



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
better for who you are today!



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WELCOME TO 277 FOUNTAIN OAK WAY IN CANTON!

MY NAME IS BRENDA FRANKLIN, AND I AM THE HOST AGENT FOR SUNDAY, APRIL 14TH'S OPEN HOUSE FROM 1:00-4:00.

I AM HERE TO ANSWER QUESTIONS ABOUT HIS PROPERTY, THE AREA, AND HELP YOU FIND THE PERFECT SOLUTION FOR YOUR NEXT MOVE.

IF YOU HAVE QUESTIONS ABOUT THIS HOME OR WOULD LIKE TO KNOW MORE OR SEE OTHER AVAILABLE HOMES IN THE AREA, INCLUDING OFF MARKET PROPERTIES, PLEASE LET ME KNOW WHAT YOU ARE LOOKING FOR, I AM HERE TO HELP YOU.

TODAY'S HOME INFORMATION:

- BUILT IN 2022 BY VENTURE COMMUNITIES
- FOR SALE SINCE 03/21/2024, THERE WAS A PRICE DROP ON 3/27 FOR \$20,000
- 3,584 SQUARE FEET WITH AN ADDITIONAL UNFINISHED BASEMENT
- 2 CAR GARAGE WITH AN EXTRA PARKING PAD
- \$217.35 A SQUARE FOOT
- ON A LARGE, LANDSCAPED LOT OF .43 OF AN ACRE
- CEMENT SIDING AND CONCRETE PERIMETER FOUNDATION
- 5 BEDROOMS AND 4 BATHROOMS
- TWO SPACIOUS CLOSETS IN THE PRIMARY SUITE
- GAS FIREPLACE
- GAS COOKTOP
- INSULATED WINDOWS
- HARDWOOD FLOORING
- CENTRAL AIR / FORCED AIR
- 220 ELECTRIC
- COMPOSITION ROOF
- UNDERGROUND UTILITIES
- COMMUNITY FEATURES- POOLS, TENNIS, PICKLEBALL, BASKETBALL, CLUBHOUSE, PLAYGROUND, PARK, LIT SIDEWALKS
- HOA DUES \$1,100 ANNUALLY, \$2,000 INITIATION FEE
- SCHOOLS: ELEMENTARY- R.M. MOORE, MIDDLE- TEASLEY, HIGHSCHOOL- CHEROKEE

MORE HOA INFO ON THE DOCS TAB- SCAN QR CODE OR WWW.BRENDAFRANKLIN.COM TO FIND THIS INFORMATION AGAIN, PLEASE CONNECT WITH ME. THERE ARE THREE BUTTONS ON THE FIRST PART OF THE FIRST PAGE. THEN SCROLL DOWN AND ADD TO CONTACTS THIS WAY YOU WILL BE ABLE TO FIND THIS INFORMATION AGAIN IF YOU CLOSE THE PAGE.

I WOULD HIGHLY SUGGEST CHECKING OUT THE DOCS TAB FOR THE HELPFUL INFORMATION FOR BUYING AND SELLING.

BRENDA 678-761-6699