



Today's Open House Information



— MOVING FORWARD

WHAT CAN I DO TO MAKE MOVING BETTER FOR YOU?



ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

Own the home that
fits who you are today!



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WELCOME TO 172 AVERY LANDING WAY IN CANTON!

MY NAME IS BRENDA FRANKLIN, THE ATLANTA COMMUNITIES HOST AGENT FOR TODAY'S ATLANTA OPEN HOUSE!

I AM HAPPY TO ANSWER QUESTIONS ABOUT THIS PROPERTY, THE AREA, AND HERE TO HELP YOU FIND THE PERFECT SOLUTION FOR YOUR NEXT MOVE.

IF YOU HAVE QUESTIONS ABOUT THIS HOME, WOULD LIKE TO SEE OTHER AVAILABLE HOMES IN THE AREA, INCLUDING OFF-MARKET PROPERTIES, OR ARE THINKING OF SELLING, PLEASE SHARE.

HOME INFORMATION:

- PRICE: \$645,000 - \$211.20 SQ FT
- LISTED ON 09/06/2024
- AVERY LANDING SUBDIVISION
- BUILT IN 2020 WITH 3,054 SQ FT OF LIVING SPACE ON A 0.16-ACRE LOT
- 5 SPACIOUS BEDROOMS WITH 3 FULL BATHS
- GOURMET KITCHEN WITH WHITE CABINETS, STONE COUNTERS, STAINLESS STEEL APPLIANCES, WALK-IN PANTRY, BREAKFAST BAR, AND ISLAND
- APPLIANCES INCLUDE DOUBLE OVEN, GAS COOKTOP, MICROWAVE, DISHWASHER, AND REFRIGERATOR
- FAMILY ROOM WITH GAS LOG FIREPLACE AND CUSTOM ACCENT WALLS
- MAIN LEVEL ENSUITE BEDROOM WITH FULL BATH
- LUXURIOUS MASTER SUITE WITH TRAY CEILING, DOUBLE VANITY, SEPARATE TUB/SHOWER, WALK-IN CLOSET
- OVERSIZED LOFT ON THE UPPER LEVEL
- 1,329 SQ FT UNFINISHED WALK-OUT BASEMENT WITH BATH STUB AND INTERIOR/EXTERIOR ENTRY
- INTERIOR FEATURES: CROWN MOLDING, RECESSED LIGHTING, HIGH 9 FT CEILINGS, AND WALK-IN CLOSETS
- 2 CAR GARAGE
- COVERED PATIO AND DECK OVERLOOKING A PRIVATE FULLY FENCED BACKYARD
- CUL-DE-SAC LOCATION OFFERING ADDITIONAL PARKING AND ACTIVITIES
- HOA DUES: \$900 ANNUALLY, 2023 PROPERTY TAXES: \$5,840
- COMMUNITY AMENITIES: POOL, PLAYGROUND, CLUBHOUSE, AND SIDEWALKS
- LOCATED MINUTES FROM SHOPPING, DINING, AND I-575 FOR EASY COMMUTING
- ELEMENTARY-INDIAN KNOLL, MIDDLE SCHOOL - DEAN RUSK, HIGH SCHOOL -SEQUOYAH

SCAN QR CODE OR VISIT WWW.BRENDAFRANKLIN.COM

TO FIND THIS INFORMATION AGAIN, PLEASE **CONNECT** WITH ME AND **ADD TO CONTACTS**,

CHECK OUT THE DOCS TAB FOR HELPFUL INFORMATION FOR BUYING AND SELLING.

*BUYER TO VERIFY INFORMATION PROVIDED