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HOA Information

**Homeowners Association Dues:
\$250 per month**

**Homeowners One Time Initiation Fee: \$500
(Initial capital contribution to association)**

Dues Include the following:

Common Area Landscape Maintenance

Yard Landscape Maintenance*

Streetlights

Reserve Fund

Water & Sewer

Garbage Collection

*The Association will cut, edge, weed, apply chemicals and fertilize lawns, trim shrubs and periodically replace pine straw on all of the Property whether located on a Lot or the Common Area. The Association shall not be responsible for replacing dead plant material unless located on Common Property. Each owner shall be responsible for irrigation and replacement of dead plant material on their respective lot.

