

Enclave at **GROGAN STREET**

ACWORTH, GEORGIA



community profile

*An Exciting New Cobb County Enclave of
Three Homes minutes to the Blue Ribbon,
Logan Park in Downtown Acworth with the convenience
of I-75 and Historic City of Acworth Retail & Restaurants*



Sales by Fortress Real Estate:
Colby Henson
404-386-0322
colby@builtbyhampton.com

www.builtbyhampton.com

Enclave at **GROGAN STREET**

ACWORTH, GEORGIA

Sales by Fortress Real Estate:
Colby Henson
404-386-0322
colby@builtbyhampton.com
www.builtbyhampton.com

COMMUNITY CHARACTERISTICS

- Three Homes just off Main Street in Downtown Acworth, Walking distance to Retail Shopping, Restaurants and Easy Access to I-75
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company

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 with Irrigation systems installed

CONSTRUCTION FEATURES

- Steel Mesh Reinforced Foundation
- Sub flooring Glued
- Sentricon Termite System
- One Year Builders Warranty

INTERIOR FEATURES

- Upgraded Hardwood Flooring in Foyer, Halls, Family Room, Dining Room, Kitchen and Breakfast Room
- Carpet with 5lb. Cushion Padding in Bedrooms
- Laundry Room w/Tile Flooring
- 2 Panel Doors Throughout with Oval 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
- Media Panel for easy installation of Cable TV/Internet

KITCHEN FEATURES

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

BATHROOM FEATURES

- Master Bath with Quartz Countertops, Dual Vanity, Tile Floors, Tile Shower
- Secondary Baths w/Tile Floors, Tile Surround Tub/Shower Combo, Dual Vanities and Quartz 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 Surround, Wood Mantle and Gas Starter
- Trim Casing around Interior Windows
- 5.25" Base Molding Throughout Living Areas, 3.5" Base in Remaining Rooms
- All Cased Openings with Upgraded Trim
- One Piece Cove Molding in Dining Room & Living Room
- Nickel Light Fixtures Provided for All Rooms
- One Piece Cove Molding in Master Suite with One Piece Molding in Box Tray Ceiling

ENERGY FEATURES

- HVAC includes Energy Efficient Gas Heating and 14 SEER Air Conditioning Condenser
- Natural Gas for Heating, Cooking, and Fireplace
- Insulation per Energy Code
- Insulated 6 Panel Exterior Doors
- Insulated Vinyl Low-E Windows with Screens
- 30-Year Architectural Asphalt Shingle



Enclave at **GROGAN STREET**

ACWORTH, GEORGIA

Sales by Fortress Real Estate:

Colby Henson

404-386-0322

colby@builtbyhampton.com

www.builtbyhampton.com

Public Schools

Cobb County School Information

www.cobb.k12.ga.us

McCall Primary School

Thomas Farrell- Principal

4496 Dixie Avenue

Acworth, GA 30101

770-975-6775

Acworth Intermediate School

Bertha Nelson- Principal

4220 Cantrell Road

Acworth, GA 30101

770-975-6600

Barber Middle School

Tia Amlett- Principal

4222 Cantrell Road

Acworth, GA 30101

770-975-6764

North Cobb High School

Matthew Moody - Principal

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

www.thewalkerschool.org

North Cobb Christian

4500 Lakeview Drive

Kennesaw, Georgia 30144

770-975-0252 phone

www.ncchristian.org

Mount Paran Christian

1275 Stanley Road

Kennesaw, Georgia 30152

770-578-0182 phone

www.mtparanschool.com

Private Schools—cont'd

Cornerstone Prep Academy

3588 Hickory Grove Road

Acworth, Georgia 30101

770-529-7077 phone

www.cornerstoneprep.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

Acworth Power

770-917-8903

www.Acworth.org

AT&T

800-288-2020

www.att.com

Utilities cont'd

Cobb County Water

770-423-1000

www.cobbwater.org

Acworth Sanitation

770-917-8903

www.Acworth.org

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



Enclave at **GROGAN STREET**

ACWORTH, GEORGIA

Sales by Fortress Real Estate:

Colby Henson

404-386-0322

colby@builtbyhampton.com

www.builtbyhampton.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

Logan Farm Park

4405 Cherokee Street

Acworth 30101

120 acre Park, Nature Trail, Recreational Field, 1 Pavilion, 1 Large Playground, 2 smaller Playgrounds, Restrooms, half-acre Fishing pond, Lighted one-third mile walking track

Parks and Recreation cont'd

Acworth Parks & Recreational

770-917-1234

www.Acworth.org

Cobb County Parks

770-528-8800

www.co.cobb.ga.us/prca/

Acworth Community Center

4361 Cherokee Street, Acworth

770-917-1234

44,000 sq.ft. includes 2 Basketball courts, also painted for Pickleball and Volleyball, Walking Track, Group Exercise room, Multi Use Classrooms, Banquet Hall with full Catering Kitchen

Depot Park

4794 South Main Street, Acworth

Historical telling of Acworth's history. Free to public. Sitting areas, Restrooms and Historic Acworth Caboose.

Jim R. Miller Park

2245 Callaway Road, Marietta

(770) 528-8875

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

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

Acworth Sport Complex

4000 South Main Street, Acworth

(770) 917-1234

Amenities Available: 7 Baseball fields, 2 Football fields, Practice area, Batting cages, 2 Concession stands and Parking

Cauble Park/Lake Acworth Beach

4426 Beach Street, Acworth

25 acre Park contains Beach, Beach house, Lakeside Gazebo, 4 Pavilions, 2 Playgrounds, open Play area, Boardwalk, Fishing Points, Restrooms, Boat Ramp for electric motor driven boats and plenty of Parking

www.Acworth.org

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

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

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

Harrison Park

2653 Shallowford Road

Marietta (770) 591-3160

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



Enclave at **GROGAN STREET**

ACWORTH, GEORGIA

Sales by Fortress Real Estate:
Colby Henson
404-386-0322
colby@builtbyhampton.com
www.builtbyhampton.com

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.pinetreecc.org

Cobblestone Golf Club
4200 Nance Road
Acworth, GA 30101
(770) 917-5152
www.cobblestonegolf.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

