



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 601 ASHWOOD COURT IN WOODSTOCK!

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: \$560,000 | PRICE/SQ FT: \$282.40
- NEW LISTING: 09/18/2024
- BUILT: 1993 | SQ FT: 1,983 | LOT: 0.38 ACRES
- TAX YEAR: 2023/\$4,195
- BED/BATH: PRIMARY SUITE MAIN LEVEL | 4-BED, 2.5-BATH
- CHEF'S KITCHEN: CUSTOM CABINETS, STONE BACKSPLASH, GRANITE COUNTERTOPS, AND EAT-IN AREA
- APPLIANCES: DOUBLE OVEN, GAS COOKTOP, GAS RANGE, DISHWASHER, MICROWAVE, REFRIGERATOR, AND SELF-CLEANING OVEN
- FLOORING: CARPET, CERAMIC TILE, HARDWOOD, AND LAMINATE
- LIVING ROOM: EXPANSIVE OPEN LAYOUT INCLUDING A STONE FIREPLACE WITH GAS STARTER
- LUXURIOUS PRIMARY BATH: DOUBLE VANITY, CUSTOM TILE SHOWER, SOAKING TUB, MODERN CABINETRY, AND DIRECT PATIO ACCESS.
- INTERIOR FINISHES: CROWN MOLDING, VAULTED CEILINGS, SKY LIGHTS, WALK-IN CLOSETS, RECESSED LIGHTING
- UPGRADED FEATURES: DOUBLE-PANE WINDOWS, DUAL HVAC SYSTEM WITH FURNACE, AND GUTTER GUARDS
- EXTERIOR: HARD COAT STUCCO, NEW HARDIE SIDING, FRESH PAINT, AND LUSH LANDSCAPING WITH SPRINKLER SYSTEM
- PRIVATE BACKYARD: CORNER LOT, FLAGSTONE PATIO WITH WATERFALL FEATURE, PRIVATE FENCED YARD, AND A BEAUTIFULLY MAINTAINED GARDEN
- PARKING: 2-CAR GARAGE WITH SIDE ENTRY
- COMMUNITY AMENITIES: TENNIS AND PICKLEBALL COURTS, 3 POOLS, SCENIC TRAILS, DOG PARK, PLAYGROUND, BBQ AREA, AND SIDEWALKS WITH STREET LIGHTING
- ASSOCIATION FEE: \$462/ANNUALLY | MASTER ASSOC FEE: \$515/ANNUALLY | MAINTENANCE GROUNDS, SWIM, TENNIS INCLUDED
- PRIVATE GOLF CLUB AVAILABLE: \$1,000 INITIATION AND \$300 MONTHLY - SEE CLUB FOR DETAILS
- SCHOOLS: BASCOMB ELEM., E.T. BOOTH MIDDLE, ETOWAH HIGH
- LOCATION: CLOSE TO LAKE ALLATOONA, SHOPPING, DINING, AND MORE!

SCAN QR CODE OR VISIT [WWW.BRENDAFRANKLIN.COM](http://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