

Example Booklet



Open floor plan, two story foyer, large/fenced/level backyard, cul-de-sac lot, extended deck and 3 sides brick. Unfinished basement. Additional loft area upstairs. Upgrades: hardwoods, granite, stone, crown molding, SS appliances, updated lighting, tile, wrought iron spindles and more!

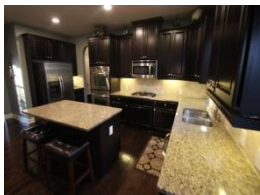
- 5 bedroom, 4 baths
- Two story foyer and high ceilings
- Kitchen - granite, backsplash, SS appliances, breakfast area, island, two ovens
- Formal living/office and dining room on main
- 4 bedroom, 3 full baths upstairs including spacious loft area
- Master and secondary baths – upgraded cabinets and lighting
- Finished basement: high ceilings, daylight, stubbed
- Large ½ acre cul-de-sac lot
- Extended deck area, large/level/fenced backyard
- Sought after schools and great amenities
- House faces West

Excellent Schools:

Elementary:
Settles Bridge

Middle:
Riverwatch

High:
Lambert



FMLS#: XXXXX
MLS#: XXXXXX
Built: 2011

Robby Robinson
Robbyrobinson10@bellsouth.net

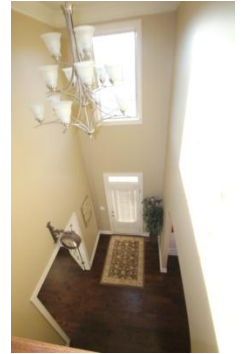
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TWO STORY FOYER

- Hardwoods
- Upgraded lighting



DINING ROOM

- Approximate Dimensions 13 ½ ft x 11 ft.
- Chair rail trim package
- Crown molding
- Hardwood floors
- Upgraded lighting
- Access to full bath



FORMAL LIVING/OFFICE

- Approximate Dimensions 13 ½ ft x 11 ft.
- Crown molding
- Hardwood floors
- French doors



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All information is approximate and is subject to change.

KITCHEN

- 35+ cabinet/drawer space
- Upgraded cabinets
- Granite
- SS Appliances
- Two ovens
- Upgraded lighting
- Island
- Hardwoods
- Pantry



BREAKFAST AREA

- Hardwoods
- Upgraded lighting
- Access to deck
- View to family room



DECK AREA

- Extended deck
- Access off kitchen/breakfast area



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FAMILY/GREAT ROOM

- Approximate Dimensions 18 ½ ft. x 15 ft.
- Crown molding
- Fireplace -stone
- Built-in cabinet area



BEDROOM # 2

- Approximate Dimensions 13 ft. x 11 ½ ft.
- Main level
- Full bath (1st)



MASTER BEDROOM

- Approximate Dimensions 19 ½ ft. x 13 ft.
- Vaulted ceiling
- French doors
- View of backyard
- Large walk-in closet
- Full bath (2nd)



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MASTER BATH

- Double doors
- Tile flooring
- Upgraded lighting
- Walk-in tile shower
- Walk-in closet

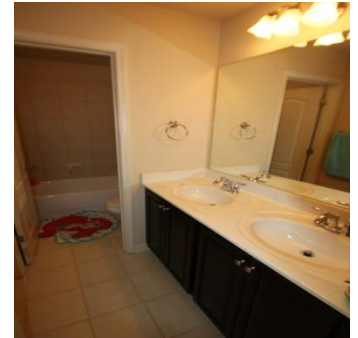


BEDROOM # 4

- Approximate Dimensions 13 ½ ft. x 11 ft.
- View of front yard
- Upgraded lighting
- Access to full bath

BEDROOM # 3

- Approximate Dimensions 12 ½ ft. x 11 ft.
- View of backyard
- Upgraded lighting
- Full bath (3rd)



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BEDROOM # 5

- Approximate Dimensions 13 ½ ft. x 11 ft.
- View of front yard
- Full bath (4th)



UPSTAIRS – LOFT AREA

- Approximate Dimensions 20 ft. x 15 ft.
- Open area



BASEMENT – UNFINISHED

- High ceilings
- 1,462 sq ft per appraisal



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BACK OF HOUSE

- Extended deck area
- Patio area – extended
- Grass view during warm weather

BACKYARD

- .49 of an acre
- Level lot
- Fenced backyard



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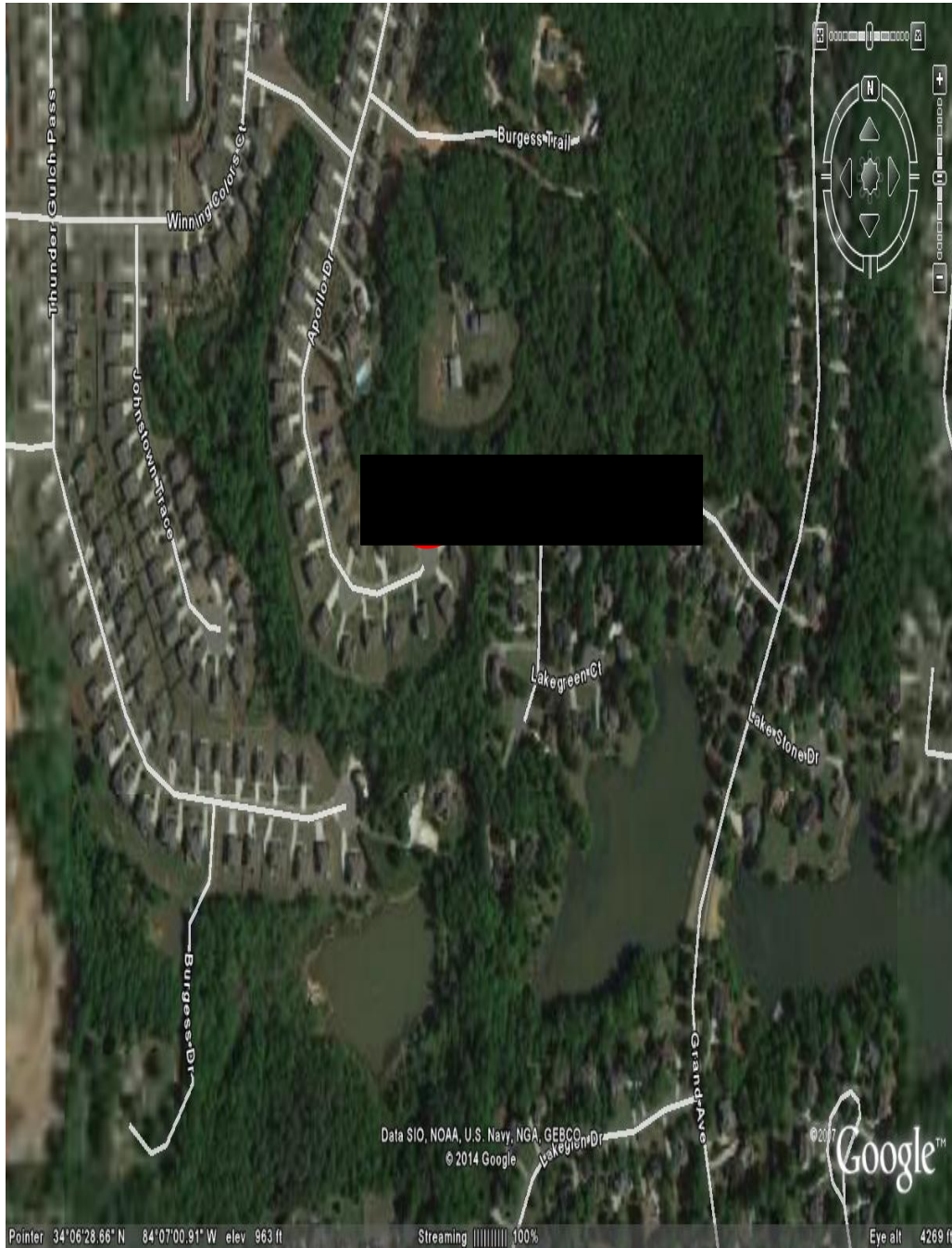
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Annual Property Taxes:

Property Taxes	Date
\$2,852.00 (per tax records)	2013



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Example property Activities:

Activities/Areas	Date
Swimming Pool	Seasonal
Clubhouse	Year Round
Tennis Courts	Year Round
Playground	Year Round
HOA Dues (\$750)	Annually



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Example property– Schools:

Johns Creek Elementary School



ADDRESS
600 James Burgess Road
Suwanee, GA 30024
(770) 887-1883

<http://www.forsyth.k12.ga.us/settlesbridge>



ADDRESS
610 James Burgess Road
Suwanee, GA 30024
(678) 455-7311

<http://www.forsyth.k12.ga.us/riverwatchms>



ADDRESS
805 Nichols Road
Suwanee, GA 30024
(678) 965-5050

<http://www.forsyth.k12.ga.us/lhs>



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