



THE ENCLAVE AT XXXXX, walk to amenities, located within minutes of GA-400.

Master-on-Main. Large side and backyard area, finished basement and highly ranked schools.

- 4 bedroom, 4 ½ bath
- Master-on-main, open floor plan
- Two story foyer, hardwoods on main level
- .43 acre lot, large side and backyard area
- Spacious kitchen, SS appliances, upgraded cabinets, hardwood floors, tile backsplash, breakfast bar & breakfast area
- Finished basement with bar area, finished bedroom and full bath
- Additional upgrades: butlers pantry, wrought iron spindles, chandeliers/lighting, walk-in tile showers, double sided fireplace, extended deck and professional landscaping
- Lawn maintenance is covered within HOA dues
- Neighborhood Amenities: playground, swim, tennis, clubhouse, gating entrances in near future. Golf memberships available.

Excellent Schools:

Elementary:
Cogburn Woods

Middle:
Hopewell

High:
Cambridge



FMLS#: XXXXX
MLS#: XXXXXX
Year built: 2005

Robby Robinson
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www.ExpectMoreNow.com
(cell) 770-354-8950





FORMAL LIVING ROOM/OFFICE

- Approximate dimensions 12 ft.3 in. x 11 ft.
- French doors
- Crown molding
- Upgraded lighting
- View of front yard

DINING ROOM

- Approximate dimensions 14 ft. x 12 ft.
- Crown molding, chair rail trim package
- Tray ceiling
- Hardwoods
- Upgraded lighting
- Butlers pantry
- Access to ½ bath



KITCHEN

- 30 cabinets/drawers
- Upgraded cabinets
- Walk-in pantry
- Breakfast bar
- Stainless steel appliances and double sink
- Double ovens
- Tile backsplash
- Hardwoods
- Upgraded lighting
- View of family room
- Access to ½ bath



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All information is approximate and is subject to change.



BREAKFAST AREA

- Approximate Dimensions 10 ft. x 10 ft.
- Hardwoods
- Abundant natural light
- View of backyard
- Access to deck

GREAT ROOM

- Approximate Dimensions 16 ft. x 15 ft.
- Hardwoods
- Crown molding
- Built-in bookcases/cabinets
- Speakers in-wall
- Fireplace – gas logs
- View of backyard
- Access to deck



MASTER BEDROOM

- Approximate Dimensions 19 ½ ft. x 14 ft.
- Located on main level
- Trey ceiling
- Crown molding
- Fireplace/marble – double sided – gas logs
- View of backyard
- Full bath



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MASTER BATH

- Custom cabinet in closet
- Tile floors
- Whirlpool/Jet tub
- Upgraded lighting
- Tile walk-in shower
- Fireplace/marble – double sided – gas logs



BEDROOM # 2

- Approximate Dimensions 12 ½ ft. x 12 ft.
- Walk-in closet
- Full bath (2nd)



BEDROOM # 3

- Approximate Dimensions 16 ft. x 12 ft.
- Walk-in closet/custom
- Full bath (3rd)



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LOFT AREA

- Approximate Dimensions 16 ft. x 11 ft.
- Desk area
- Upgraded lighting
- Access to full bath



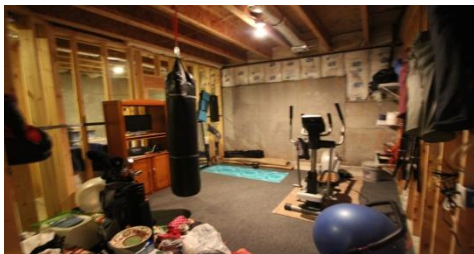
BEDROOM # 4

- Approximate Dimensions 18 ft. x 13 ft. 9 in.
- Upgraded lighting
- Multiple closets
- Full bath (4th)(granite, tile, walk-in shower)



BASEMENT – LIVING SPACE

- Approximate Dimensions 25 ft. x 25 ft.
- Completed 2011
- Upgraded lighting
- Access to full bath
- UNFINISHED AREA/STORAGE ~ 500 sq. ft.



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BASEMENT- BAR AREA

- Upgraded lighting/faucet
- Storage cabinets/area
- Granite
- Bar area
- Built-in refrigerator
- Wine rack
- Sink
- Tile floors



BACK OF HOUSE

- Extended deck
- Patio area



BACKYARD

- Large side and backyard area
- Can be fenced with HOA approval



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Annual Property Taxes:

Property Taxes	Date
\$4,077 (per tax records)	2012

Example property Activities:

Activities/Areas	Date
Tennis Courts (11) Lighted	All year
Swimming Pool	May-Oct.
Clubhouse/Basketball Court/Playground/Lake	All year



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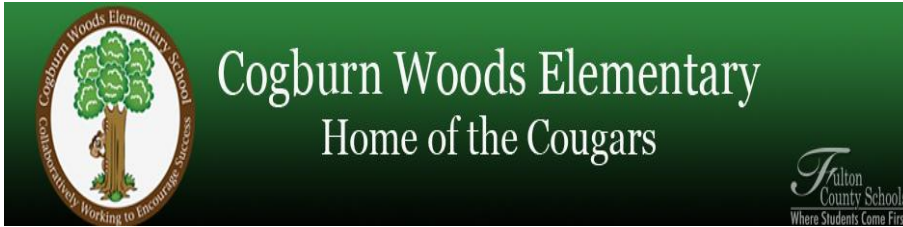
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Example Property– Schools:



ADDRESS
13080 Cogburn Road
Alpharetta, GA 30004
770-667-2845

<http://school.fultonschools.org/es/cogburnwoods/Pages/default.aspx>

Hopewell Middle School



ADDRESS
13060 Cogburn Road
Milton, GA 30004
(678) 297-3240

<http://school.fultonschools.org/ms/hopewell/Pages/default.aspx>



<http://school.fultonschools.org/hs/cambridge/Pages/default.aspx>



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