

B  
BARRETT  
— P R E S E R V E —

*community profile*

*An Exciting New Cobb County Active Adult 55+  
Community offering Homes Nestled just off  
Barrett Parkway in Marietta Georgia with the convenience  
of I-75, Town Center Mall, Retail & Restaurants*



**Sales Center**  
**678-348-6857**  
**BarrettPreserve@builtbyfortress.com**

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

### **COMMUNITY CHARACTERISTICS**

- Well Located in Marietta with East Access to Barrett Parkway, Retail Shopping and Interstate 75
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Private, Active Adult 55+ Community

### **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, Halls, Family Room, Dining 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
- Cat5e Pre-wire for Telephone in All Bedrooms and Family Room

### **KITCHEN FEATURES**

- Stainless Frigidaire Gallery Appliances, Natural Gas Range, Dishwasher, Garbage Disposal and Microwave/Hood Combo
- Upgraded 36" Wood Panel Cabinetry w/Crown Molding
- Quartz or 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 Upgraded Cultured Granite Countertops Dual Vanity, Tile Floors, Tile Shower Surround with Seat
- 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 Marble 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
- 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 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](http://www.cobb.k12.ga.us)

**Cheatham Hill Elementary**

Keeli Bowen - Principal  
1350 John Ward Road  
Marietta, GA 30064  
678-594-8034

**Pine Mountain Middle School**

Dr. Jasmine Kullar - Principal  
2720 Pine Mountain Circle  
Kennesaw, GA 30152  
678-594-8252

**Kennesaw Mtn. High School**

Dr. Mark Trachtenbroidt  
1898 Kennesaw Due West Road  
Kennesaw, GA 30152  
678-594-8190

**Private Schools**

**The Walker School**

700 Cobb Parkway North  
Marietta, Georgia 30067  
770-427-2689 phone  
[www.thewalkerschool.org](http://www.thewalkerschool.org)

**North Cobb Christian**

4500 Lakeview Drive  
Kennesaw, Georgia 30144  
770-975-0252 phone  
[www.ncchristian.org](http://www.ncchristian.org)

**Mount Paran**

1275 Stanley Road  
Kennesaw, Georgia 30152  
770-578-0182 phone  
[www.mtparanschool.com](http://www.mtparanschool.com)

**Whitefield Academy**

1 Whitefield Drive  
Mableton, Georgia 30126  
678-305-3000 phone  
[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)

**Chattahoochee Tech**

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

**Georgia State University**

33 Gilmer Street SE  
Atlanta, GA 30303  
404-413-2000  
[www.gsu.edu](http://www.gsu.edu)

**Georgia Tech**

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

**Utilities**

**Atlanta Gas**

800-427-5463  
[www.atlantagaslight.com](http://www.atlantagaslight.com)

**Cobb EMC**

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

**AT&T**

800-288-2020  
[www.att.com](http://www.att.com)

**Utilities cont'd**

**Cobb County Water**

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

**Comcast**

1-800-934-6489  
[www.comcast.net](http://www.comcast.net)

**American Disposal Services**

678-720-0500

**Government**

**Emergency Fire & Police 911**

**Vehicle Registration**

770-528-8247  
[www.cobbtax.org](http://www.cobbtax.org)

**State Driver's License**

770-528-3251  
[www.dds.ga.gov](http://www.dds.ga.gov)

**Voter's Registration**

770-528-2300  
[www.cobbelections.org](http://www.cobbelections.org)

**Tax Commissioner**

770-528-8600  
[www.cobbtax.org](http://www.cobbtax.org)

**Cobb County Sheriff**

770-499-4600

**Police Department**

770-499-3900

**US Post Office**

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



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**Recreation**

**Lake Allatoona**

678-721-6700

[http://](http://allatoona.sam.usace.army.mil/)

[allatoona.sam.usace.army.mil/](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)

**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](http://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**

**Rhyme 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





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**Golf Courses**

**Marietta Country Club**  
1400 Marietta Country Club Dr.  
Kennesaw, GA 30152  
(770)426-1808  
[www.mariettacountryclub.org](http://www.mariettacountryclub.org)

**Pinetree Country Club**  
3400 McCollum Parkway, NW  
Kennesaw, GA 30144  
770-422-5902  
[www.pinetreec.org](http://www.pinetreec.org)

**City Club Marietta**  
510 Powder Springs St  
Marietta, GA 30064  
(770) 528-4653  
[www.cityclubmarietta.com](http://www.cityclubmarietta.com)

**Brookstone Country Club**  
5705 Brookstone Drive  
Acworth, GA 30101  
(770) 425-5800  
[www.brookstonecc.com](http://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](http://www.simon.com)

**The Avenues at West Cobb**  
<http://westcobb.shoptheavenue.com>

**Galleria Mall**  
770-955-9100  
[www.galleriaspecialtymall.com](http://www.galleriaspecialtymall.com)

**Cumberland Mall**  
770-435-2206  
[www.cumberlandmall.com](http://www.cumberlandmall.com)

**Perimeter Mall**  
770-394-4270  
[www.perimetermall.com](http://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:  
\$275 per month**

**Homeowners One Time Initiation Fee: \$1,000  
(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.

