



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 171 NACOOCHEE WAY, CANTON, GA 30114!

MY NAME IS BRENDA FRANKLIN, THE LISTING AGENT AND HOST FOR TODAY'S OPEN HOUSE!

SATURDAY, MAY 3RD 12:00-3:00 AND SUNDAY, MAY 4TH 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.

HOME INFORMATION:

- PRICE: \$325,000
- PRICE PER SQUARE FOOT: \$267.71
- LISTED: 05/02/2025
- 3 BEDROOMS, 2 BATHROOMS
- 1,214 SQ. FT.
- BUILT IN 2004 ON 0.13 ACRES
- BRICK FRONT WITH VINYL SIDING - RANCH STYLE, ONE-LEVEL LIVING
- SLAB FOUNDATION
- COMPOSITION ROOF REPLACED IN 2021
- BEAUTIFUL FLOORS THROUGHOUT BEDROOMS AND MAIN LIVING AREAS
- OPEN LAYOUT WITH NATURAL LIGHT AND GENEROUS WINDOWS
- KITCHEN FEATURES: STAINLESS STEEL APPLIANCES, STAINED CABINETS, PANTRY, TILE FLOORING, VIEW TO FAMILY ROOM AND BACKYARD
- SPACIOUS OPEN FAMILY ROOM AND DINING AREA - GREAT FOR ENTERTAINING
- PRIMARY SUITE WITH PRIVATE FULL BATH AND WALK-IN CLOSET
- 2-CAR DRIVEWAY, LARGE ONE-CAR GARAGE - PRIVATE SIDE ENTRY
- NEWER LIGHTING FIXTURES
- FENCED-IN PRIVATE BACKYARD WITH TURF LAWN, STONE PAVER PATIO, AND STORAGE SHED
- HVAC: CENTRAL AIR, NATURAL GAS HEATING
- HOA - \$718 PER YEAR - \$200 DUE ON 1/1 AND 4/1, PLUS \$79.40 DUE ON 1/1, 4/1, 7/1, AND 10/1
- INITIATION FEE: \$235
- COMMUNITY AMENITIES: POOL, TENNIS, PLAYGROUND, BASKETBALL, SIDEWALKS, STREET LIGHTS
- LIBERTY ELEMENTARY, FREEDOM MIDDLE, CHEROKEE HIGH SCHOOL
- PUBLIC UTILITIES: SEWER, WATER, NATURAL GAS, UNDERGROUND UTILITIES
- CONVENIENT TO I-575, SHOPPING, DINING & SCHOOLS
- LENDER CREDIT WHEN USING PREFERRED LENDER

DEBI CAMPBELL WITH AMERIS BANK 404-667-2966 | DEBI.CAMPBELL@AMERISBANK.COM

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