

RIVER MILL

CONDOMINIUMS



A Home with an Address in History...

www.RiverMillGA.com

Welcome to River Mill Condominiums!

River Mill is quaint condominium living in the historical city of Roswell, Georgia. We have over 144 units to our community and are in the process of giving our structures a facelift with new Hardie Plank siding.

Our residents strive for a quality life filled with a warm sense of community and family. Nestled in a well matured natural habitat, River Mill Condominiums offer serene living with easy access to any Atlanta area.

Please visit our website at www.rivermillga.com to learn more about our wonderful community!

The City of Roswell has been ranked one of the safest cities to live in the United States according to City Crime Rankings.

Mayor's Message:

ROSWELL, THE BEST PLACE TO LIVE IN METRO ATLANTA

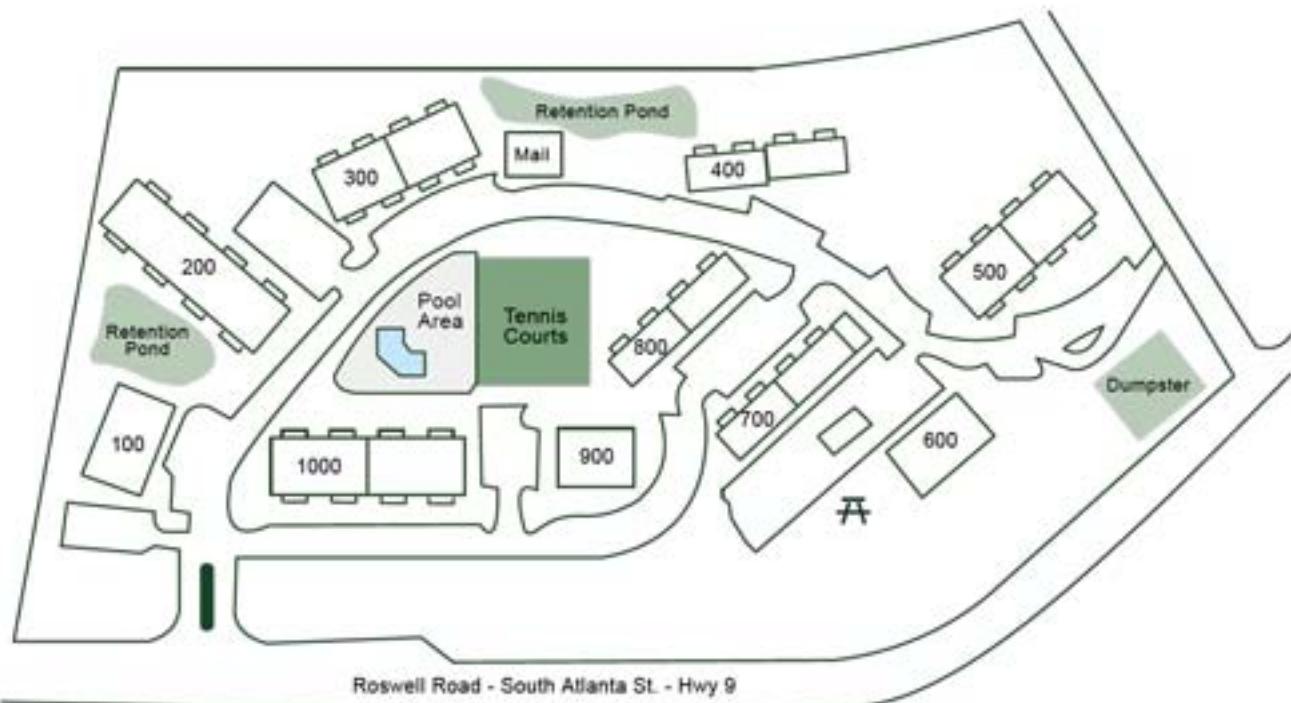
The City of Roswell prides itself as the best place to live in metro Atlanta. If you have walked the brick sidewalks under the oak trees on historic Canton Street or down the riverwalk on the banks of the Chattahoochee River, you know why. If you haven't visited our city, I invite you to come and see for yourself why Roswell is a great place to live.

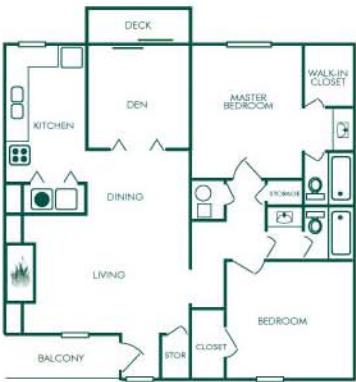
Roswell has more parkland per capita than anywhere else in metropolitan Atlanta, with everything from ball fields to hiking trails. Our Recreation Department is recognized as the best in the state, with programs from pottery to baseball, for everyone from children to seniors. There are festivals and celebrations throughout the year, providing entertainment and cultural opportunities to all.

Roswell has one of the largest historic districts in metro Atlanta, encompassing antebellum mansions, the 1850's mill village and ruins of the old Roswell Mill and Dam, the birthplace of Teddy Roosevelt's mother, and the home of President Jimmy Carter's aunt.

Although Roswell has grown from the small town of 2000 when I was a boy, to the sixth largest city in the state, it retains the friendliness and hospitality of a small southern town, welcoming all comers. We pride ourselves on being a family oriented, safe, and attractive community. We recognize that our homes are our most valuable asset. We know that good neighborhoods attract good citizens and good citizens make Roswell a great place to live.

Read more about Roswell at www.roswellgov.com .





Elmwood
2 Bedroom Flat
1,306 SF



Dogwood
2 Bedroom Roomate
1,158 SF



Cedarwood
1 Bedroom Loft
972 SF



Fernwood
1 Bedroom Flat
988 SF

*Please note: The pictures of the floor plans are general layouts. Depending on the location of the unit, the floor plan may be reversed. Also, some variations may be found in units which have customized their condominium. Square footage may not be exact.

River Mill Condominium Floor Plan Descriptions

The Elmwood: This is the largest of the homes at 1,306 square feet. It features 2 bedrooms, 2 baths, a den, fireplace, built-in bookshelves, and a private deck or patio. It is designed with every convenience on one level. Each bedroom features a full, private bath, abundant closet space, and separate vanities. The flexibility of the separate den is limited only by one's imagination. The kitchen in this and all the homes include a separate washer and dryer area. Units in the 400, 700, and 800 buildings all have the Elmwood floor plan.

The Dogwood: Commonly referred to as the "roommate plan", this 2 bedroom 2 bath home is 1,158 square feet. It is designed on one level featuring a living area with entry on either side to one of the two Master Suites, walk-in closet and bath. Included in this plan is a fireplace, built-in bookshelves and access off the living room to a spacious full enclosed sun porch. Also noticeable in this home is the kitchen with separate washer and dryer area, large walk-in closets, and private storage. Units in the 200 and 1000 buildings have the Dogwood floor plan.

The Fernwood: This 1 bedroom, 1 bath flat has been designed for the utmost in convenience and space utilization. The plan is designed on one level and is 988 square feet. Entry into the living-dining area is highlighted by a fireplace, accentuated with built-in bookshelves, and the excitement of sliding doors opening onto a private sunroom. Additionally, the kitchen includes a separate washer and dryer area. Unique to this plan, the bedroom opens to a private deck. Other noticeable features of this home are the walk-in closet with abundant storage and separate vanity area. Units in the 300 and 500 buildings have the Fernwood floor plan.

The Cedarwood: This unique 1 bedroom, 1.5 bath Townhouse is designed to offer a spacious home by dividing the living area into two levels. This floor plan is also referred to as the "loft floor plan", and is 972 square feet. It begins with an entry into a spacious living-dining area that is highlighted by a fireplace accentuated on both sides with floor to ceiling windows opening to a private patio. In addition, a fully equipped kitchen featuring a pass-through to the dining area, a separate washer and dryer compartment, and a downstairs half bath complete the first level. On the second level, a spacious loft bedroom is highlighted with a unique seating area opening to the main floor. This level also offers a large walk-in closet and a separate vanity and dressing area. Units in the 100, 600, and 900 buildings have the Cedarwood floor plan.

***Please note:** The pictures of the floor plans are general layouts. Depending on the location of the unit, the floor plan may be reversed. Also, some variations may be found in units which have customized their condominium. Square footage may not be exact.

