

Example Booklet

Your Luxury Equestrian Estate



- *~4 acre estate, surrounded by four board fence*
- *Upscale 3 bedroom, 3 bath ranch, 3 car garage, stone patio*
- *Two barns, 4 large box stalls, tack room, power/water*
- *Riding arena, multiple paddocks, two large pasture areas*



Example Booklet



Barns and Storage

Home is where the horses are.....

Barn - 1st

- 2 box stalls (two 12 x 12)
- Stall flooring is matted
- Feed/Tack room and wash-rack
- Storage room
- Power, hot/cold water



Barn - 2nd

- 2 box stalls (two 12 x 12)
- Power and cold water

Shed - storage by main house



Robby Robinson

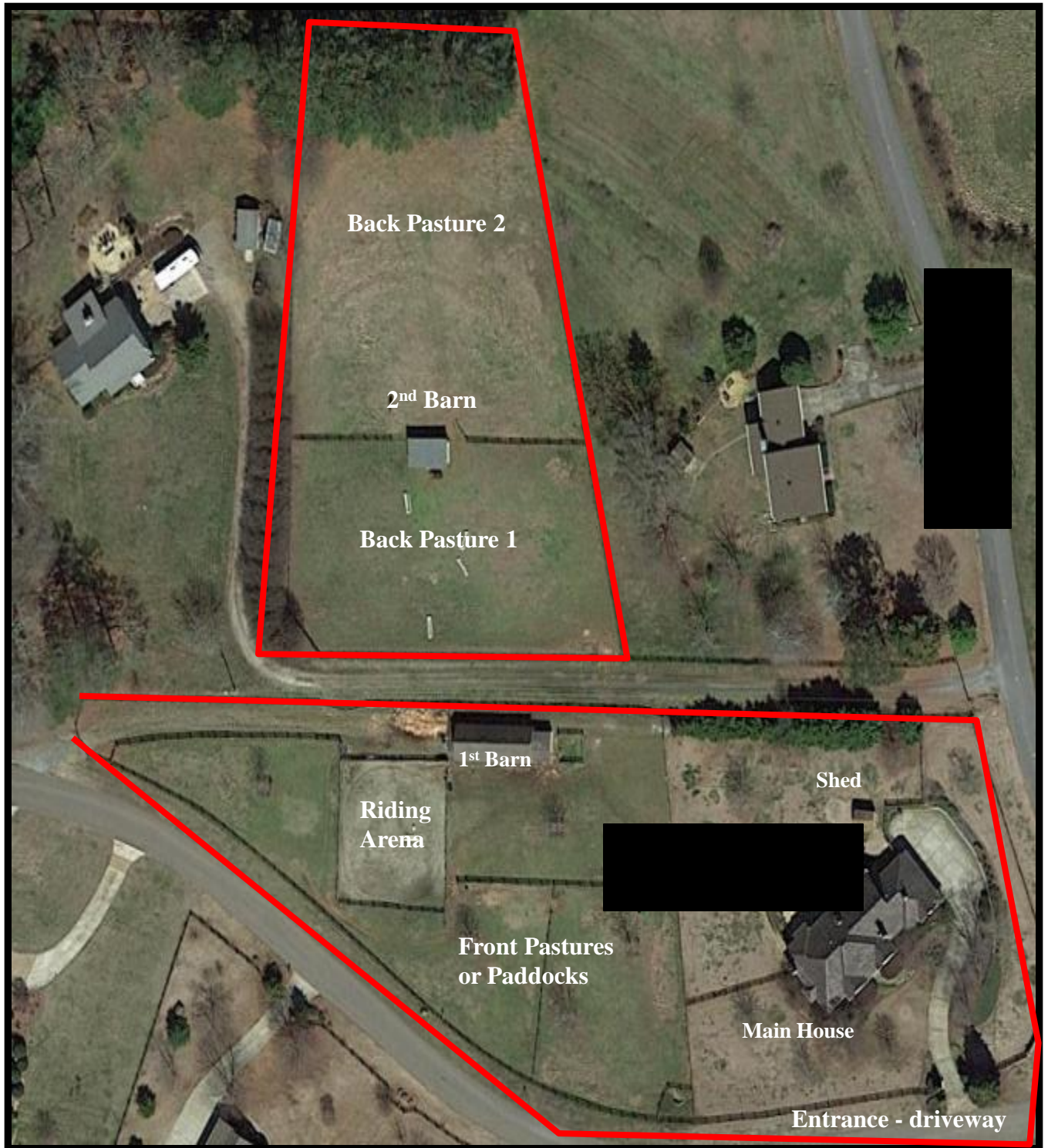
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(cell) 770-354-8950

All information is approximate and is subject to change.

Map of Example property:



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Example Booklet



Equestrian estate on ~4 acres, 100% four board fenced, two barns, 4 large box stalls, riding arena and a 3,000+ sq. ft custom built, luxurious ranch house with 3 car garage, stone patio and level backyard.

- 3 bedroom, 3 baths
- Open floor plan, ranch, master on main
- Hardwoods throughout home
- High ceilings, custom molding, stone work, plantation shutters, marble, tile and more!
- Kitchen – island, breakfast area, corian countertops, SS appliances (Viking ovens/Sub-zero fridge)/double dishwasher and more!
- Master bath, double shower/vanities/closets
- 3 car side entry garage, parking area
- Extended stone patio, level backyard area
- Exterior custom stone work, cedar roof
- Two barns, 4 large stalls, includes power/water
- 100% of the ~4 acres is fenced (four board)
- No HOA, zoned agricultural
- Sought after school system

Excellent Schools:

Elementary:
Avery

Middle:
Creekland

High:
Creekview



FMLS#: XXXXX

MLS#: XXXXX

Built: 2000

Taxes: \$6,006

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FOYER AREA

- Barrel ceilings
- Upgraded lighting
- Custom molding
- Marble tile
- Hardwoods
- Décor columns
- Double front door

DINING ROOM

- Approximate Dimensions 17 ft. x 13 ft.
- Vaulted ceiling with exposed beams
- Upgraded lighting
- Custom molding
- Hardwoods
- Fireplace – marble, gas logs
- Chair rail trim package
- Décor columns
- Plantation shutters



GREAT ROOM/LIVING ROOM

- Approximate Dimensions 19 ft. x 16 ft.
- Vaulted ceiling with exposed beams
- Upgraded lighting
- Custom molding
- Hardwoods
- Fireplace – stone, gas logs
- Décor columns
- Plantation shutters
- Views of pastures



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KITCHEN AREA

- Generous storage - 37 cabinets/drawers
- Island and walk-in pantry
- Corian counters/ tile backsplash
- Upgraded lighting
- Custom molding
- Hardwoods
- Viking oven/cook-tops
- Sub-zero fridge
- Double dishwasher
- Ice maker



BREAKFAST AREA

- Approximate Dimensions 17 ft. x 11 ft.
- Upgraded lighting
- Custom molding
- Hardwoods
- Plantation shutters
- Fireplace – stone, gas logs



KEEPING ROOM

- Approximate Dimensions 18 ft. x 11 ft.
- Pine ceiling
- Upgraded lighting
- Custom molding
- Hardwoods
- French doors
- Access to patio
- Views of pastures



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MASTER BEDROOM

- Approximate Dimensions 18 ½ ft. x 18 ft.
- Trey ceiling
- Upgraded lighting
- Custom molding
- Hardwoods
- Plantation shutters
- Fireplace, marble, gas logs
- 3 sets of French doors
- Access to porch/patio
- View of pastures



MASTER BATH

- Upgraded lighting
- Custom molding
- Tile flooring
- Marble counters
- Jet tub
- Double walk-in shower
- Walk-in closets(his/hers)
- Custom closet setup



BEDROOM # 2

- Approximate Dimensions 14 ft. x 13 ft.
 - Upgraded lighting
 - Custom molding
 - Hardwoods
 - Plantation shutters
 - Walk-in closet
- Full bath (2nd)
- Custom molding
 - Marble counters
 - Tile flooring
 - Upgraded lighting



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BEDROOM # 3

- Approximate Dimensions 13 ft. x 12 ft.
 - Vaulted ceiling with exposed beams
 - Upgraded lighting
 - Custom molding
 - Hardwoods
 - Plantation shutters
- Full bath (3rd)
- Marble counters
 - Tile flooring
 - Upgraded lighting



LAUNDRY ROOM

- Tile flooring
- Crown molding
- Sink
- Cabinetry/storage

GARAGE AREA

- 3 car
- Side entry
- Carriage doors
- Parking pad



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PATIO AREA

- Custom stone patio
- Overlooks pastures



BACK OF HOME

- Professional landscaping



BACKYARD AREA

- Large, level backyard area



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Example Area – Schools:



ADDRESS
6391 EAST CHEROKEE DRIVE
CANTON, GA 30115
770.479.6200

<http://www.cherokee.k12.ga.us/Schools/avery-es/default.aspx>



ADDRESS
1555 OWENS STORE ROAD
CANTON, GA 30115
770.479.3200

<http://www.cherokee.k12.ga.us/schools/creekland-ms/default.aspx>



ADDRESS
1550 OWENS STORE ROAD
CANTON, GA 30115
770.720.7600

<http://www.cherokee.k12.ga.us/Schools/creekview-hs/default.aspx>



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Cherokee County Information:

CHEROKEE COUNTY ⇒

**“UNIQUE SELLING POINTS”
(USP'S)**

EMOTIONAL

- Room to breathe
- Foothills of Blue Ridge Mountains
- Water Recreation – Rivers & Lakes
- Equine Character
- “Pro Business”
- Native American Heritage
- Two-thirds ‘Greenspace’



PRINCIPLES & PRIORITIES:

- ECONOMIC DEVELOPMENT
- FISCAL INTEGRITY
- QUALITY GROWTH
- ENVIRONMENTAL STEWARDSHIP
-

Vers: 24 August 2014

RATIONAL

⇒ PUBLIC SAFETY

- Nat'l Law Enforcement Accreditation
- State Marshal Accreditation – only 4 in GA
- New fire training center – ISO 5 to 3
- #1 EMS Agency in State – 2009
- New law enforcement training center
- E911 National Accreditation

⇒ METRICS

- Second Highest SAT's in State
- Top 10 lowest General Fund Tax in State
- 2nd Lowest Tax Burden/spend in Metro
- Lowest Employee Per Capita in Metro
- High Bond Rating AA+ (AAA is highest)

⇒ INFRASTRUCTURE

- Drought & Drinking Water Resources
- # 1 Waste Water and Water Treatment Plants of year in Georgia
- Airport Expansion / new Terminal
- Northside Cherokee expansion Regional Hospital/MOB - \$300 million +
- Diverse Labor force / 'White Collar initiative'
- New Outlet Center – opened mid-2013

⇒ RESOURCES

- Opportunity Zones : S/W & North Central
- 'Cherokee Office of Economic Development'
- Cabela's first store in Georgia August 2014
- Expanding Technical College/Reinhardt Univ
- \$90 Million Recreation Expansion Plan – parks, trails, aquatic center, greenspace
- Bluffs Parkway – Class A offices
- Development Services Center (DSC)-State award for excellence
- Atlanta Gas Light \$100 million expansion
- Five diverse Cities
- Gibbs Gardens – Agri-tourism



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