

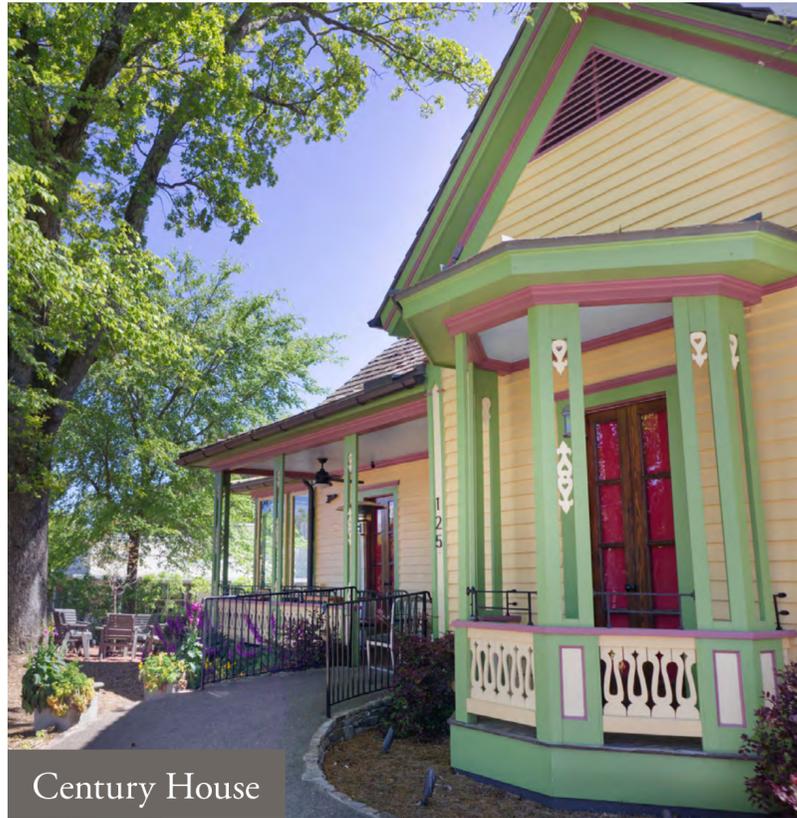
A charming 55+ active adult community in East Cobb, just minutes from lively Downtown Woodstock

Discover The Reserve at Bells Ferry, a vibrant 55+ active adult community with pickleball courts, a formal garden, walking paths, a dog park, and outdoor entertaining spaces in a lively suburb escape near [downtown Woodstock](#) and East Cobb shops and dining. Surrounded by lush landscapes, you can enjoy your nature-filled getaway without lifting a finger to maintain it.

The Reserve at Bells Ferry offers a charming small-town feel within a close-knit community of 130 homes. Stylish floor plans provide the best in ranch-style living with elevated design features and finishes as well as optional second floors. Spacious open floor plans allow for easy entertaining with private owner's suites and secondary bedrooms for guests. Homes feature professionally-managed and landscaped yards, two-car garages and the ability to personalize your new home at our state-of-the-art Design Studio.



Now selling from the high
\$400s - \$600s in Atlanta



A welcoming suburb escape near lively downtown Woodstock's Main Street

Experience authentic small-town charm with a vibrant selection of local shops, dining, and entertainment in downtown Woodstock. Main Street is filled with local restaurants like [Century House](#), [Freight Kitchen & Tap](#), and [Reel Seafood](#). [Reformation Brewery](#) and [Truck & Tap](#) offer a casual spot to grab a bite and a pint. For dessert, scoop up authentic Italian ice cream at [Dulce Artisan Gelato](#) or grab a slice of pie at [Pie Bar](#).

Woodstock, East Cobb, and Kennesaw have every convenience at your fingertips, including local clothing and gift stores like [Findlay Rowe](#) on Woodstock's Main Street, one-stop-shop department stores like Target, and mall shopping at [Town Center at Cobb](#)—all within a few minutes from your front door. A Publix grocery store, Starbucks, and Walgreens are less than one mile away.

The Reserve at Bells Ferry is just 10 minutes to the historic Marietta Square, 25 minutes into vibrant Midtown Atlanta, and only 40 minutes to Hartsfield-Jackson International Airport. For those who love to travel, you'll have easy access to explore North Georgia, Chattanooga, Tennessee, and beyond with Interstate 75 and 575 within minutes of your home.

Whether discovering new favorites near or far, you'll love living at The Reserve at Bells Ferry.



Surrounding Locations

The growing neighborhood surrounding The Reserve at Bells Ferry has so much to offer - get to know everything in and around the neighborhood.

POINTS OF INTEREST

Noonday Creek Trail	2.6 miles
Downtown Woodstock	4.9 miles
Kennesaw	5 miles
The Outlet Shoppes of Atlanta	6 miles
Marietta	8.1 miles
Lake Allatoona	8.9 miles
Kennesaw Mountain	10.1 miles
Barrett Parkway	11 miles
Buckhead	19.6 miles
Midtown	23.5 miles
Hartsfield-Jackson Atlanta International Airport	36 miles
Downtown Blue Ridge	67.9 miles
Helen	80 miles





- BARRETT PARKWAY - 4 to 5 miles**
(many more points of interest not listed)
- Grocery/Shopping**
 - Aldi
 - Bed Bath and Beyond
 - Barnes and Noble
 - Best Buy
 - Costco
 - Home Depot
 - Michaels
 - Pet Smart
 - Publix
 - Target
 - Total Wine
 - Walmart and more!
 - Restaurants**
 - Bahama Breeze
 - Chili's
 - Chuy's
 - Olive Garden
 - Longhorn Steakhouse
 - On the Border
 - Provino's
 - Red Lobster
 - Texas Roadhouse
 - The Varsity
 - Twin Peaks and more!
 - Entertainment**
 - Bowlero Bowling Alley
 - AMC Movie Theatre
 - Regal Movie Theatre

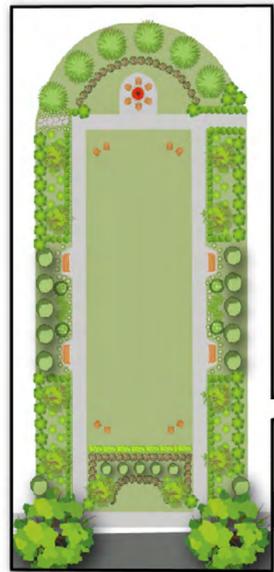
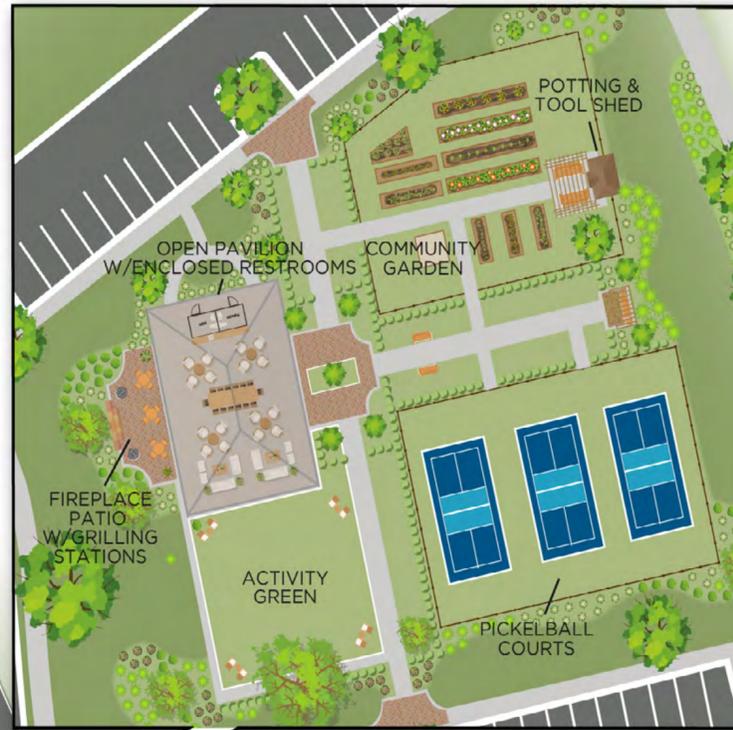
Neighborhood Attractions

Nearby shopping, dining, and entertainment are right outside your door, with exciting growth in the area.

ADDITIONAL POINTS OF INTEREST
(many more points of interest not listed)

Restaurants		Grocery/Shopping	
Pizza Hut	.4 miles	Publix	.5 miles
Waffle House	.4 miles	Kroger	1.6 miles
Arby's	.5 miles	The Vitamin Shoppe	2.3 miles
Burger King	.5 miles	Downtown Kennesaw	3.6 miles
Hong Kong Chinese	.5 miles	Whole Foods	5.4 miles
Subway	.6 miles	Academy Sports	5.6 miles
Five Guys Burgers & Fries	1 mile	Hobby Lobby	5.6 miles
Marlowe's Tavern	1 mile	Petsmart	5.6 miles
Miller's Ale House	1 mile	Downtown Acworth	7 miles
Ruth's Chris Steak House	1 mile	Cabela's	7.4 miles
Willy's Mexicana Grill	1 mile		
Tin Lizzy's Cantina	1.1 miles	Medical	
Del Taco	1.2 miles	Piedmont Physicians	.9 miles
O'Charley's	1.2 miles	Kaiser Permanente	1.2 miles
Chick-fil-a	2.1 miles	Primary & Specialty Care	2 miles
Cracker Barrel	2.4 miles	WellStar Medical	2.6 miles
Elevations Chophouse	4.4 miles	Cherokee Medical	2.6 miles
G'Angelo's Pizza	2 miles	Kennestone Hospital	7.6 miles
Marietta Fish Market	2.1 miles		
Martin's	2.1 miles		
Frankie's Italian	2.2 miles		
Ristorante and Pizza			
El Rodeo Mexican Restaurant	2.7 miles		





- MODEL LOT
- PARKING

Community Map

Nearby shopping, dining, and entertainment are right outside your door, with exciting growth in the area. Enjoy privacy and year round amenities, from walking trails to pickleball.



Community Amenities



Pickleball

Challenge neighbors to a match or host a tournament with friends and family with multiple private courts to enjoy.



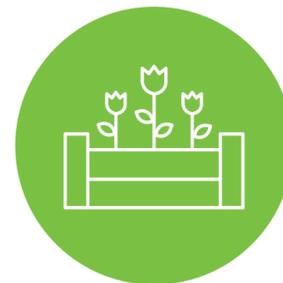
Dog Park & Walking Trails

Your furry friends will love running around with the other neighborhood dogs in our enclosed dog park and walking trails.



Pavilion

Spoil your guests with a special event at the gathering pavilion with outdoor prep stations and grills, outdoor televisions, a fire pit, and lawn space for activities.



Formal Garden

For a calming daily walk, stroll through the flowers and greenery for fresh air, vegetables, and beautiful scenery. Enjoy the community garden where you can reserve garden beds to plant seasonal vegetables or flowers and gather with friends and family.



Design Features & Finishes

Main Floor Living with Elevated Style

The Reserve at Bells Ferry offers residents comfortable main floor living with plenty of space to entertain friends and host family. Tall ceilings on the main floor brighten the home, and LVP flooring throughout the living space creates a touch of luxury. The cozy kitchen features granite countertops, maple cabinetry, and a full suite of high-end appliances, making cooking for a few or the whole crew a breeze.

The luxury owner's retreat provides the perfect place to relax with plush, stain-resistant carpeting and superior quality spa bathroom finishes such as cultured marble countertops, a tile shower niche, and a spacious, ventilated walk-in closet. Secondary bedrooms, covered patios, and optional loft space offer plenty of room to spend time with loved ones.

Community Key Features



2+ bedrooms



2+ baths



1,600 - 2,690 SF floorplans



2-car garages



Covered patio



2nd level available

Design Your Lifestyle With Us

At our state-of-the-art Design Studio, you can personalize your home's finishes to make it just your own.

[VIEW VIRTUAL TOUR](#)



Florence



ELEVATION 11



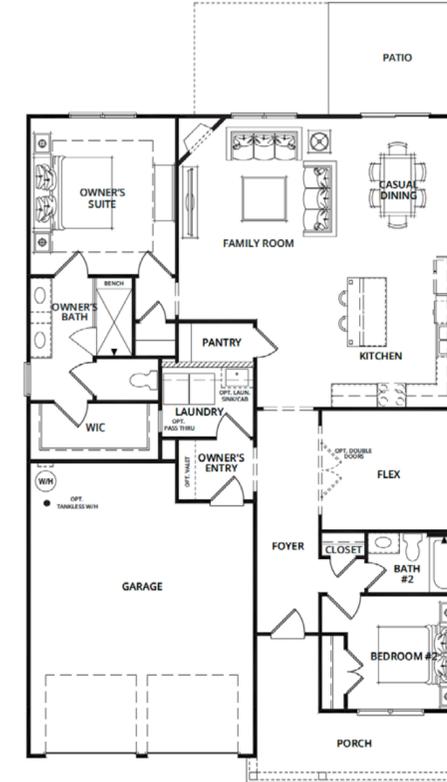
ELEVATION 21



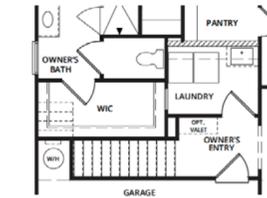
ELEVATION 31



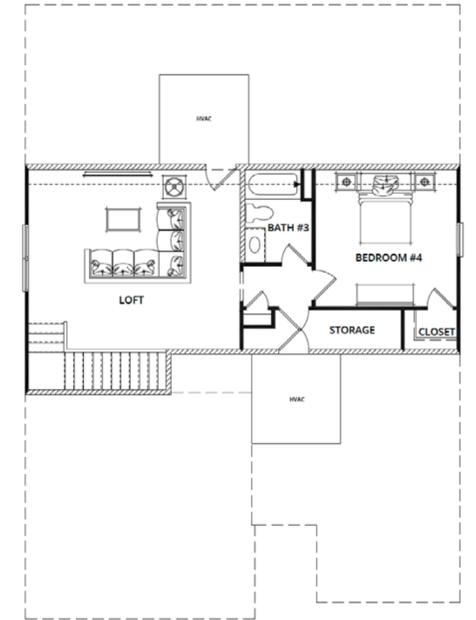
ELEVATION 41



FIRST FLOOR PLAN



FIRST FLOOR STAIRS
W/ OPT. SECOND FLOOR



OPT. SECOND FLOOR PLAN

Floor Plan



2-4 bedrooms



2 baths



1,618 sqft



1-2 stories

[SEE MORE FLOOR PLAN OPTIONS](#)

*Floor plans and elevations are not to scale. Dimensions, square footage and other finish and fixture variations may occur. Porches, bedroom windows and garage doors may change depending on elevation – please refer to blueprints for specific details 10.20.22



Milan



ELEVATION 11



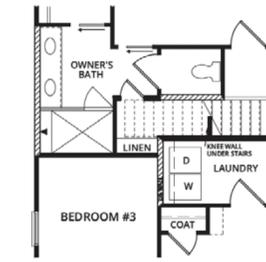
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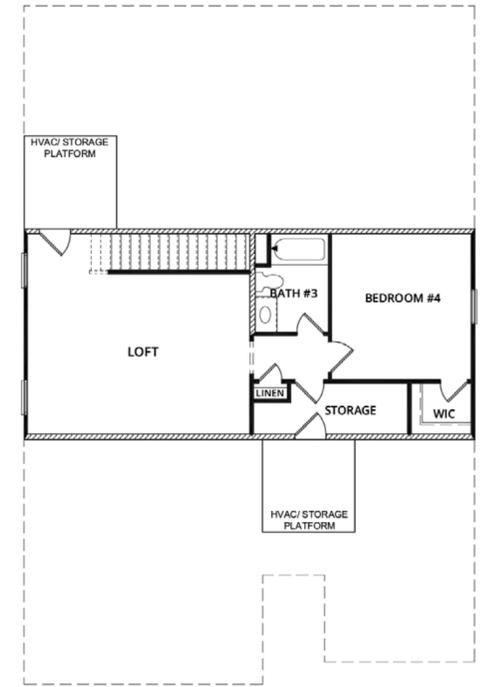
ELEVATION 41



FIRST FLOOR PLAN - 11



FIRST FLOOR STAIRS
W/ OPT. SECOND FLOOR



OPT. SECOND FLOOR PLAN

Floor Plan



2-4 bedrooms



2 baths



1,817 sqft



1-2 stories

[SEE MORE FLOOR PLAN OPTIONS](#)

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Naples



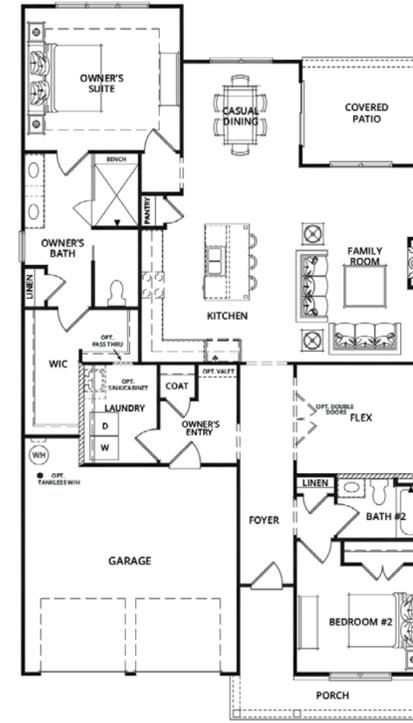
ELEVATION 11



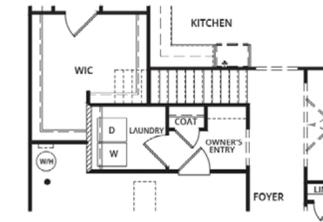
ELEVATION 21



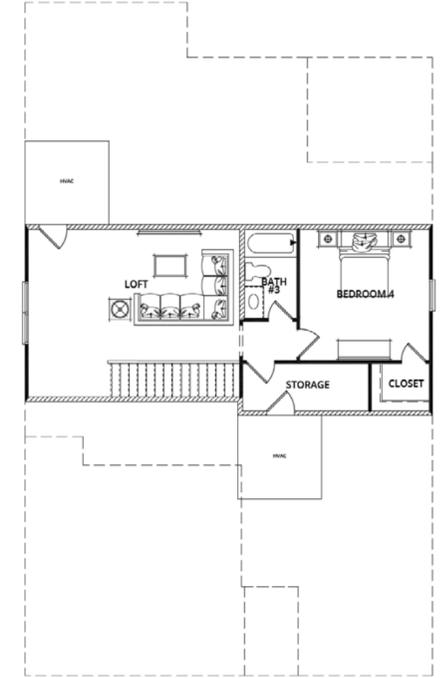
ELEVATION 51



FIRST FLOOR PLAN



FIRST FLOOR STAIRS
W/ OPT. SECOND FLOOR



OPT. SECOND FLOOR PLAN

Floor Plan



2-4 bedrooms



2 baths



1,791 sqft



1-2 stories

[SEE MORE FLOOR PLAN OPTIONS](#)

*Floor plans and elevations are not to scale. Dimensions, square footage and other finish and fixture variations may occur. Porches, bedroom windows and garage doors may change depending on elevation – please refer to blueprints for specific details 10.20.22



Venice



ELEVATION 11



ELEVATION 31



ELEVATION 41

Floor Plan



2-4 bedrooms



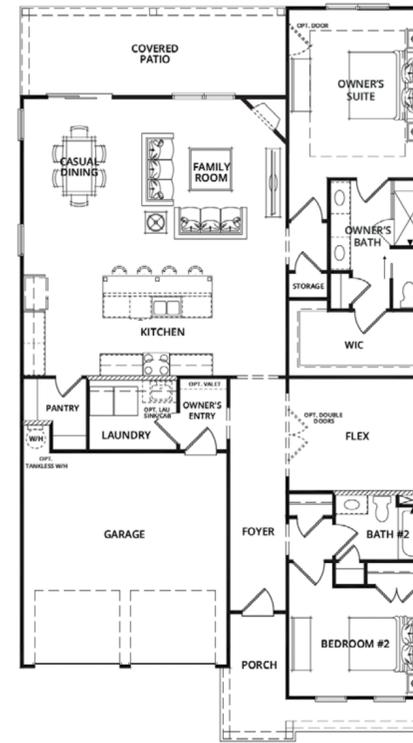
2 baths



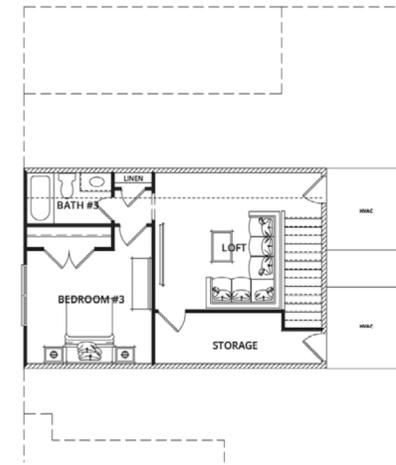
1,842 sqft



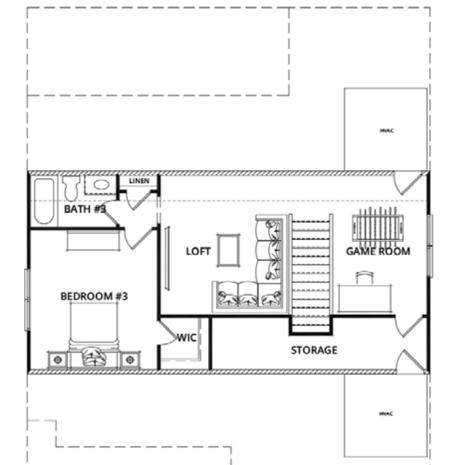
1-2 stories



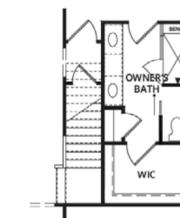
FIRST FLOOR PLAN - 11



OPT. SECOND FLOOR PLAN



OPT. SECOND FLOOR PLAN W/GAME ROOM



FIRST FLOOR STAIRS W/ OPT. SECOND FLOOR

SEE MORE FLOOR PLAN OPTIONS

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Standard Features & Finishes

Features Designed for You

- Comfort Height Commodes In all bathrooms
- Lever Door hardware Included
- blocking for future grab bars in the owners shower and water closet
- 365 Day a year Amenities Including a Community Garden, Gathering Pavilion with prep kitchen, grilling area and restrooms, four pickle ball courts, Formal Garden and Lawn, fire pit and dog park
- Professionally Maintained, Landscaped, and Irrigated Front and Rear Yard

Interior Superior Finishes

- 10' main floor and 8' upper floor,
- Ceiling Fans Included In living room and Owner's Sulte
- Pre-wire and bracing for ceiling fans In all secondary bedrooms
- Cat 5e and Cable Outlet In famlly room and all bedrooms. Dual USB Outlet In Kitchen
- 2 panel Interlor doors on all levels
- Optional Gas fireplace
- 7 X" base molding on 10' ceiling; 5 X" base molding on 8' ceiling; cased window openings.
- Powder room with frameless mirror and Ralsed Maple Vanity with cultured marble, oval undermount sink and Chrome plumbing fixture with 4 centerset
- LP floors throughout main level (excluding bedrooms)
- Superior quality staln resistant carpeting with 6LB pad in bedrooms, loft and on stairs

Kitchen

- 42 Stained Maple Cabinetry with crown molding
- Whirlpool® - 30" Range with Vented Microwave Above and Dishwasher.
- Optional Gourmet kitchen Avallable
- Granite countertops with undermount double bowl stainless steel sink
- 1/3 HP Badger Insinkerator garbage disposal
- Chrome faucet with handheld spray

Luxury Owners Retreat

- Raised maple vanity cabinets
- Cultured Marble Countertops with oval undermount sinks, full width mirror and 8" faucet spreads
- Framed shower door
- Classic Moen® chrome plumbing fixtures
- Ceramic tile on floor, shower wall, shower floor, and shower niche*
- Spacious walk-in closet with ventilated shelving

Secondary Bathrooms

- Raised vanity maple cabinets
- Cultured Marble vanity top with oval under-mounted sinks and 4" centerset chrome faucet
- Chrome plumbing fixtures
- Fliberlass tub and shower surround
- Ceramic Tile floor

Other Features

- LED flushmount lighting
- Lever Door Handles for easy maneuvering
- Rocker Light Switches throughout
- Smoke and CO2 detectors
- Engineered roof and floor system and engineered beams and headers
- Glued, nalled and screwed sub-floors
- Ceramic tile floor In laundry room
- Exterlor termite bait stations
- Tanked Gas water heater 50 gallon
- 14 SEER AC and Gas Furnace with Digital Thermostats
- Security System with keypad, first floor window and door contacts, motlon detection pre wire
- Secure deadbolt locks on all exterlor doors and Keyless deadbolt on front door
- Architectural Style Roof Shingles

Customer Experience

- Construction Kick Off MeetIng **
- Weekly communication with New Home Counselor and Project Manager
- Onsite blower door and duct testing for Increased energy efficlency
- Customer Orientation and FInal Walk-Through
- 1 year Limited Builders Warranty
- 10 year Limited Structural Warranty

Uncompromising Exterior Quality

- Fiber cement siding and trim *Per elevation
- White Exterior Low-E vinyl or fixed* windows and Front Doors with glass accent * Per plan
- Paneled stamped steel garage doors with remote openers
- Two exterior electrical outlets and two hose bibs (front and back)
- 5 Inch downspouts per plan

Homeowner's Association

- Initlitation fee - \$1,800
- Monthly dues - \$250

*PER PLAN
 **DEPENDING ON STAGE OF CONSTRUCTION
 FEATURES ARE SUBIERT TO CHANGE AT ANY
 TIME AND WITHOUT NOTICE.
 UPDATE OCTOBER 7, 2022





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Phone: 470-206-9858

Interested in learning more?

Get in touch with our team.

Our team is here to assist you on your home buying journey. After nearly four decades of experience building new construction homes, we're confident in our ability to deliver high-quality service for our homebuyers.

Our team is committed to the Brock Built promise—to help cultivate a sense of belonging, in desirable, convenient communities, with personalized finishing touches and innovation in our materials and craftsmanship. To prove it, every home we build comes with a [one-year Limited Warranty](#) and multiple touchpoints throughout the home building process.

[SEND US A MESSAGE](#)

Be sure to follow for more.

