

# VICTORIA

*crossing*

---

**55+ Active Adult Community**

*community profile*

*An Exciting New Cobb County 55+ Community offering  
Ranch Homes Nestled just off Moon Station Road in  
Historic Kennesaw Georgia with the convenience of I-75,  
Downtown Kennesaw, Town Center Mall, Retail & Restaurants*



**Sales Center**  
**404.890.0322**  
**VictoriaCrossing@builtbyfortress.com**

**[www.builtbyfortress.com](http://www.builtbyfortress.com)**

*Floor Plans & Initial Price Sheet*

---

Kelly \$280,900

St. Claire \$298,900

Bradford \$300,900

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



## COMMUNITY CHARACTERISTICS

- Well Located near Historic Downtown Kennesaw
- Streetside Park and Sidewalk-lined Streets for Walking
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Parkside Community Mailbox Center

## EXTERIOR FEATURES

- Brick and Concrete Siding Exteriors with Accents
- Two-Car Garage with Door Opener and Two Remotes
- Complete Gutter Systems
- Two Exterior Water Faucets
- Weatherproof Electrical Outlet at Front & Rear
- Sodded Common Area Yards with Pine Islands
- Irrigation System Installed

## 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, Halls, Family Room, Kitchen and Breakfast Room
- Carpet with 5lb. Cushion Padding in Bedrooms
- Laundry Room 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
- Cat5 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 w/Decorative Band—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 Upgraded Cultured Granite Dual Vanity, Tile Floors, Tile Shower Surround with Seat and Garden Tub (per plan)
- Secondary Baths w/Tile Floors, Tile Surround Tub/Shower Combo, Dual Vanities and Cultured Marble Countertops (Per Plan)
- Full Size Mirrors in all Baths
- Nickel Plumbing Fixtures in all Baths

## FINISHING TOUCHES & TRIM FEATURES

- 36" Factory Built Wood Burning Fireplace with Brick Hearth, Wood Mantle and Gas Starter
- Trim Casing around Interior Windows
- 5.25" Base Molding Throughout Living Areas, 3.5" Base in Remaining Rooms
- One Piece Chair Railing in Dining Room with Shadow Box Trim
- 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

## 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 Steel 6 Panel Exterior Doors
- Insulated Vinyl Low-E Windows with Screens
- 20-Year Asphalt Shingle

**Public Schools**

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

**Kennesaw Elementary School**

Monica Howerd  
3155 Jiles Road  
Kennesaw, GA 30144  
678-594-8172

**Big Shanty Elementary School**

Dr. Kelley Luscre  
5175 Ben King Road  
Kennesaw, GA 30144  
678-594-8023

**Awtrey Middle School**

Jeffrey Crawford  
3601 Nowlin Road  
Kennesaw, GA 30144  
770-975-6615

**North Cobb High School**

Dr. Philip Page  
3400 Highway 293, North  
Kennesaw, GA 30144  
770-975-6685

**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

**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

**Cobb EMC**

770-429-2100  
www.cobbemc.com

**AT&T**

888-757-6500  
www.att.com

**Utilities cont'd**

**Cobb County Water**

770-423-1000  
www.cobbwater.org

**Comcast**

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

**City of Kennesaw Sanitation**

770-424-8174

**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

## Recreation

### **Lake Allatoona**

678-721-6700

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

### **White Water Park**

770-948-9290

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

### **Cobb County Youth Museum**

770-427-2563

[www.cobbcountyouthmuseum.org](http://www.cobbcountyouthmuseum.org)

### **Stone Mountain Park**

770-498-5690

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

### **Six Flags Over Georgia**

770-739-3400

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

### **Zoo Atlanta**

404-624-9453

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

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

770-427-4686

[www.nps.gov/kemo](http://www.nps.gov/kemo)

### **Mable House Amphitheater**

770-819-7765

[www.mablehouse.org](http://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](http://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 air-plane 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

**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.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

# HOA Information

**Homeowners Association Dues:  
\$135 per month**

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

**Dues Include the following:**

**Common Area Landscape Maintenance**

**Common Area Irrigation**

**Yard Landscape Maintenance\***

**Common Area Insurance**

**Streetlights**

\*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.