



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 731 EAST MAIN STREET IN CANTON!

MY NAME IS BRENDA FRANKLIN, THE HOST AGENT FOR TODAY'S OPEN HOUSE!
SUNDAY, FEBRUARY 9TH 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:

- \$400,000 - CURRENTLY OFFERED AT \$349.65 A SQUARE FOOT - FOR SALE SINCE 01/15/2025
- 2 BEDROOMS - 1 BATHROOM - 1,144 SQUARE FEET - BUILT IN 1900 - RESTORED
- BEAUTIFULLY RESTORED, 125-YEAR-OLD HOME IN DOWNTOWN CANTON'S HISTORIC DISTRICT
- FULL OF CHARM AND CHARACTER WITH 10 FT CEILINGS AND AGED HARDWOOD FLOORS
- LARGE ENTRY FOYER WELCOMES YOU INTO THE HOME
- FAMILY ROOM: COFFERED CEILING, CROWN MOLDING, DECORATIVE MASONRY FIREPLACE
- SEPARATE DINING ROOM: BUILT-IN BOOKCASES, CROWN MOLDING
- REMODELED KITCHEN: WHITE CABINETRY, STAINLESS APPLIANCES, TILE FLOOR, CAN LIGHTING, FARMHOUSE SINK, OPENS TO REAR DECK
- UPDATED BATH: MARBLE VANITY, WAINSCOTING, TILE FLOOR, OPENS TO MASTER SUITE
- MASTER SUITE: ELEGANT WAINSCOTING, CROWN MOLDING, CEILING FAN, LOTS OF NATURAL LIGHT
- SECOND BEDROOM: ROOMY WITH ELEGANT CHAIR RAILING
- LAUNDRY CLOSET: LOCATED ON MAIN LEVEL
- ALL UPDATED LIGHTING THROUGHOUT HOME
- HIGH-EFFICIENCY WATER HEATER
- HIGH CRAWLSPACE PROVIDES EXTRA STORAGE SPACE
- OUTDOOR FEATURES: DECK, REAR PORCH, SIDE PORCH, WRAP-AROUND PORCH
- LOT FEATURES: LANDSCAPED LOT OF .0749 ACRES - PARTLY FENCED - RAISED FLOWER BED-ORNAMENTAL TREES, CORNER LOT, ZERO LOT LINE, WOOD FENCING
- PARKING: CARPORT, COVERED, DRIVEWAY, LEVEL DRIVEWAY
- COOLING & HEATING: CENTRAL AIR, HEAT PUMP, CEILING FANS, NATURAL GAS
- FIREPLACE: 1 DECORATIVE MASONRY FIREPLACE IN FAMILY ROOM
- UTILITIES AVAILABLE: CABLE, ELECTRICITY, NATURAL GAS, SEWER, WATER
- ELEM: WILLIAM G. HASTY, SR. - MIDDLE: TEASLEY - HIGH: CHEROKEE

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