



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 102 CARNEY DRIVE IN BALL GROUND
OPEN HOUSE SATURDAY OCTOBER 5TH FROM 12:00 - 3:00!**

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: \$799,000 - ON-MARKET DATE: 09/09/2024
- COMMUNITY: ROCK CHIMNEYS
- STYLE: CRAFTSMAN RANCH
- LOT SIZE: 0.92 ACRES (SHY OF 1 ACRE)
- SQUARE FOOTAGE: 3,300 SQ FT - PRICE PER SQUARE FOOT: \$242.12
- YEAR BUILT: 2020
- FOUNDATION: SLAB - EXTERIOR: CEMENT SIDING - WINDOWS: INSULATED
- BEDROOMS: 3 - BATHROOMS: 3 FULL BATHS
- KITCHEN FEATURES: STAINED CABINETS, COUNTRY KITCHEN, EAT-IN KITCHEN, KITCHEN ISLAND, PANTRY, GRANITE COUNTERTOPS, VIEW TO DINING AND FAMILY ROOM
- MASTER BATH: DOUBLE VANITY, SEPARATE TUB/SHOWER, VAULTED CEILINGS
- SPECIAL ROOMS: SUNROOM
- FLOORING: LUXURY VINYL
- OUTDOOR FEATURES: \$200K IN HARDSCAPING/LANDSCAPING, RESORT-STYLE YARD, OUTDOOR KITCHEN WITH BLACK GRANITE COUNTERTOPS, 40-INCH 5-BURNER GRILL, FX LUXOR OUTDOOR COLOR-CHANGING LIGHTING SYSTEM, CUMMINS WHOLE HOME STANDBY GENERATOR, 14-ZONE RACHIO SMART SPRINKLER SYSTEM, 48-INCH ALFRESCO OUTDOOR GAS HEATER- PRIVACY FENCED/LANDSCAPED BACKYARD
- GARAGE: 2-CAR GARAGE - CEMENT DRIVEWAY, WALKWAY
- PATIO/PORCH: COVERED FRONT PORCH, REAR PORCH - STONE BACK PATIO WITH FIREPLACE & WATERFALL
- HEATING: CENTRAL, FORCED AIR
- UTILITIES: CABLE, ELECTRICITY, NATURAL GAS, UNDERGROUND UTILITIES, PUBLIC WATER, SEPTIC TANK
- INCLUDED: DISHWASHER, MICROWAVE, OVEN/RANGE, REFRIGERATOR, WINE COOLER, GENERATOR, PROPANE TANK W/ REMAINING FUEL, THERMOSTAT, IRRIGATION SYSTEM AND LANDSCAPE LIGHTING
- LOCATION: CLOSE TO DOWNTOWN CANTON AND THE MILL, ZONED FOR NEW CHEROKEE HIGH SCHOOL IN THE CHEROKEE SCHOOL DISTRICT
- ELEMENTARY; CLAYTON - MIDDLE: TEASLEY - HIGH SCHOOL: CHEROKEE
- HOA: \$225 ANNUALLY, NO RENT RESTRICTIONS

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**