



MOUNTAIN VIEW RIDGE



community profile

*An Enclave of Four Homes nestled near
Historic Marietta Square with the convenience of
I-75, Kennesaw Mountain, Retail & Restaurants*



Sales by Fortress Real Estate:
Colby Henson
404.386.0322
colby@builtbyfortress.com

www.builtbyfortress.com

Floor Plans & Initial Price Sheet

Jackson A	Lot 1	\$799,900
Midland A	Lot 2	\$759,900
Midland B	Lot 3	\$759,900
Jackson B	Lot 4 Basement	\$899,900

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





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COMMUNITY CHARACTERISTICS

- Enclave of Four Homes Situated in Historic Marietta
- Well Located near Retail Shopping and Interstate 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

- Sand and Finish Hardwood Flooring in Foyer, Main Floor Halls, Family Room, Dining Room, Kitchen and Breakfast Room
- Carpet with 8lb. Cushion Padding in Bedrooms
- Laundry Room w/Tile Flooring
- 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
- Cat6e Pre-wire for Telephone in All Bedrooms and Family Room
- Media Panel for easy installation of Cable TV/Internet

KITCHEN FEATURES

- Stainless Whirlpool Appliances, Natural Gas Surface Range, Dishwasher, Garbage Disposal and Oven/Microwave Combo
- Upgraded 36" Wood Panel Cabinetry w/Crown Molding
- Quartz or Granite Kitchen Counters—Level 2 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 Upgraded Quartz Level 1 Countertops Dual Vanity, Tile Floors, Tile Shower 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

- 42" 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
- Brick Pavers on the Front Porch

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
- 30-Year Architectural Asphalt Shingle





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Public Schools

City of Marietta School Information
www.marietta-city.org/schools

West Side Elementary School

344 Polk Street NW
Marietta, GA 30064
Phone: (770) 429-3172
Dr. Christina Wagoner, Principal

Marietta Sixth Grade Academy

340 Aviation Road SE
Marietta, GA 30060
Phone: (770) 429-3115
Corey Lawson, Principal

Marietta Middle School

121 Winn Street NW
Marietta, GA 30064
Phone: (770) 422-0311
Dr. Dayton Hibbs, Principal

Marietta High School

1171 Whitlock Avenue SW
Marietta, GA 30064
Phone: (770) 428-2631
Keith Ball, Principal

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

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.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

Marietta Power & Water

770-794-5150
www.mariettapower.com

AT&T

800-288-2020
www.att.com

Utilities cont'd

City of Marietta Sanitation

770-794-5150

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

Marietta Tax Commissioner

770-794-5680

Marietta Sheriff

770-794-5300

Marietta Police Department

770-794-5300

US Post Office

800-275-8777, www.usps.com





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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

Oregon Park

Old Hamilton Road

770-528-8896

Amenities Available: Baseball fields, Batting cages, Practice fields, Tennis courts, Disk Golf Course, Playground, Picnic pavilion, Concession building.





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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.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.galleriaspecialty mall.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

