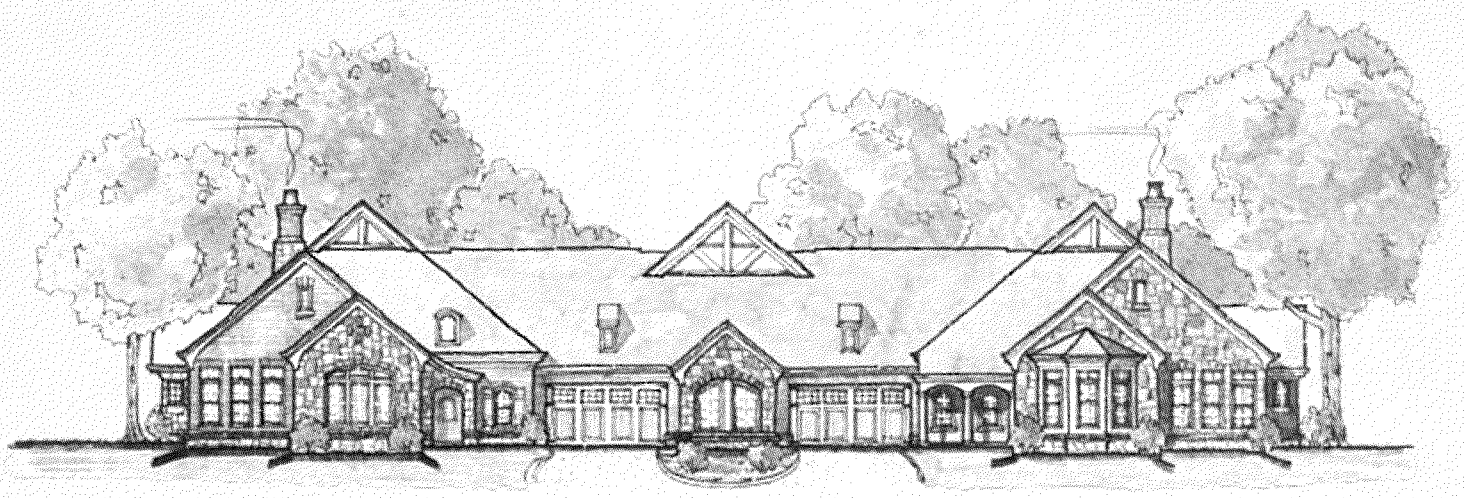
# Stonehaven Villas
# Welcome

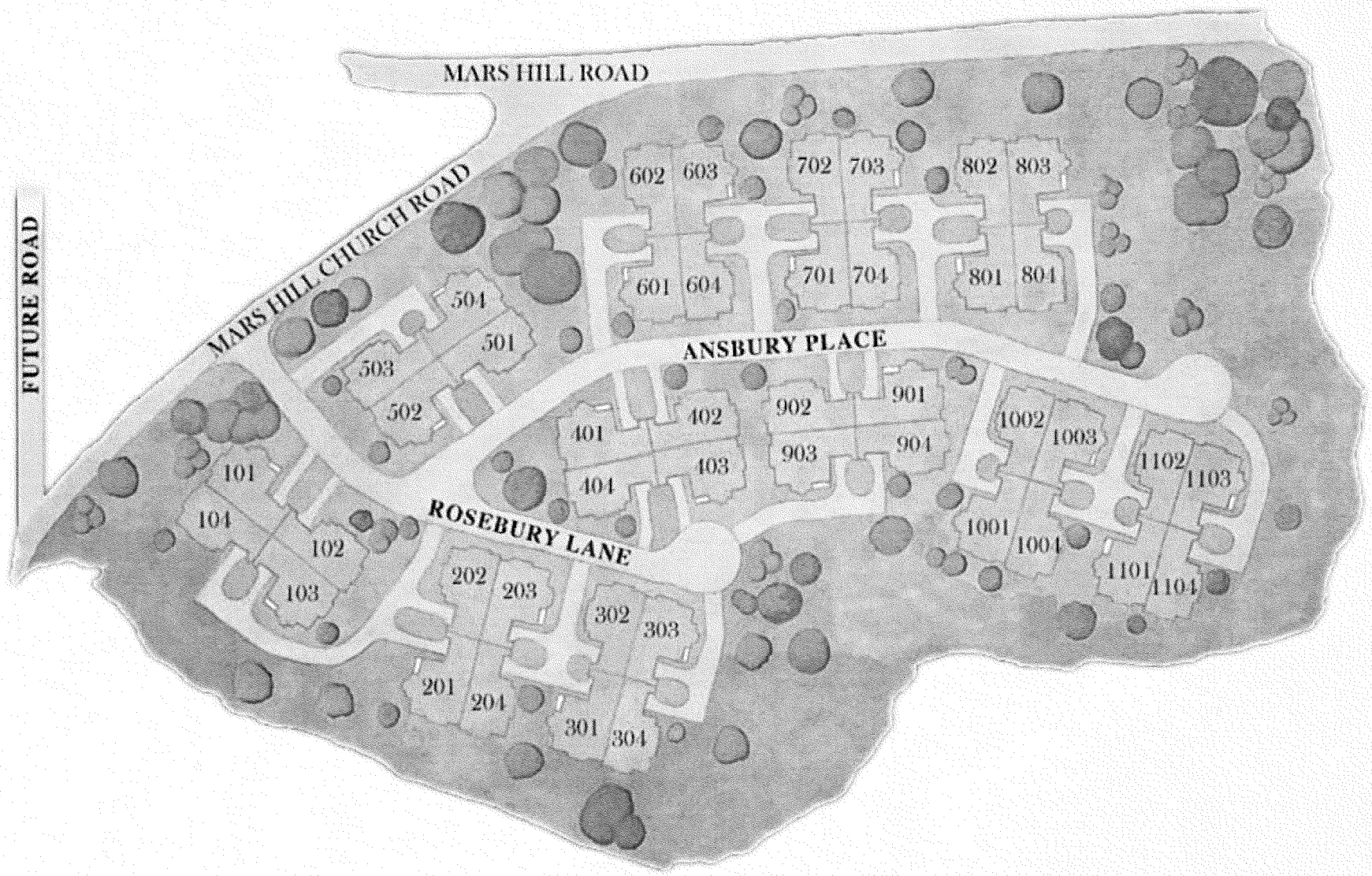


Stonehaven Villas is a quaint community for active adults 55+. The elegant four-sided European stone and brick, ranch villas are designed for those who seek spacious, single-story homes without the worries of landscaping or home maintenance. This quiet community is conveniently located in historic Acworth, GA where shopping and restaurants are within walking distance. Lake Acworth, the YMCA and the public library are also a short 5 minute drive away.

Our spacious open floorplans with 10 foot ceilings and elegant trim package are normally found only in custom homes. Whether you choose a 2 or 3 bedroom model with an attached garage, finished sunroom, and optional second level guest suite it will seem as if you are living in a single family home with privacy and convenience throughout.

**770-975-9771 — For more information visit us at** www.stonehavenseniorvillas.com

# Stonehaven Villas
## Site Layout

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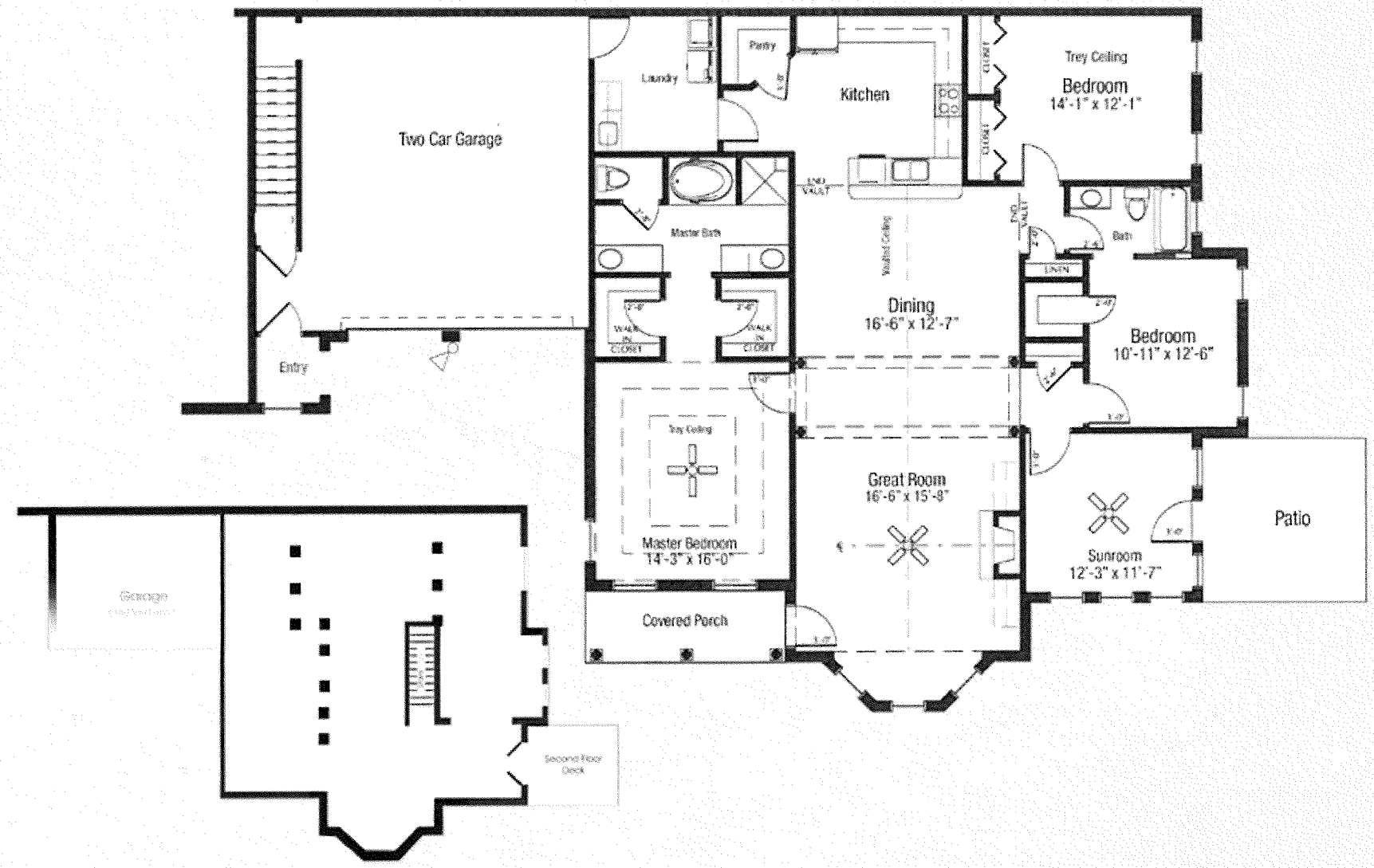
# Stonehaven Villas
## The Windsor—3 Bedroom Plan




All information is believed to be accurate but not guaranteed and is therefore subject to errors, omissions and changes without notice.
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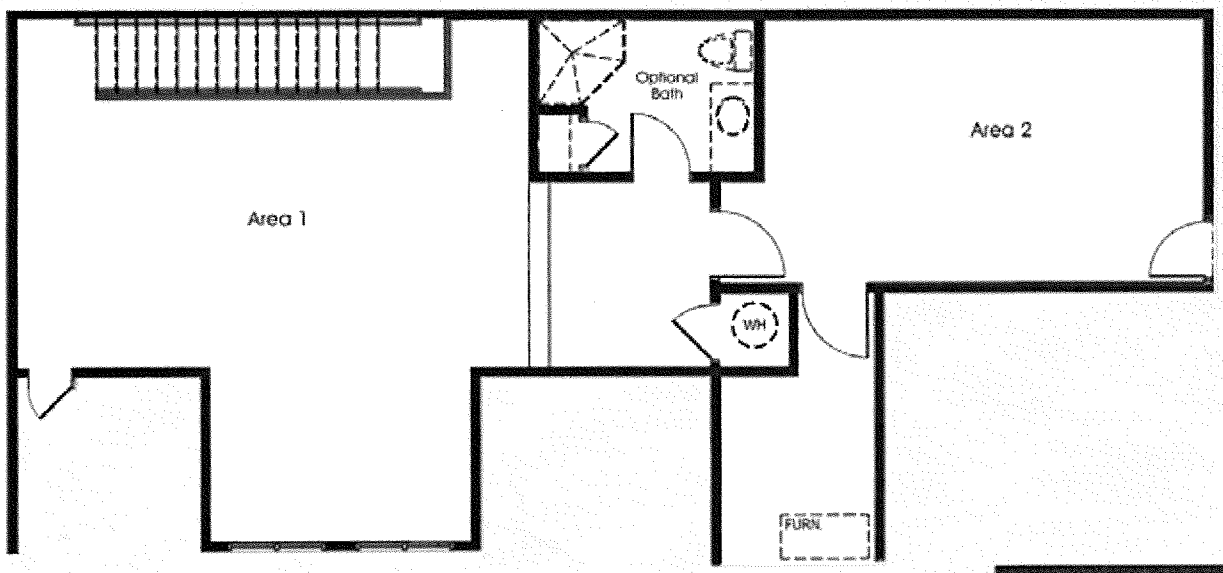
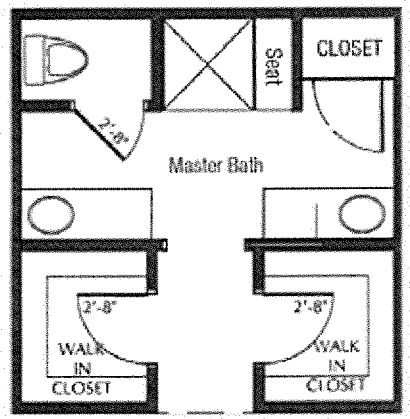
# Stonehaven Villas
## The Windsor—Additions/Optional Plans




Master Bath Optional Plan

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# Stonehaven Villas
# Homeowners Association Services

**Summary of Services**

- Water & Sewer
- Common Area Lighting
- Weekly Trash Removal
- Maintenance
  - Common Area Maintenance
  - Exterior Building Maintenance & Repairs
- Landscaping
  - Maintenance
  - Irrigation System
  - Lawn Care
  - Fertilization & Weed Control
  - Seasonal Flowers & Pinestraw
- Termite Bond Renewal
- Professional Management
- Insurance
  - Fire
  - Liability
  - Exterior Building — (except personal possessions)
- Reserves and Future Replacement Fund

**Total:** $158/month

# Stonehaven Villas
# Community Convenience

***Browse the list of all the places within a few minutes drive.***

***SHOPPING***

The Shoppes of Acworth
Lakeside Market Place — Target, Ross, Books-A-Million, Office Max and more
Kohl's Department Store
Butler Creek Kroger Center
Lowe's
Eckerd's
Acworth Crossing—Best Buy, Michael's, Petsmart
Home Depot
Mars Hill Point Center
Walmart
Brookstone Village Publix
Brookstone Kroger Center
Historic Downtown Acworth Shops

***RESTAURANTS***

Bar-B-Cutie
Sideline's Grill
Tokyo Japanese Steak & Sushi
Giuseppi's Pizza & Pasta
Longhorn's Steakhouse
Steak n' Shake
Ruby Tuesday
Ernie's Steakhouse
O'Charley's
Buffalo's Southwest Café
Johnny's Pizza & Pasta
Mineo's Italian Restaurant
Brookstone Steak & Grill
Five Guys Burgers & Fries

***RECREATION&ENTERTAINMENT***

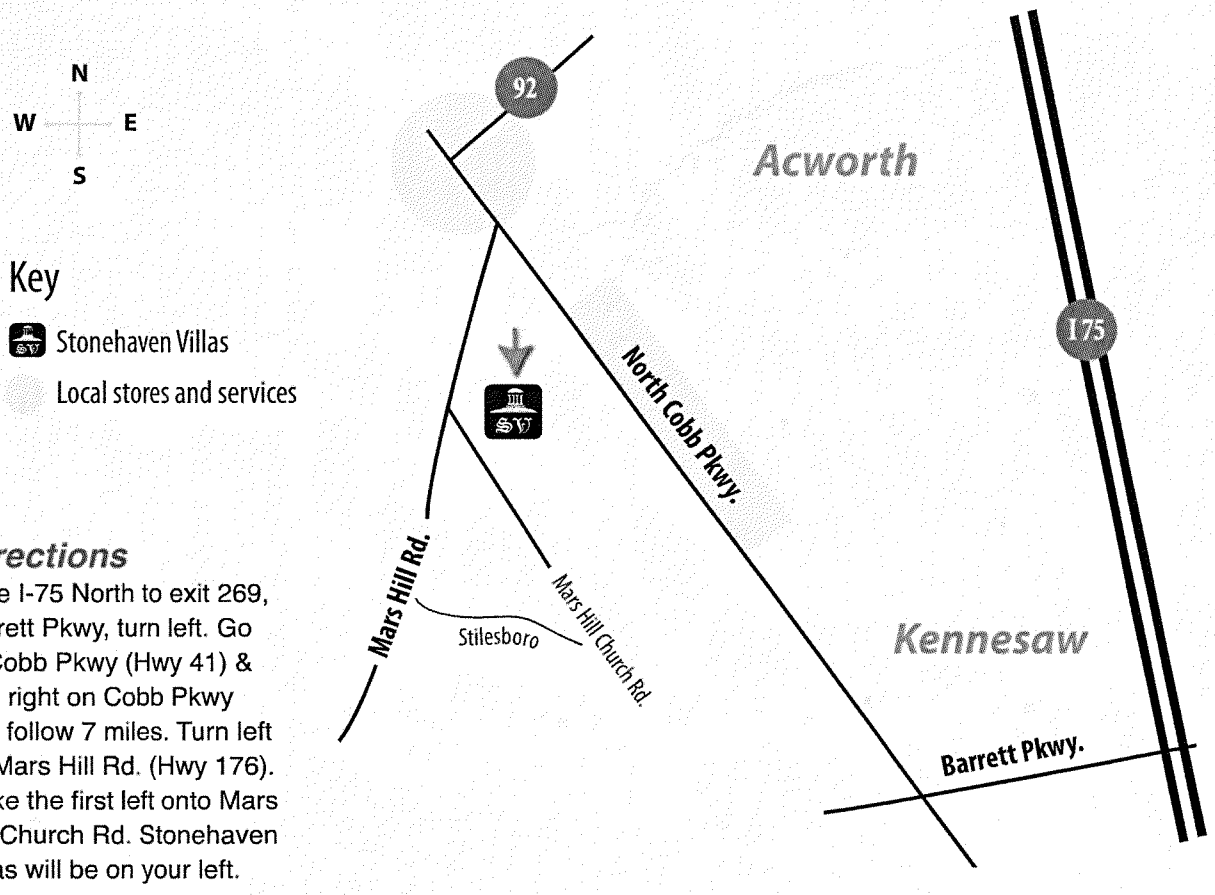
Brookstone Country Club
Cobblestone Golf Course
Future Movie Theatre
Bentwater Golf Course
NW Cobb YMCA
North Cobb Senior Center, Kenworth Tennis Center

***COMMUNITY SERVICES***

Fire Station
Post Office
West Cobb Regional Library

***MEDICAL OFFICES***

Lake Pointe Professional Center
The Walk at Mars Hill




***Directions***

Take I-75 North to exit 269, Barrett Pkwy, turn left. Go to Cobb Pkwy (Hwy 41) & turn right on Cobb Pkwy and follow 7 miles. Turn left on Mars Hill Rd. (Hwy 176). Make the first left onto Mars Hill Church Rd. Stonehaven Villas will be on your left.

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