



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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419 SUNSET DRIVE, CANTON, GA 30114
OPEN HOUSE SATURDAY OCTOBER 13TH FROM 1:00 - 4:00!

MY NAME IS BRENDA FRANKLIN, THE ATLANTA COMMUNITIES HOST AGENT FOR TODAY'S ATLANTA COMMUNITIES 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:

- STYLE: MID-CENTURY RANCH
- LOT SIZE: 5.53 ACRES
- SQUARE FOOTAGE: 4,510 SQ FT, ABOVE GRADE FINISHED: 3,278, BELOW GRADE FINISHED: 1,232
- PRICE PER SQUARE FOOT: \$188.47
- YEAR BUILT: 1955 (RECENTLY UPDATED)
- COMMUNITY: NO HOA
- ON MARKET: 10/08/2024
- FOUNDATION: FULL FINISHED BASEMENT (DAYLIGHT, EXTERIOR & INTERIOR ENTRY)
- BEDROOMS: 3 (4TH BEDROOM/FLEX ROOM OFF KITCHEN)
- BATHROOMS: 3 FULL BATHROOMS
- KITCHEN: CUSTOM CABINETS, SOFT-CLOSE DRAWERS, GRAND STAINLESS-STEEL ISLAND, OPEN CONCEPT, 3 FIREPLACES
- APPLIANCES: DISHWASHER, DOUBLE OVEN, GAS COOKTOP, GAS OVEN, RANGE HOOD
- LIVING ROOM: OVERSIZED WITH CUSTOM BUILT-INS, ACCESS TO COVERED DECK
- PRIMARY SUITE: CUSTOM CLOSET SYSTEM, DECK ACCESS, DOUBLE VANITY IN BATH, SEPARATE TUB/SHOWER
- BASEMENT: LARGE REC ROOM, FULL BATH, FIREPLACE, STUBBED FOR KITCHENETTE, COVERED PATIO ACCESS
- INTERIOR FEATURES: BEAMED CEILINGS, CROWN MOLDING, BOOKCASES, HARDWOOD AND MARBLE FLOORING, ORIGINAL MARBLE PIECES IN HOME FROM WHEN IT WAS BUILT + ORIGINAL MCM TILE IN BATH
- OUTDOOR FEATURES: LARGE DECK, FIRE PIT, FLAT BACKYARD, CREEK, FIREPLACES, GARDENS, HALF-MOON DRIVEWAY, DETACHED GARAGE
- PARKING: 3-CAR GARAGE, RV/BOAT STORAGE, LEVEL DRIVEWAY, SECOND DRIVEWAY FOR DETACHED GARAGE/STORAGE
- HEATING/COOLING: CENTRAL AIR, FORCED AIR, CEILING FAN(S)
- FIREPLACES: 3 (BASEMENT, FAMILY ROOM, RAISED HEARTH)
- SEPTIC/PUBLIC WATER
- SCHOOL DISTRICT: WILLIAM G. HASTY, SR. ELEMENTARY, TEASLEY MIDDLE, CHEROKEE HIGH

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**