



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!



BRENDA@BRENDAFRANKLIN.COM



M:678.761.6699 O:770.240.2000



WWW.BRENDAFRANKLIN.COM



149 CEDAR WOODS TRAIL, CANTON, GA 30114
LUXURY LIVING IN THE SUMMIT AT BRIDGEMILL
OPEN HOUSE SUNDAY DECEMBER 8TH 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 AND THE AREA. LET'S MOVE FORWARD TOGETHER TO FIND THE PERFECT SOLUTION FOR YOUR NEXT CHAPTER.

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:** CRAFTSMAN, FRENCH PROVINCIAL, TRADITIONAL
- **LOT SIZE:** 0.48 ACRES
- **SQUARE FOOTAGE:** 7,421 SQ FT - ABOVE GRADE FINISHED: 4,655 - BELOW GRADE FINISHED: 2,766
- **OFFERED AT \$1,150,000 - PRICE PER SQUARE FOOT: \$154.97 - SAME PRICE PURCHASED FOR 8/2022 ON MARKET: 03/19/2024 ORIGINALLY OFFERED AT \$1,300,000 - LAST REFRESHED ON 12/05/2024**
- **YEAR BUILT:** 2005
- **COMMUNITY:** BRIDGEMILL COMMUNITY ASSOCIATION - BRIDGEMILL HOA: \$185/YEAR
- **CONSTRUCTION:** FOUR-SIDED BRICK WITH CONCRETE FOUNDATION
- **WORKSPACE:** CUSTOM MILLWORK, VAULTED BEAMED CEILINGS, A COZY FIREPLACE, BUILT-IN BOOKSHELVES
- **BEDROOMS:** 6 - **BATHROOMS:** 5 FULL BATHROOMS, 2 HALF BATH
- **GRAND TWO-STORY ENTRY:** MARBLE FLOORS, CUSTOM MILLWORK, VAULTED BEAMED CEILINGS
- **KITCHEN:** STAINED WOOD CABINETS, LARGE ISLAND, BREAKFAST BAR, WALK-IN PANTRY, KEEPING ROOM
- **APPLIANCES:** STAINLESS STEEL REFRIGERATOR, DISHWASHER, DOUBLE OVEN, GAS COOKTOP, MICROWAVE, WASHER, DRYER
- **SEPARATE DINING ROOM:** SEATS 12 WITH DIRECT ACCESS TO THE KITCHEN
- **LIVING ROOM:** OVERSIZED WITH CUSTOM BUILT-INS, WALL OF WINDOWS, HARDWOOD FLOORS, ACCESS TO COVERED DECK
- **MEDIA ROOM:** LOCATED ON THE TERRACE LEVEL WITH A FIREPLACE, PRIVATE COVERED PORCH
- **PRIMARY SUITE:** MAIN-LEVEL, FIREPLACE, TWO WALK-IN CLOSETS, SPA-LIKE BATHTUB, DOUBLE SHOWER
- **TERRACE LEVEL IN-LAW SUITE:** INCLUDES A SECOND FULL KITCHEN, BREAKFAST BAR, FITNESS ROOM, NO STAIRS PRIVATE ENTRANCE FROM LOWER DRIVEWAY
- **FIREPLACES:** 5 TOTAL (FAMILY ROOM, KEEPING ROOM, MASTER BEDROOM, TERRACE LEVEL, MEDIA ROOM)
- **SEWER:** PUBLIC - **WATER:** PUBLIC - **GAS:** NATURAL - **INTERNET:** - XFINITY
- **OPTIONAL COMMUNITY AMENITIES:** VOLLEYBALL, POOLS, GOLF, TENNIS, PICKLEBALL COURTS, WALKING TRAILS, PLAYGROUNDS, CLUBHOUSE, FITNESS CENTER, VERY CLOSE TO LAKE ALLATOONA
- **SCHOOL DISTRICT:** LIBERTY ELEMENTARY SCHOOL, FREEDOM MIDDLE SCHOOL, CHEROKEE HIGH SCHOOL

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**