



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

**Cobb County Youth Museum**

770-427-2563

**Stone Mountain Park**

770-498-5600  
[www.stonemountainpark.com](http://www.stonemountainpark.com)

**Six Flags Over Georgia**

770-739-3400  
[www.sixflags.com](http://www.sixflags.com)

**Zoo Atlanta**

404-624-5604  
[www.zooatlanta.com](http://www.zooatlanta.com)

**Kennesaw Nat'l Battlefield**

770-427-4686  
[www.kennesawmountain.com](http://www.kennesawmountain.com)

**Mable House Amphitheater**

770-819-7765  
[www.mablehouseamphitheater.com](http://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/](http://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](mailto:aatkins@banksouth.com)  
[www.banksouthmortgage.com](http://www.banksouthmortgage.com)

**Gina Goddard**  
Southeast Mortgage

280 Interstate North Circle SE  
Suite 350  
Atlanta, GA 30339  
(770) 685-4317 Mobile

[Gina.Goddard@southeastmortgage.com](mailto:Gina.Goddard@southeastmortgage.com)  
[www.southeastmortgage.com/GinaGoddard](http://www.southeastmortgage.com/GinaGoddard)

**Lori Rousseau**  
Angel Oak Home Loans

3060 Peachtree Road, Suite 500  
Atlanta, GA 30305  
Phone: (678) 520-7157

[Lori.Rousseau@angeloakhomeloans.com](mailto:Lori.Rousseau@angeloakhomeloans.com)  
[www.LoriRousseau.com](http://www.LoriRousseau.com)

**Wendi Gary**  
Certainty Home Loans

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

[wgary@certaintyhomeloans.net](mailto:wgary@certaintyhomeloans.net)  
[www.wendigary.com](http://www.wendigary.com)

**Jay White**  
Bay Equity Mortgage

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

[jwhite@bayeq.com](mailto:jwhite@bayeq.com)  
[www.jayclosesloans.com](http://www.jayclosesloans.com)

# TERRACES AT DEPOT PARK

HISTORIC DOWNTOWN KENNESAW, GEORGIA



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



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**FORTRESS  
BUILDERS**





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