


EAST PARK
VILLAGE



Voted Best Neighborhood in Cobb!





EAST PARK
VILLAGE

Voted Best Neighborhood in Cobb 2024!



Alive with vision and rich in history, the City of Kennesaw is known for its historic small town charm and big city amenities. Already a popular destination, Kennesaw is expanding its eclectic downtown district to include a new 4,000 capacity Amphitheater and even more impressive eateries and shops. Traton's new East Park Village community is located near all of the excitement – only two miles to Downtown Kennesaw, two miles to I-75 and a little over two miles to Kennesaw State University.

Residents of East Park Village are just minutes from great shopping and dining destinations and year-round Downtown Kennesaw events including the acclaimed Independence Day fireworks celebration, Taste of Kennesaw, concerts at the Depot, Farmer's Markets and more. In addition, Downtown Kennesaw is designated as an *entertainment district* allowing visitors to enjoy an adult beverage as they walk around. East Park Village's close proximity to I-75 provides easy access to major employers including Kennesaw State University, Lockheed Martin, Dobbins Air Force Base, Home Depot and the Wellstar Kennestone Hospital District.

When it comes to livability, the stylish townhome designs offered at East Park Village feature open concept two-story townhomes with stand-out included features as well as spacious three-story townhomes with finished terrace levels. Exciting community amenities include a pool, cabana and dog park as well as close proximity to a new City park being developed adjacent to the community. As if all of this was not enough, the low-maintenance lifestyle at East Park Village means you'll spend less time caring for your home and more time doing all the things you enjoy most!

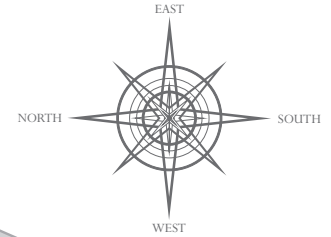
Discover *"Altogether More"* lifestyle and location at East Park Village!

[TratonHomes.com](https://www.TratonHomes.com)



East Park Village Site Plan

See agent for current homesite availability



Future Site of Chalker Park
a New City Park and
part of the Kennesaw
Redevelopment Plan



- 3-Story Townhomes
- 2-Story Townhomes
- ★
 Model Home

TratonHomes.com



This drawing is a conceptual artist's rendition. Development plans are in progress and subject to change without notice. No guarantees are made regarding any component not yet constructed. All locations are approximate.

East Park Village New Phase Site Plan

See agent for current homesite availability



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East Park Village Features

EXTERIOR FEATURES

Landscaped lawns, maintained by Homeowners' Association
Architectural detail to include queen size brick, siding, cedar shake, and/or synthetic stone
(per elevation)
English Bronze exterior features throughout
Appealing 2 & 3-story townhome designs
Architecturally planned exteriors
25-Year 3-tab roof shingles
Fully-finished garage
Garage door with opener and two remotes
Termite baiting system

INTERIOR FEATURES

Lofty 9 ft. ceilings on main level
GBG Double pane insulated vinyl windows with low-e glass (per elevation)
Two panel 6'8" hardboard interior doors with smooth finish
Sherwin Williams paint for interior walls in your choice of one of seven colors
Luxury Vinyl Plank (LVP) flooring throughout main level, laundry room, secondary baths,
owner's level bath and terrace level hall (if applicable)
Pre-built box stairs with pine treads
Carpeting by Shaw Industries
4.25" baseboard molding throughout
Satin nickel door hardware
Ventilated shelving in bedroom closets, laundry room and linen closet

KITCHEN FEATURES

Level A and B quartz or granite countertops
Level 1 tile backsplash
Whirlpool stainless steel appliance package includes freestanding range, microwave and
dishwasher
Garbage disposal
Stainless steel under-mount sink with Moen faucet
36" Shaker style cabinetry in a variety of colors

BATH FEATURES

Owner's bath and secondary baths feature Cera cultured marble countertops and chrome
fixtures
Shaker style cabinetry in a variety of colors
Luxury Vinyl Plank (LVP) flooring in owner's bath and secondary baths
Quality Moen fixtures in all baths
White porcelain pedestal sink in powder room (per plan)

LIGHTING FEATURES

Lighting allowance from Progressive Lighting - choose from a wide array of lighting
options to illuminate your home
LED flush can lights (amount and location vary per plan)
Pre-wired and braced for ceiling fans in living room & all bedrooms

OTHER

HVAC systems with gas furnace (minimum 80% Annual Fuel Utilization Efficiency) and 14
SEER Air Conditioner, programmable, zoned
50-gallon electric water heater
150 AMP electrical service
R-13 Fiberglass insulation in walls
R-38 Fiberglass insulation in attic
Wire and trim three media jacks (locations per plan)
Electric washer and dryer connections
Wireless Security/Home Automation touchscreen control panel; all exterior doors to be
wirelessly contacted; includes 2 wireless glass break detectors
Minimum of one smoke detector per floor



TratonHomes.com

Information is believed accurate but is not warranted. Subject to errors, changes and omissions.



Inviting Entrance



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Stylish, Open Interiors – The Award-Winning Brooks Two-Story Plan



TratonHomes.com



Spacious, Open Interiors – The Kaufman Three-Story Plan



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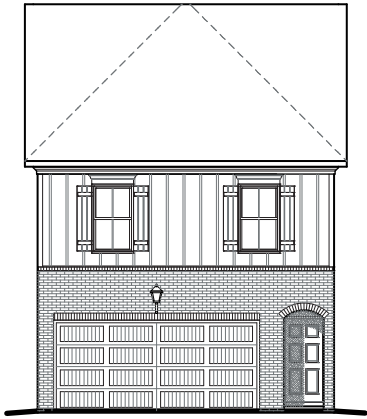
The Brooks



[TratonHomes.com](https://www.TratonHomes.com)



The Brooks Elevations



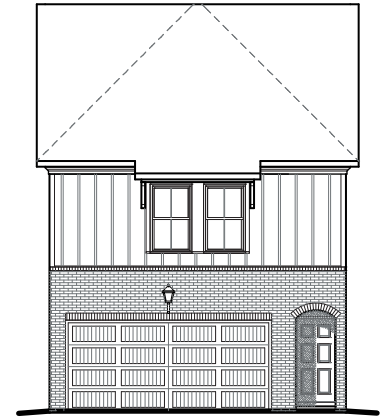
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F



ELEVATION G

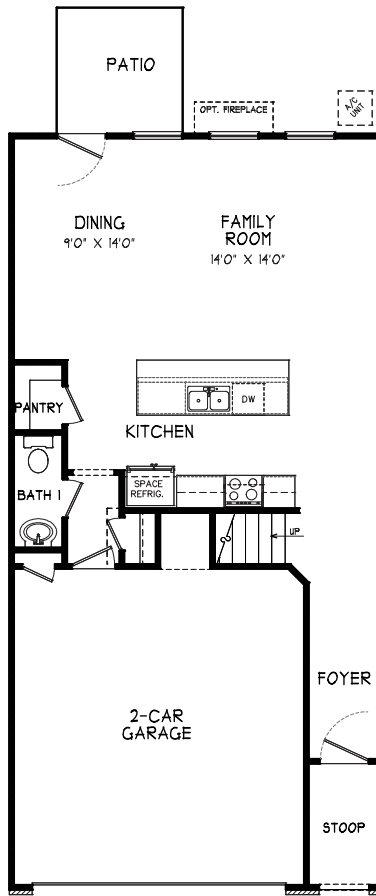


ELEVATION H

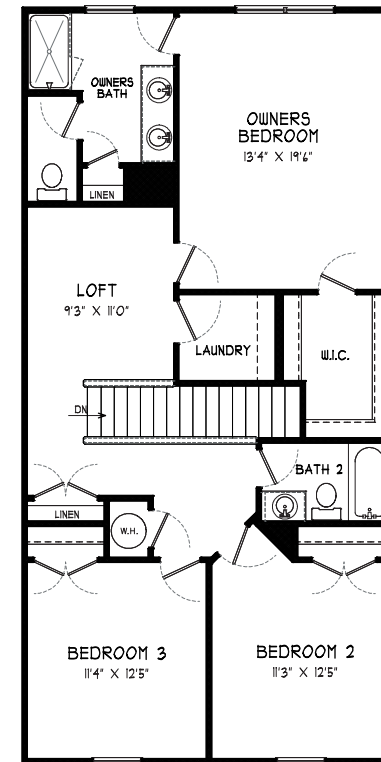


The Brooks

3 Bedrooms, 2.5 Baths, Loft



FIRST FLOOR



SECOND FLOOR

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Construction features labeled optional are subject to individual community specifications and may be standard in some communities. Floor plans shown are conceptual and sizes and dimensions shown are approximate. Consult construction drawings for specific details. Continuing a policy of ongoing product improvement, Traton Homes reserves the right of price, plan and specification changes without prior notice.



The Cooke



TratonHomes.com



The Cooke Elevations



ELEVATION A



ELEVATION B

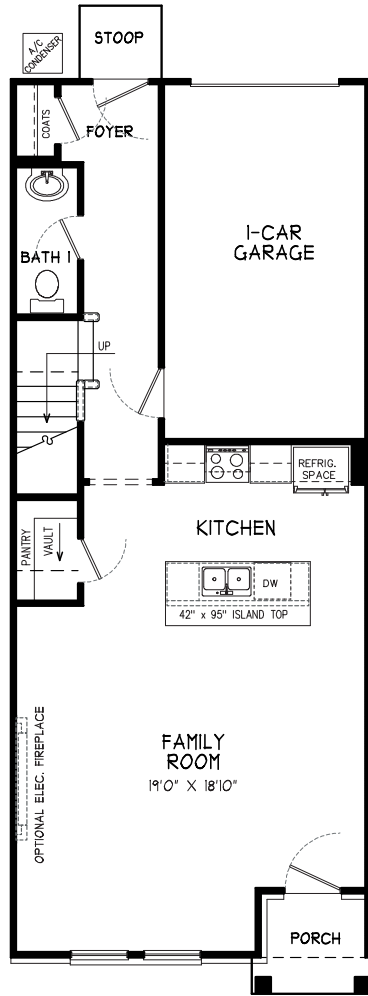


ELEVATION C

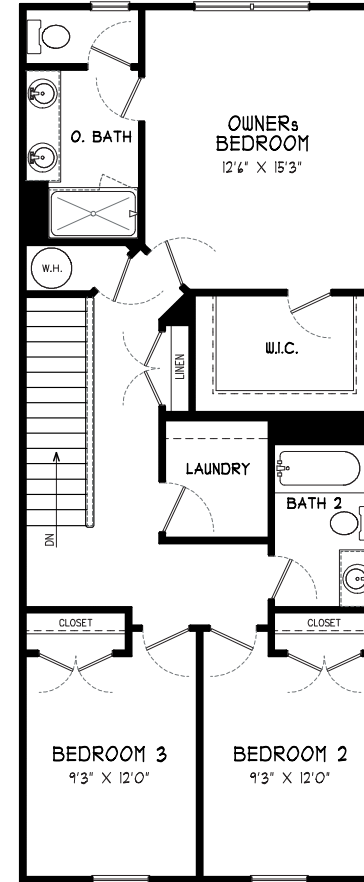


The Cooke

3 Bedrooms, 2.5 Baths



MAIN LEVEL



UPPER LEVEL

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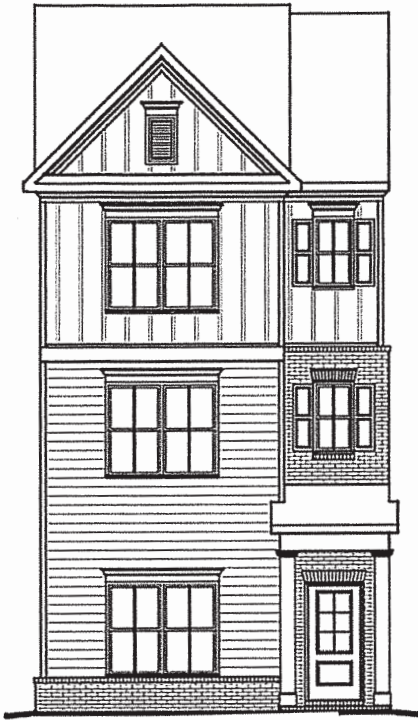
The Kaufman



TratonHomes.com



The Kaufman Elevations



KAUFMAN A



KAUFMAN B



KAUFMAN C

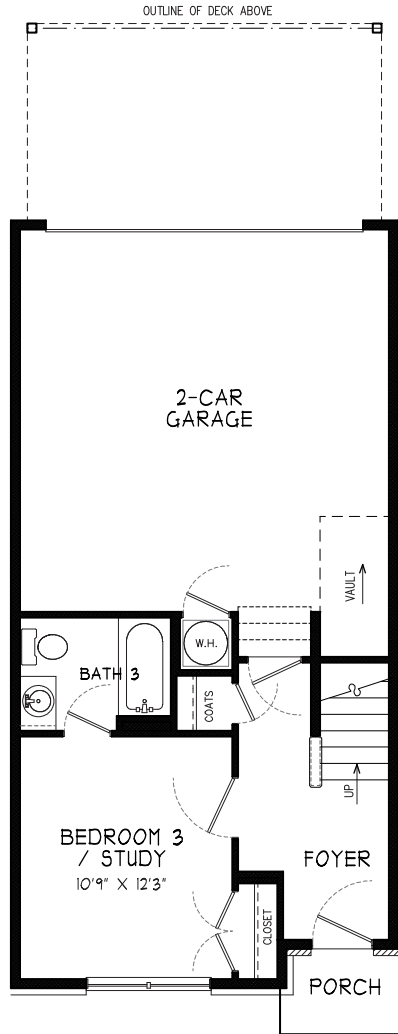


KAUFMAN D

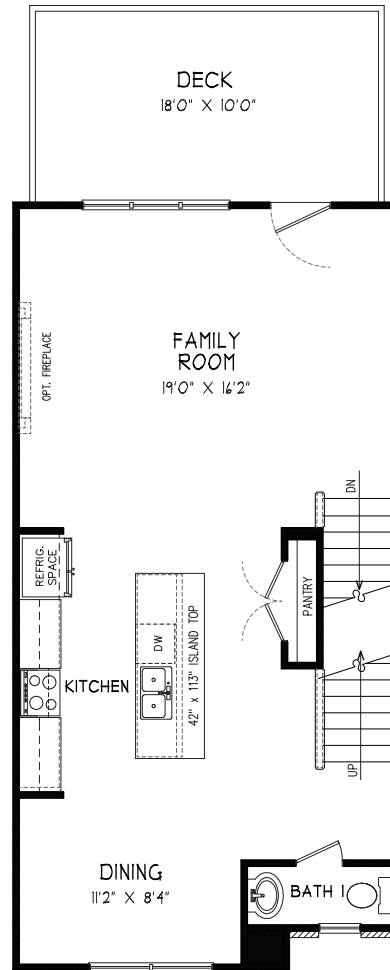


The Kaufman

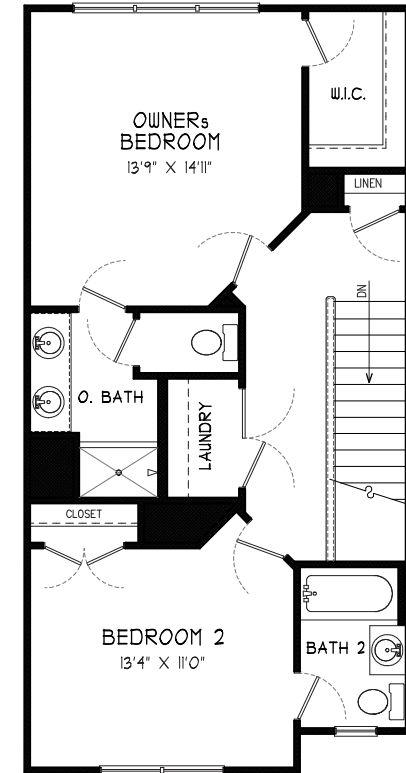
3 Bedrooms, 3.5 Baths



TERRACE LEVEL



MAIN LEVEL



UPPER LEVEL

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Approved Lenders



CAPITAL CITY HOME LOANS

www.cchl.com

Gail Rudel

(O) 678-226-2237

(Cell) 404-944-2114

grudel@cchl.com

Wade Stephens

(O) 678-226-7592

(Cell) 404-317-9821

wstephens@cchl.com

BANK SOUTH MORTGAGE

www.banksouthmortgage.com

Joy Brown

(Cell) 770-827-6746

(Fax) 770-685-6809

jbrown@banksouth.com

Kristy Ragsdale

(Cell/Office) 770-652-4727

(Fax) 678-551-7134

kragdale@banksouth.com

HOMEOWNERS FINANCIAL GROUP

homeownersfg.com/cameronwalters/

Cameron Walters

(O) 678-893-6403

(Cell) 404-849-9608

cwalters@homeownersfg.com

UNITED COMMUNITY MORTGAGE SERVICES

www.kimwitte.com

Kim Witte

(Cell/Office) 404-906-4553

(Fax) 678-581-3589

kim_witte@ucbi.com



TratonHomes.com

Revised July 11, 2023



Homeowner's Association

\$960 Initiation & \$240 Monthly Fee



YOUR HOA FEES WILL COVER:

- Pool, Cabana, and Dog Park
- Exterior Landscaping of Common Areas and Individual Units
- Termite Retreat and Repair Bond
- Master Insurance Policy
- Exterior Maintenance, including Exterior Paint, Roof Deck Boards and Shingles
- Common Area Utilities
- Common Area Maintenance

TratonHomes.com



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“ALTOGETHER MORE” FOR OVER 50 YEARS STRONG!

Locally-Owned and Operated



North Square is another successful townhome community that Traton Homes has built over the past 5-plus decades. From townhomes to single-family detached homes to 55+ communities, Traton delivers “Altogether More!”

Our commitment to building quality homes began in 1971 when two brothers, Bill and Milburn Poston, founded Traton Homes. From the very beginning, Traton was formed on strong family principles...even the name of the company was created from a combination of family names. Over the past five decades, Traton Homes has continued to raise the bar through our commitment to building high quality homes of exceptional craftsmanship and value. Today, the second generation of Traton Homes is proud to continue that tradition. Thank you for visiting our community. We look forward to having you as part of the Traton family of homeowners.



Traton Founders, Milburn and Bill Poston with sons Chris and Clif Poston.



9-TIME RECIPIENT OF THE GUILDMASTER AWARD FOR CUSTOMER SERVICE EXCELLENCE



Traton Homes has been recognized nine times with the prestigious *Guildmaster Award for Customer Service Excellence*.

To receive a Guildmaster Award, a member must achieve a 'Likely to Recommend' rate of 90% or greater.



TratonHomes.com





For More Information Contact
EPVSalesTeam@TratonHomes.com

Liz Poulin, *New Homes Specialist*
 Cell: 770-712-8767 (Call or Text)
 TOP 5% Atlanta Board of Realtors

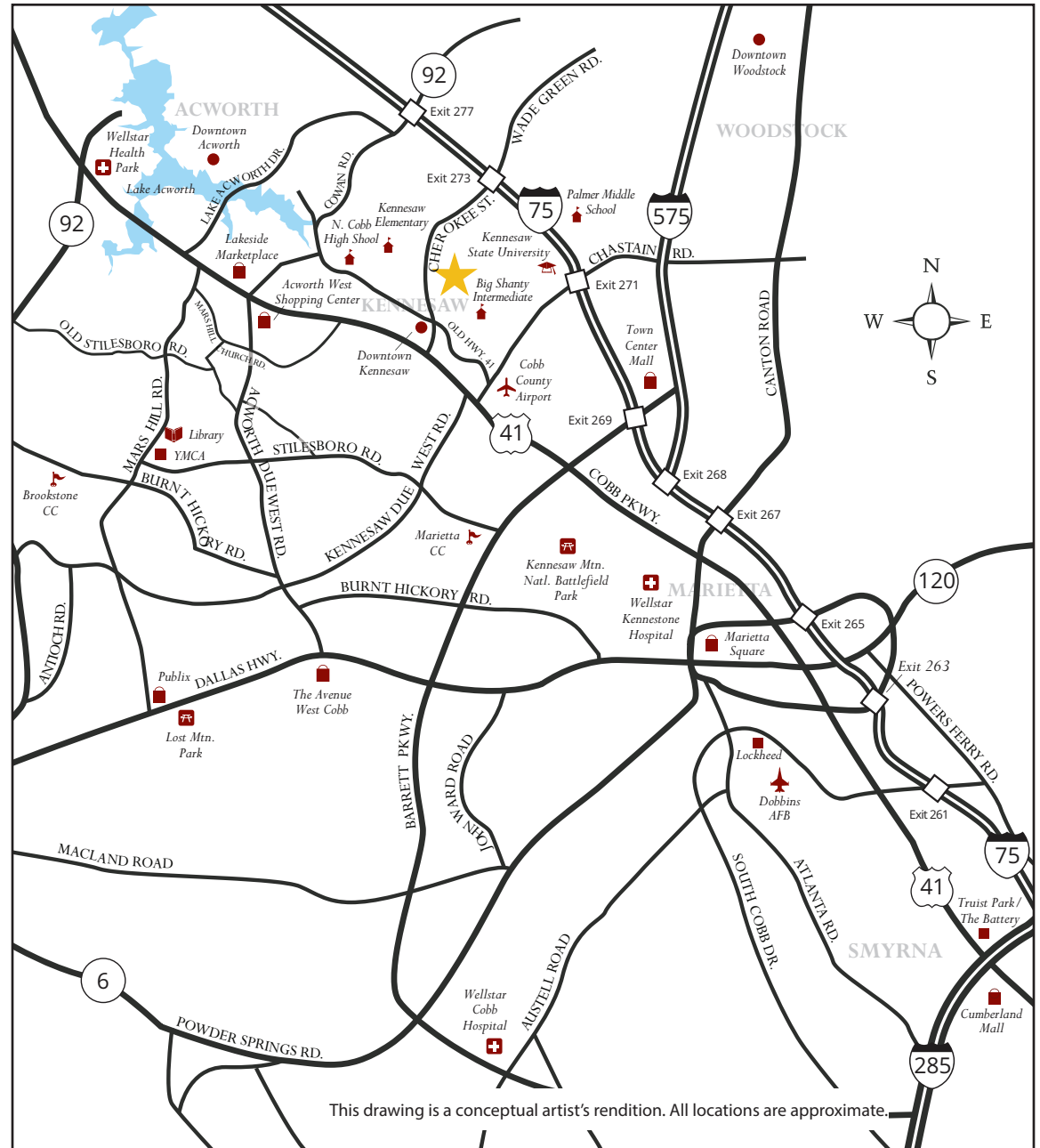
Alicia Sipsy, *New Homes Specialist*
 Cell: 770-597-4703 (Call or Text)
 VOTED BEST REAL ESTATE AGENT IN COBB 2023!

Sales Information: 678-391-9470
 Wednesday and Sunday Noon – 5 p.m.
 All Other Days 10 a.m. – 5 p.m.

East Park Village is located at
 3371 Cherokee Street, Kennesaw 30144



Traton Homes Realty, Inc. 770-427-9064
TratonHomes.com



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