



# HILLGROVE PRESERVE

# A unique blend of comfort, community, and convenience, located just minutes away from beautiful Marietta, GA.

Discover Hillgrove Preserve - A dynamic new community in West Cobb offering unmatched access to the vibrant downtown of Marietta. You will have unparalleled access to the shopping, dining, entertainment, and unique local character that defines this region's charm.

This quaint new community captures a small-town ambiance with stylish two-story homes showcasing modern craftsman designs, complete with private two- and three-car garages. Designed for entertaining, these homes feature expansive open floor plans, large family rooms, inviting outdoor living areas, and 10' ceilings with luxurious finishes throughout each level.



Now Selling Single-Family Homes  
from the high \$600s



## Adventure is just around the corner in the vibrant heart of downtown Marietta.

Hillgrove Preserve benefits from a prized location in the heart of West Cobb, close enough to have easy access to downtown Marietta, while giving you space to engage in local recreation. When you visit downtown you will be met with a vibrant entertainment scene. Experience live theater and comedy at the [Alley Stage](#), test your wits at [Project Escape Atlanta](#), or enjoy a day of fun-filled activities at [Kids Empire](#). When you live in Hillgrove Preserve, you get all of this within a short drive from your doorstep!

West Cobb boasts a vibrant and diverse food scene, and Hillgrove Preserve places you right in the middle of it all. Whether you're celebrating a special occasion with a meal at [Cielo Blue Mexican Grill and Cantina](#), grabbing a traditional slice at [Johnny's New York Style Pizza](#), or enjoying a sophisticated night out at [Ristorante Modena Vinoteca](#), the dining opportunities are endless. With the ever-growing number of eateries in Marietta, your new favorite spot might be just around the corner.

If you plan to venture beyond the community and downtown, a plethora of outdoor adventures await you. Explore the historic [Kennesaw Mountain National Battlefield Park](#) for a taste of educational history. Spend a fun-filled afternoon at [Lost Mountain Park](#), equipped with athletic fields, playgrounds, and a beautiful pond walking trail. Sharpen your disc-golf skills and enjoy a picnic at [Oregon Park](#). When you live in Hillgrove Preserve, outdoor recreation is seamlessly woven into your unique lifestyle.

For those seeking some retail therapy, there are plenty of shopping options a short distance away from Hillgrove Preserve. The Avenue West Cobb host a variety of shopping and dining options for a long day of shopping. Explore Park West Vintage Antique Mall for a full 20,000 sq. ft. of antiques from dozens of vendors. And for your everyday shopping needs, Costco, Publix, and Target are conveniently located close to your home in Hillgrove Preserve.





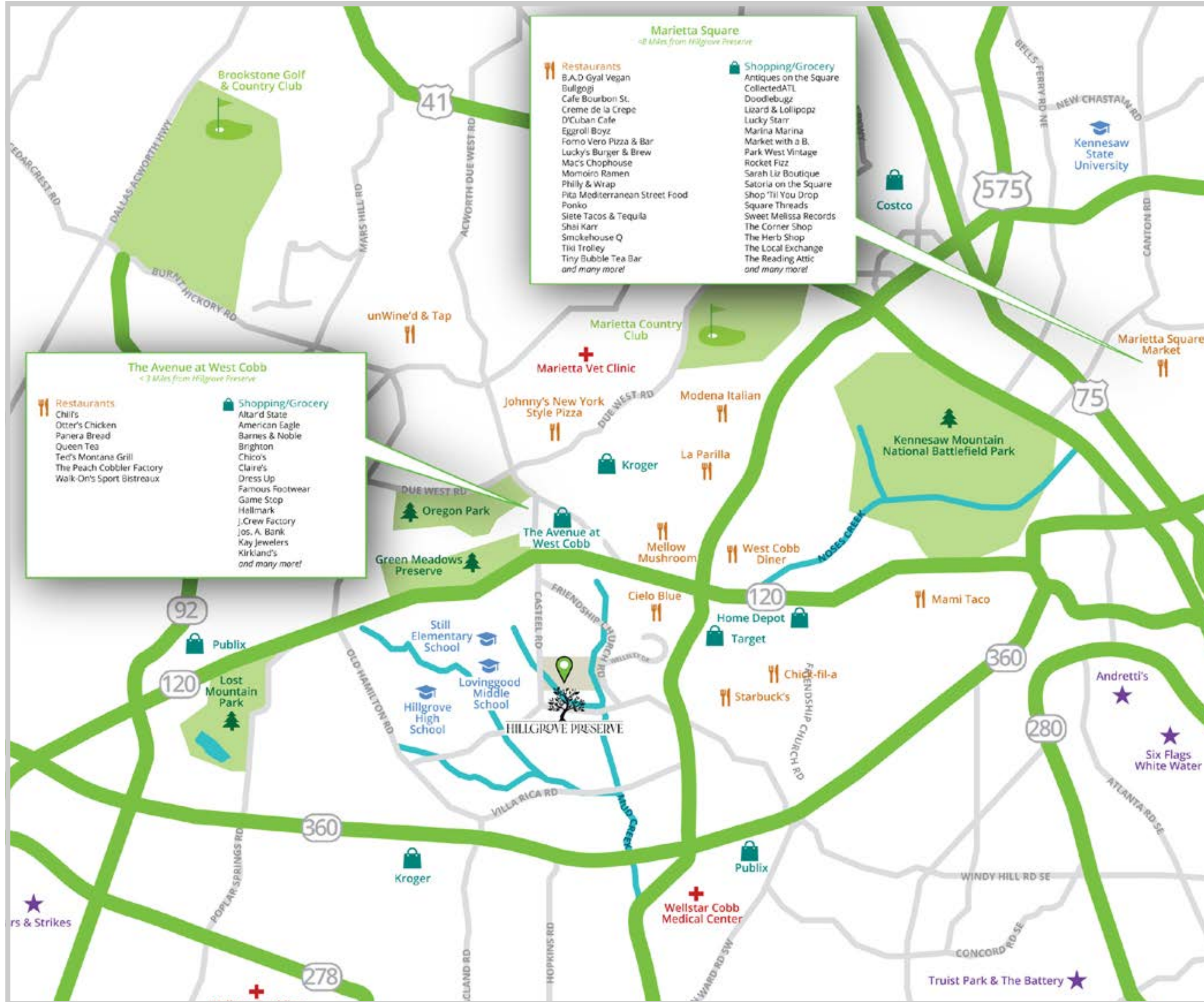
# Surrounding Locations

The bustling community of West Cobb surrounding Hillgrove Preserve has so much to offer - get to know everything in and around the community.

## POINTS OF INTEREST

Green Meadows Preserve	2.1 miles
The Avenue West Cobb	2.3 miles
Oregon Park	2.7 miles
Lost Mountain Park	3.4 miles
Seven Springs Water Park	5.3 miles
Park West Vintage	7.6 miles
Powder Springs Park	7.8 miles
Dogwood Golf Club	8.0 miles
Sweetwater Park	9.0 miles
Sparkles Family Fun Center	10.5 miles
Creekside Golf & Country Club	14.9 miles





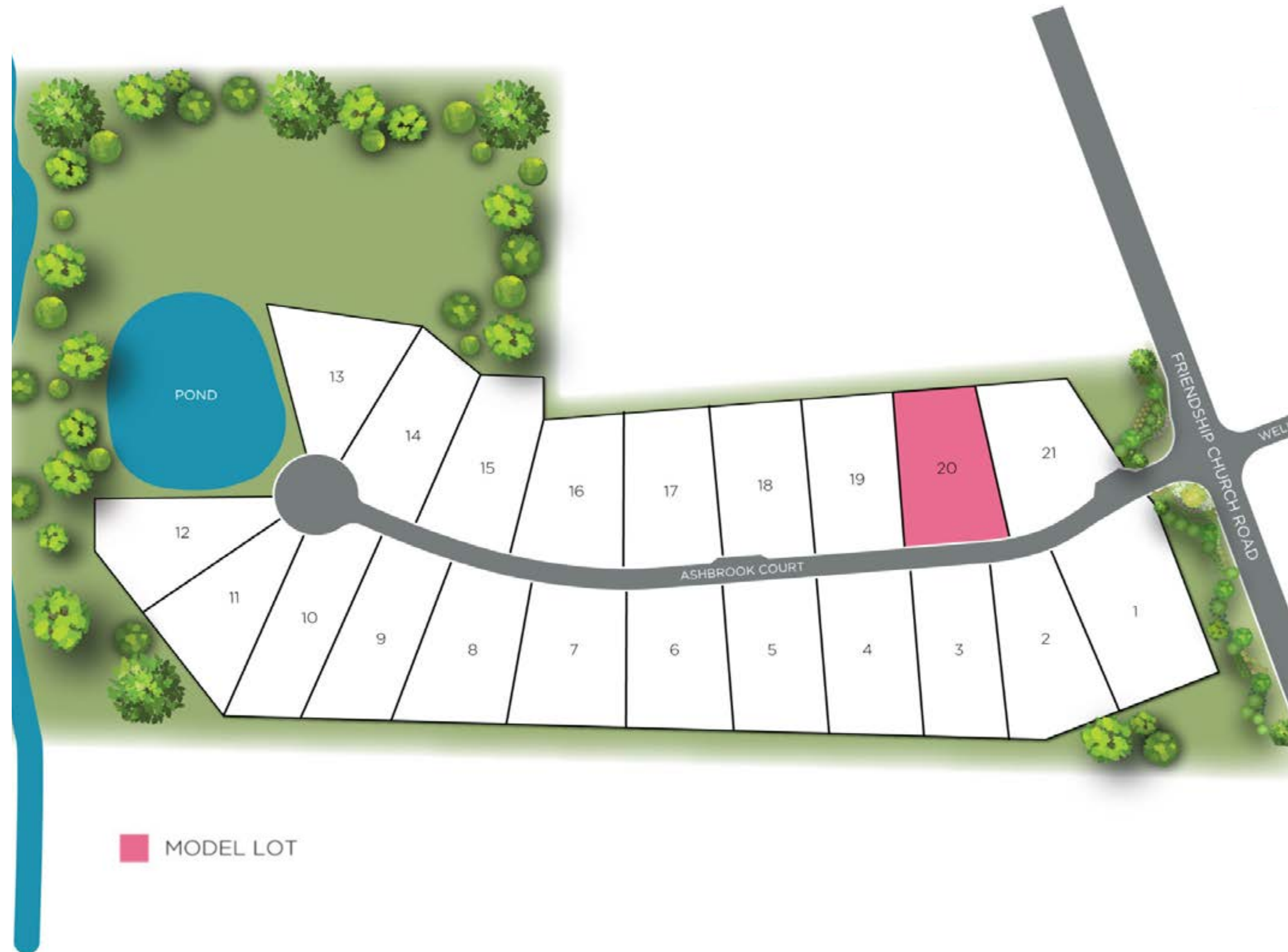
# Neighborhood Attractions

Explore the greater West Cobb area and discover all the shopping, dining, entertainment, and recreation options that define the allure of this community.

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

	<b>Restaurants</b>		
	Johnny's NY Style Pizza	1.9 miles	
	Ted's Montana Grill	2 miles	
	Mellow Mushroom	2.3 miles	
	Cielo Blue Mexican Grill & Cantina	2.3 miles	
	unWine'd & Tap	2.9 miles	
	West Cobb Diner	3.4 miles	
	Modena Italian	3.5 miles	
	Taco Mac	3.8 miles	
	La Parilla Mexican Restaurant	4 miles	
	Marietta Square Market	7.6 miles	
	Mac's Chophouse	7.7 miles	
	Glover Park Brewery	8.1 miles	
	<b>Shopping/Grocery</b>		
	The Avenue West Cobb	2.1 miles	
	Kroger	2.2 miles	
	Sprouts	2.3 miles	
	Target	3.3 miles	
	Publix	3.5 miles	
	Home Depot	3.5 miles	
	Costco	7.1 miles	
	<b>Medical</b>		
	Well Star West Cobb Medical Center	2 miles	
	Marietta Vet Clinic	2 miles	
	Wellstar Paulding Hospital	9.3 miles	
	<b>Entertainment</b>		
	Stars & Strikes Family Entertainment Center	6.5 miles	
	Six Flags White Water	9.5 miles	
	Andretti Indoor Karting & Games	10.5 miles	
	Truist Park & The Battery	13.1 miles	
	<b>Schools</b>		
	Still Elementary	1.4 miles	
	Lovinggood Middle	1.7 miles	
	Hillgrove High	1.9 miles	
	Kennesaw State University	9.4 miles	





## Community Map

Nestled in lush greenery, our secluded community of 21 private homesites offers a tranquil retreat with a perfect balance of privacy, nature, and nearby conveniences.

# Design Features & Finishes

## Dynamic, Small-town Living

Hillgrove Preserve is a tight-knit community with homes built to excite and entertain.

This charming new community of just 21 homesites offers a small-town feel minutes from West Cobb's most popular attractions. Our stylish, two-story homes feature modern craftsman designs with private two- and three-car garages. Built for entertaining, these homes boast spacious open floor plans with large family rooms, inviting outdoor living spaces, and 10' ceilings with luxe design finishes throughout the main floor. Enjoy the privacy and convenience of a first-floor primary suite and the cozy charm of a dedicated second-story loft, perfect for family gatherings and quiet retreats.



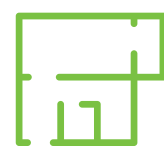
## Community Key Features



3-5 bedrooms



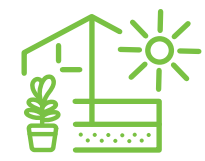
3-4.5 baths



Up to 3,100 SF Floor Plans



2-3 Car Garage Options



Sunroom



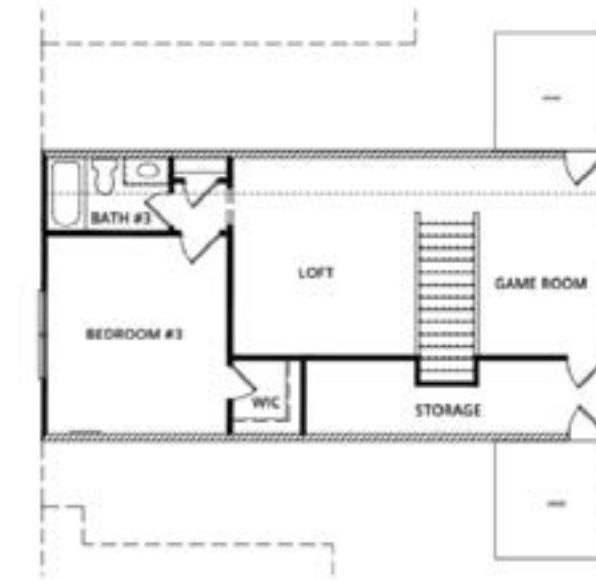
2-story Homes



# Venice



FIRST FLOOR



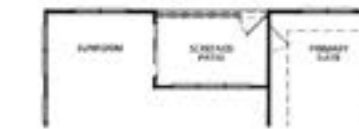
SECOND FLOOR



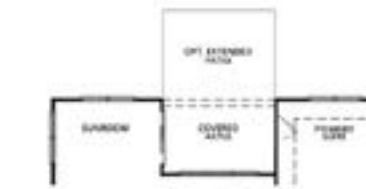
OPT. ZERO ENTRY SHOWER



OPT. 4TH BEDROOM



OPT. SCREENED PATIO



OPT. EXTENDED PATIO

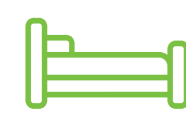


3RD CAR GARAGE (ELEVATIONS 15 & 25)



OPT. FIREPLACE

## Floor Plan



3-4 Bedrooms



3 Baths



2,674 Sqft



2 Stories



Covered Patio



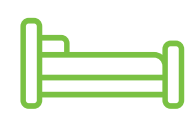
Front Porch



# Trenton



## Floor Plan



5 Bedrooms



4.5 Baths



3,103 Sqft



2 Stories



Patio



Front Porch



# Standard Features & Finishes

## Uncompromising Exterior Quality

- Queen brick and fiber cement siding and trim
- White vinyl windows
- Front door with glass accent
- Insulated garage door with LiftMaster® remote openers
- Two exterior electrical outlets
- Two exterior hose bibs (front and back)
- Secure deadbolt locks on all exterior doors, keyless deadbolt on front door
- 30-year architectural shingle

## Exceptional Interior Finishes

- Trenton - 10' ceilings on main floor with 9' ceilings on upper floor
- Venice - 10' ceilings on main floor with 8' ceilings on upper floor
- 2 panel 8' interior doors on main floor and 6'8" doors on upper floor
- Sherwin Williams® interior paint for walls, ceiling, trim, and doors
- Ceiling fans included in living room and primary suite with pre-wire and bracing for ceiling fans in all secondary bedrooms
- CAT-5e and cable outlet in family room and primary bedroom with dual USB outlet in Kitchen
- 1x8 base moulding on first floor with 1x6 base moulding on second floor and 1x4 cased window openings on all levels
- Luxury Vinyl Plank flooring in all main floor common areas
- Shaw® Carpet with 6 lb. pad in all bedrooms, flex rooms, closets, and loft
- White oak stair treads with metal balusters (where applicable)\*

## Gourmet Kitchen

- 42" stained Wellborn® maple cabinets with decorative crown molding and soft-close drawers and doors
- KitchenAid® stainless steel appliance package with 36" gas cook top, 36" vent hood, built-in wall oven/microwave combo, and dishwasher
- Undercabinet lighting with light rails
- Quartz countertops with double bowl 60/40 under-mount stainless steel sink
- Walk-in pantry
- 1/3 HP garbage disposal
- Moen chrome pull down faucet

## Luxury Primary Suite

- Raised height Welborn® maple vanities with soft close drawers and doors
- Quartz countertop with oval undermount sinks
- Full-width framed mirror
- Semi-frameless shower enclosure with tile walls
- 8" spread chrome faucet and chrome plumbing fixtures
- Ceramic tile on floor, shower wall, shower floor, and shower niche
- Comfort height toilet
- Spacious walk-in closet with ventilated shelving

## Secondary Bathrooms

- Raised height Welborn® maple vanity with soft close doors and drawers
- Cultured marble countertop with oval under-mount sinks
- 4" center set chrome faucet and chrome plumbing fixtures
- Ceramic tile floor
- Vikrell bathtub/shower combo with ceramic tile surround

## Other Features

- LED flush mount lighting
- Smoke and CO2 detectors
- Engineered roof and floor system and engineered beams and headers\*
- Ceramic tile floor in laundry room
- 1 year termite bond
- 50 gallon gas tanked water heater
- 15 SEER AC and heat pump with digital thermostats

## Customer Assurance

- Construction Kick Off Meeting
- Pre-Drywall Walk\*\*
- Weekly communication with New Home Consultant and Project Manager
- Onsite blower door and duct testing for increased energy efficiency
- Welcome Walk and Final Walk & Warranty Review
- 1 year limited builders warranty
- 2-10 Warranty through Quality Builders Warranty (QBW) backed by Liberty Mutual





HILLGROVE PRESERVE

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## Interested in learning more?

[Get in touch with our team.](#)

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 homebuilding process.

[SEND US A MESSAGE](#)

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