



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 you
for who you are today!



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WELCOME TO 300 S VILLAGE SQUARE!

MY NAME IS BRENDA FRANKLIN, THE HOST AGENT FOR TODAY'S OPEN HOUSE!
SUNDAY, JANUARY 19TH FROM 1:00-4:00.

I AM HAPPY TO ANSWER QUESTIONS ABOUT THIS PROPERTY, AND THE AREA. I AM 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:

- \$549,000 - CURRENTLY OFFERED AT \$218.03 A SQUARE FOOT
- 4 BEDROOMS - 2 FULL BATHROOMS AND 1 HALF BATHROOM
- 2,518 SQUARE FEET
- BUILT IN 2013 WITH NEWLY RENOVATED KITCHEN
- LANDSCAPED LOT OF .13 ACRES - PARTLY FENCED - STONE PATIO - IRRIGATION SYSTEM
- FOR SALE SINCE 01/06/2025
- PRIMARY WALK-IN CLOSET WITH BUILT-IN CLOSET SYSTEM
- PRIMARY BATH HAS DOUBLE VANITY, SEPARATE GLASS SHOWER, AND SOAKING TUB
- BREAKFAST BAR, BREAKFAST ROOM, OPEN TO FAMILY ROOM, DOOR TO PATIO
- WASHER, DRYER, DISHWASHER, MICROWAVE, GAS RANGE
- WHITE CABINETS, STONE COUNTERTOPS COUNTERS, AND ISLAND
- 2 GARAGE SPACES - PRIVATE REAR DRIVEWAY
- GAS FIREPLACE
- HARDWOOD FLOORS, TILE, LUXURY VINYL, AND CARPET
- CENTRAL AIR, FORCED AIR, CEILING FANS - AIR CONDITIONING UNITS REPLACED IN 2023 AND 2024
- ALUMINUM FRAME, DOUBLE PANE WINDOWS WITH PLANTATION SHUTTERS
- COVERED FRONT PORCH
- ROOF AND WATER HEATER ARE APPROXIMATELY 11 YEARS OLD
- SEWER, PUBLIC WATER, UNDERGROUND UTILITIES, ELECTRIC, NATURAL GAS, AND CABLE
- CHEROKEE SCHOOLS - ELEM: HOLLY SPRINGS MID: DEAN RUSK HIGH: SEQUOYAH
- HOA \$885 YEARLY
- COMMUNITY INCLUDES: CLUBHOUSE, FISHING, LAKE, NEAR SCHOOLS, NEAR SHOPPING, NEAR TRAILS/GREENWAY, PICKLEBALL, TENNIS, PLAYGROUND, AND POOLS

SCAN QR CODE OR VISIT WWW.BRENDAFRANKLIN.COM

TO FIND THIS INFORMATION AGAIN, PLEASE **CONNECT** WITH ME. THERE ARE THREE BUTTONS ON THE FIRST PART OF THE FIRST PAGE. SCROLL DOWN. **ADD TO CONTACTS**, THIS WAY YOU WILL BE ABLE TO FIND THIS INFORMATION AGAIN IF YOU CLOSE THE PAGE.

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

*BUYER TO VERIFY INFORMATION PROVIDED