Welcome to Horizons
Great homes! Great location! Great community!

From the $170’s

NOW SELLING!
— Low maintenance 2-story homes
— Lovely front or side porches
— Spacious owner’s suite
— Rear entry garage
— All electric, energy efficient
— City of Marietta schools
— Near Historic Marietta Square

FROM I-75: Exit Delk Road (Hwy. 280) Westbound. Turn right on Austell Road. Turn right on Roberta Drive. Horizons is located ahead on the left.

FROM SMYRNA: Atlanta Road or South Cobb Drive north. Turn left on Austell Road. Turn right on Roberta Drive. Horizons is located ahead on the left.

404.886.5973

www.VentureHomes.com
SCHOOLS:
1. Dunleith Elementary School
2. Marietta Middle School
3. Marietta High School
4. Chattahoochee Tech College

HEALTH CARE:
5. Wellstar Kennestone Hospital
6. Wellstar Cobb Hospital

FIRE STATION:
7. Cobb County Fire Station #2

PARKS and RECREATION:
8. Fair Oaks Park
9. North Smyrna Park

GOLF COURSES:
10. City Club Marietta
11. Fox Creek Golf Course
12. Legacy Golf Course

SHOPPING:
13. Walmart Neighborhood Market
14. Smyrna Marketplace
15. Marietta Square
16. Target
17. Publix
18. Kroger
19. The Home Depot
20. Lowe’s
21. Kohl’s
22. Walmart Supercenter
23. Cumberland Mall
24. Cobb Galleria

MOVIE THEATER:
25. AMC Parkway Pointe Theater

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AREA INFORMATION

UTILITIES:

Yes Energy Management (water) .................................................. 800.637.4242
Marietta Power (electric) .......................................................... 770.794.5150
City of Marietta Sanitation (trash service) ................................ 770.794.5595
Marietta Welcome Center ......................................................... 770.429.1115
Cobb Dept of Driver Services ................................................... 770.528.3250
Voter Registration ................................................................... 770.528.2581

SCHOOLS:

Dunleith Elementary School .................................................. 770.429.3190
Marietta Middle School ......................................................... 770.422.0311
Marietta High School ............................................................ 770.428.2631
Kennesaw State University .................................................... 770.423.6300
Southern Polytechnic State University ................... 678.915.7778

RECREATION:

Cobb County Parks and Recreation ........................................ 770.528.8800
Marietta Parks and Recreation ............................................... 770.794.5601
Mud Creek Soccer Complex ..................................................... 404.818.9221
Six Flags Over GA/Whitewate ............................................... 770.948.9290
Cobb County Civic Center ...................................................... 770.528.8450
Lake Allatoona Information ................................................... 678.721.6700
Mable House Amphitheatre .................................................... 770.819.2943

EMERGENCY AND MEDICAL:

Wellstar Cobb Hospital ......................................................... 770.732.4000
Wellstar Kennestone ............................................................. 770.793.5700
Fire Station #2 ...................................................................... 770.794.5466

SHOPPING/MISCELLANEOUS:

Town Center Mall .................................................................... 770.424.0742
Cumberland Mall ................................................................. 770.801.5851
Cobb Galleria Mall ................................................................. 770.955.8000
The Strand Theatre ............................................................... 770.293.0080
Theatre at the Square ........................................................... 678.224.8095

GOVERNMENT:

Cobb County Public Library .................................................... 770.528.2320
U.S. Post Office ...................................................................... 770.590.9771

U.S. Post Office ................................................................. 770.590.9771
COMMUNITY APPEAL:
• Fiber cement siding
• Covered porches / stoops (per plan)
• Aluminum gutters and downspouts
• Professionally designed landscape package
• Panel or plank shutters (per plan)
• Landscaped community entrance
• Sidewalks and street lights
• Underground utilities
• Steel reinforced concrete foundations
• 20-year roof shingles
• Pressure treated porches / decks (per plan)
• 2 exterior weatherproof electrical outlets
• 2 exterior water hose bibs
• Insulated composite doors with weather stripping

PEACE OF MIND:
• Quality check before, during and after construction
• Homeowner’s orientation prior to closing
• Termite bait system with 1 year termite bond
• Full Customer Service Department
• 2-10 Venture Signature Service Limited Warranty
• Smoke detectors for family safety
• Energy efficient HVAC system (13 SEER)
• Insulation system R-30 blown attic ceilings and R-13 Walls
• Community covenants and restrictions
• 2 Programmable thermostats
• Rapid recovery electric water heater
• Mandatory Homeowner’s Association
• Engineered wood I-beam floor truss system
• Energy efficient vinyl windows with Low-E glass
• Cluster mailboxes

INSIDE ADVANTAGES:
• Dramatic vaulted or treyed ceilings (per plan)
• Low maintenance vinyl flooring in kitchen, laundry and baths
• Quality carpet from Shaw®, with 6-lb pad
• Electric fireplace with mantel
• Raised 2-panel interior doors
• 9’ Ceilings on main floor
• Elongated toilets
• Staircase with white handrail and white baluster (does not include overlook)
• Ventilated shelving in all closets and pantry
• Sherwin Williams® interior paint (per Standard selections)
• Smooth ceilings throughout
• Exhaust fans in all baths
• Drywall finished and painted garage
• Garages pre-wired for openers
• Delta® Windemere faucets – chrome
• Kwikset® or equivalent satin nickel interior knob and hardware
• Kwikset® or equivalent exterior deadbolt locks – all exterior doors
• Phone / cable in family room
• Pull down attic stairs
• Lighting from Progressive Lighting
• 34” vanity height
• Pedestal sink in powder room
• Full washer / dryer hookups and overflow pan
• Wilsonart® laminate vanity tops in bathrooms
• Ceiling fan pre-wire in family room and all bedrooms
• Quality wood crafted 36” cabinets with crown moulding
• Breakfast bar / center island (per plan)
• Double 8” stainless steel sink – top mount
• Delta® Windemere chrome faucet and sprayer
• Garbage disposal and plumbed for icemaker
• GE® Black electric range, dishwasher and microwave
• Wilsonart® laminate countertops and splash
• Pantry with ventilated shelving
• Recessed can light over sink (per plan)
• Fluorescent lighting over island (per plan)
• Treyed and vaulted ceilings (per plan)
• Garden tub – fiberglass deck and skirt
• Fiberglass shower
• Spacious walk-in closet with ventilated shelving
• Dual vanities with Wilsonart® laminate top
• Delta® Windemere chrome faucets
• Glass shower door with chrome frame

All specifications are approximate and subject to change without notice. Venture Homes reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.
Ellington

Spacious, open concept plan!

**3BR / 2.5BA**

**FIRST FLOOR:**
- Kitchen features counter bar overlooking bistro and family room
- Family room features fireplace
- Powder room
- 2-car garage

**SECOND FLOOR:**
- Owner’s suite features vaulted ceiling
- Impressive owner’s bath includes dual vanities, shower, garden tub and large walk-in closet
- 2 additional bedrooms share a full bath
- Conveniently located laundry room

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Ellington

Spacious, open concept plan!

3BR / 2.5BA

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Foley Island

Spacious, open concept plan!

4BR / 3BA

FIRST FLOOR:
- Guest room on main
- Kitchen with center island
- Casual dining
- Large living room
- Laundry room

SECOND FLOOR:
- Owner’s suite
  - features vaulted ceiling
- Impressive owner’s bath
  - includes dual vanities, shower, and garden tub
- His and her walk-in closets
- 2 additional bedrooms

All specifications are approximate and subject to change without notice.
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James Island

Guest room on main floor!

3BR / 2.5BA

FIRST FLOOR:
— Spacious kitchen and breakfast area
— Large living room featuring fireplace - opens to breakfast area
— Formal dining room

SECOND FLOOR:
— Vaulted owner’s suite and large owner’s bath
— Convenient laundry
— 2 additional bedrooms share a full bath
— His and her closets

All specifications are approximate and subject to change without notice. Venture Homes reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.
Mt. Pleasant

Spacious owner’s suite!

3BR / 2.5BA

**FIRST FLOOR:**
- Kitchen with center island
- Spacious living room with fireplace
- Formal dining room
- Computer nook
- Laundry and walk-in pantry

**SECOND FLOOR:**
- Large owner’s suite features vaulted ceiling and private balcony
- Owner’s bath includes dual vanities, shower, and garden tub
- Huge walk-in closet
- 2 additional bedrooms share a full bath

All specifications are approximate and subject to change without notice. Venture Homes reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.
St. Andrews

Master-on-main plan!

4BR / 2.5BA

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**FIRST FLOOR:**
- Living room features fireplace
- Formal dining room
- Spacious kitchen opens to living room
- Master-on-main
- Laundry room

**SECOND FLOOR:**
- Computer nook
- Huge unfinished storage room
- 3 additional bedrooms share a jack n jill bath
- Laundry Room

All specifications are approximate and subject to change without notice. Venture Homes reserves the right to make changes and substitutions, which will be of equivalent or better quality. Some restrictions on exterior color selections may apply.