



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 144 FOX CREEK DRIVE IN WOODSTOCK!

MY NAME IS BRENDA FRANKLIN, THE HOST AGENT FOR TODAY'S OPEN HOUSE! SATURDAY, FEBRUARY 15TH FROM 12:00-3:30 & 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:

- 2 BEDROOMS - 2 BATHROOMS
- 1,647 SQ. FT. / ABOVE GRADE 1,151 - BELOW GRADE 496
- LOT 0.07 ACRES
- 1-CAR GARAGE & DRIVEWAY PARKING
- \$315,000 - ON MARKET 2/13/2025
- BUILT IN 2002
- OPEN CONCEPT LIVING - BRIGHT AND SPACIOUS WITH ABUNDANT NATURAL LIGHT
- UPDATED KITCHEN - WHITE CABINETS, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES
- PRIMARY BEDROOM SUITE - FEATURES A FRAMELESS TILE SHOWER
- SPACIOUS LOFT AREA - PERFECT FOR A HOME OFFICE OR STUDY
- LVP FLOORING THROUGHOUT - STYLISH AND DURABLE
- UNFINISHED BASEMENT - STUBBED FOR A BATH, OFFERS POTENTIAL FOR EXTRA LIVING SPACE
- PRIVATE DECK - IDEAL FOR MORNING COFFEE OR RELAXATION
- RECENT UPDATES: NEW RANGE, NEWER WATER HEATER, UPGRADED HVAC SYSTEM, NEW CEILING FANS & BATHROOM FIXTURES
- INCLUDED APPLIANCES: DISHWASHER, DISPOSAL, ELECTRIC RANGE, ELECTRIC WATER HEATER, MICROWAVE, REFRIGERATOR
- COMMUNITY AMENITIES: SWIMMING POOL, TENNIS COURTS, PLAYGROUND, SIDEWALKS & STREET LIGHTS, GROUNDS MAINTENANCE, SWIM, TERMITE BOND, TENNIS, LAWN MAINTENANCE & TRASH SERVICE INCLUDED
- FOX CREEK ASSOCIATION FEE: \$200 / MONTHLY - INITIATION FEE: \$497 - FHA CONDO: YES
- PRIME LOCATION: MINUTES FROM DOWNTOWN WOODSTOCK, PARKS, WALKING TRAILS, GROCERY
- TOP-RATED CHEROKEE SCHOOLS- ELEMENTARY: JOHNSTON - MIDDLE: MILL CREEK - HIGH SCHOOL: RIVER RIDGE

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