



Terraces at DEPOT PARK

HISTORIC DOWNTOWN KENNESAW

from the \$300's

*38 New Townhomes
Walk to Downtown
Park Views & Sidewalks
3 & 4 Bedroom Plans*





New Townhomes in Downtown Kennesaw



FORTRESS
BUILDERS

For Information Call
678-898-7056
Fortress Real Estate, LLC

-  SOLD
-  AVAILABLE



www.BuiltbyFortress.com

COMMUNITY CHARACTERISTICS

- Well Located in Historic Downtown Kennesaw
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Walking Distance to Downtown Retail & Restaurants

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

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
- Recessed Lights (per plan)
- Pantry with Ventilated Shelving (Per Plan)

BATHROOM FEATURES

- Master Bath with Cultured Marble 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
- 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 14 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

Public Schools

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

Lewis Elementary School

Kristi Kee - Principal
4176 Jim Owens Road
Kennesaw, GA 30152
770-975-6673

Awtrey Middle School

Jeffrey Crawford - Principal
3601 Nowlin Road
Kennesaw, GA 30152
770-975-6615

North Cobb High School

Joseph Horton - 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

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.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

Gas South

877-472-4932
www.gas-south.com

Georgia Power

888-660-5890
www.georgiapower.com

AT&T

404-780-2355
www.att.com

Utilities cont'd

Cobb County Water

770-419-6200
www.cobbwater.org

Comcast Cable

855-711-6156
www.comcast.com

Dish Network Satellite

770-439-3000
www.dishnetwork.com

City of Kennesaw Sanitation

770-424-8274

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

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

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.co.cobb.ga.us/prca/

Jim R. Miller Park

2245 Callaway Road, Marietta
 (770) 528-8875
 2 multi-use buildings, pond, equestrian ring, market plaza, cross country track

Bells Ferry Park

2334 Bells Ferry Road
 Marietta 30066
 (770) 591-3160
 Amenities Available: 1 Picnic pavilion, 2 Playgrounds, 4 Tennis courts, 4 Softball fields, 2 Concession buildings, 2 Batting cages

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

Fullers Park

3499 Robinson Road
 Marietta 30067
 (770) 591-3160
 Amenities Available: 2 Picnic pavilions, 1 Playground, 4 Tennis courts, 5 Baseball fields, 1 Baseball/football field, 1 Football/soccer field, 3 Concession buildings, Batting cages, Fullers Recreation Center

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 airplane 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.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

Wellstar Kennestone Hospital
770-426-3111

Smyrna Hospital
770-434-0710

Northside Hospital
404-851-8000

HOA Information

**Homeowners Association Dues:
\$185 per month**

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

Dues Include the following:

Common Area Landscape Maintenance

Streetlights

Reserve Fund

Termite Bond Renewals

*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.

Preferred Lenders

Anne Atkins
BankSouth Mortgage

175 Townpark Drive, Suite 125
Kennesaw, GA 30144
(678) 265-8505

aatkins@banksouth.com
www.banksouthmortgage.com

Lori Rousseau
OnQ Financial

2000 Riveredge Parkway, Suite 100
Atlanta, GA 30328
Phone: (678) 520-7157

Lori.Rousseau@onqfinancial.com
www.LoriRousseau.com

Jesse Bever
Southeast Mortgage

280 Interstate North Circle SE
Suite 350
Atlanta, GA 30339
(913) 237-5192 Mobile

Jesse.Bever@southeastmortgage.com
www.southeastmortgage.com/JesseBever

Wendi Gary
Certainty Home Loans

225 Town Park Drive, #175
Kennesaw, GA 30144
(770) 318-2597 Phone

wgary@certaintyhomeloans.net
www.wendigary.com

Jay White
Bay Equity Mortgage

4366 Senator Russell Avenue, Suite 200
Acworth, GA 30101
(770) 870-0644 Mobile

jwhite@bayeq.com
www.jayclosesloans.com



TERRACES AT DEPOT PARK

HISTORIC DOWNTOWN KENNESAW, GEORGIA



Sales Center
678-898-7056
DepotPark@builtbyfortress.com
www.builtbyfortress.com

