



McGINNIS FARM

*An Exciting New Cobb County Community
offering New Active Adult Homes with the convenience
of I-285, Marietta, Vinings & Smyrna, Retail & Restaurants*



FORTRESS
BUILDERS

Sales Center
678-898-7056 / 678-898-2815
McGinnisFarm@builtbyfortress.com

www.builtbyfortress.com



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Floor Plans & Initial Price Sheet

Bradley	
Elevation A	\$453,900
Elevation B	\$453,900
St. Claire	
Elevation A	\$453,900
Elevation B	\$453,900
Elevation C	\$453,900
Bradford Basement	\$554,900

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



Rev. 04.27.21 The above information is deemed accurate, but not guaranteed. This offer is subject to errors, omissions, and prior withdrawal without notice.



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COMMUNITY CHARACTERISTICS

- Well Located, Easy Access to the East-West Connector, Marietta Vinings and Downtown Smyrna
- Nearby Access to the Silver Comet Trail
- Underground Telephone and Electric Service
- Street Lights Provided by Local Utility Company
- Community Mailbox Center

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
- 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, Dining Room, Kitchen and Breakfast Room
- Carpet with 5lb. Cushion Padding in Bedrooms
- Laundry Room w/Tile Flooring and Cabinets Above
- 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
- Cat5 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 2 Selection
- Tile Backsplash w/Decorative Band—Level 1 Selection
- Double Bowl Stainless Steel Sink w/Moen One Touch Nickel Finish Fixtures
- Recessed Lighting (per plan)
- Pantry with Ventilated Shelving (Per Plan)

BATHROOM FEATURES

- Master Bath with Quartz Dual Vanities, 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
- Satin 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 and Master Bedroom, 3.5" Base in Remaining Rooms
- One Piece Chair Railing in Dining Room with Shadow Box Trim
- All Cased Openings with Trim
- 5" Smooth Crown Molding in Dining Room & Living Room
- Satin Nickel Light Fixtures Provided for All Rooms
- 5" Crown 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 ratings per Current Energy Codes
- Insulated Steel 6 Panel Exterior Doors
- Insulated Vinyl Low-E Windows with Screens
- 30-Year Asphalt Architectural Shingle





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Public Schools

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

Russell Elementary School

Tammy Watson - Principal
3920 South Hurt Road
Smyrna, GA 30082
770-437-5937

Floyd Middle School

Dr. Teresa Hargrett - Principal
4803 Floyd Road
Mableton, GA 30126
770-819-2453

Osborne High School

Joe Morreale - Principal
2451 Favor Road
Marietta, GA 30060
770-437-5900

Private Schools

The Walker School

700 Cobb Parkway North
Marietta, Georgia 30067
770-427-2689 phone
770-514-8122 fax
www.thewalkerschool.org

Whitefield Academy

1 Whitefield Drive
Mableton, Georgia 30126
678-305-3000 phone
678-305-3010 fax
www.whitefieldacademy.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.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

Cobb EMC

770-429-2100
www.cobbemc.com

AT&T

888-757-6500
www.att.com

Utilities cont'd

Cobb County Water

770-419-6200
www.cobbwater.org

American Disposal Services

678-720-0500
georgia.americandisposal.com

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





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Recreation

Lake Allatoona

678-721-6700

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

White Water Park

770-948-9290

www.sixflags.com

Cobb County Youth Museum

770-427-2563

www.cobbcountyouthmuseum.org

Stone Mountain Park

770-498-5690

www.stonemountainpark.com

Six Flags Over Georgia

770-739-3400

www.sixflags.com

Zoo Atlanta

404-624-9453

www.zooatlanta.com

Kennesaw Nat'l Battlefield

770-427-4686

www.nps.gov/kemo

Mable House Amphitheater

770-819-7765

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

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

Rhyne 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

Pinetree Country Club
3400 McCollum Parkway, NW
Kennesaw, GA 30144
770-422-5902
www.pinetreecc.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

Kennestone Hospital
770-426-3111

Smyrna Hospital
770-434-0710

Northside Hospital
404-851-8000





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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

*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.



