



PRICED AT  
**\$744,900**

 2852 Sq Ft

 4 Beds

 3.0 Baths

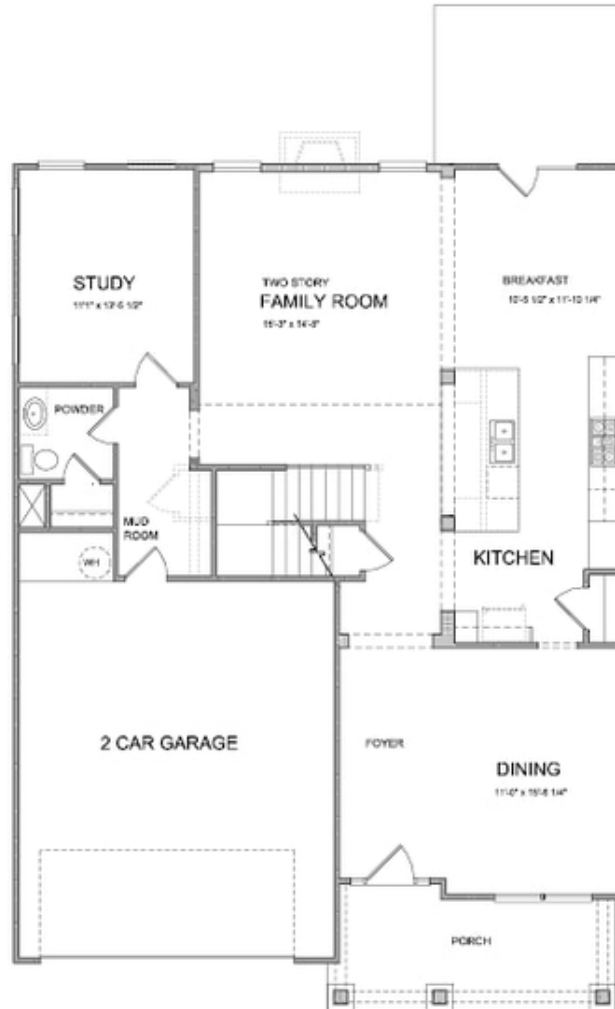
 2 Car Garage

 3.0 Story

**New Year, New Home, New You!" \$10k closing costs if using one of our preferred lenders for contracts written in Jan and home closing in February MOVE IN READY HOME!!!! \* Top selling Calhoun floorplan by The Providence Group. New Construction in Buford/Sugar Hill! Close to 3 vibrant downtown areas including Suwanee, Buford, and Sugar Hill! Blinds included in this home! Fantastic structural upgrades! Upon entering this home you will have a separate formal dining room, 10 ft. ceilings on the main floor, two story family room with fireplace, kitchen with view to family room and breakfast area, and guest bedroom with full bath - ALL on the MAIN level. Off of the breakfast area you will find your covered patio which is perfect spot to shelter from hot sunny days or for lounging on rainy days with a book. Upstairs you will be able to look below down to the family room. The owners suite is on the upper floor featuring a master bathroom with a double vanity, both tub and walk in shower and His/Hers closets. Easy access to the laundry room which is centrally located upstairs. Also on the second level you will have 2 additional bedrooms ...**

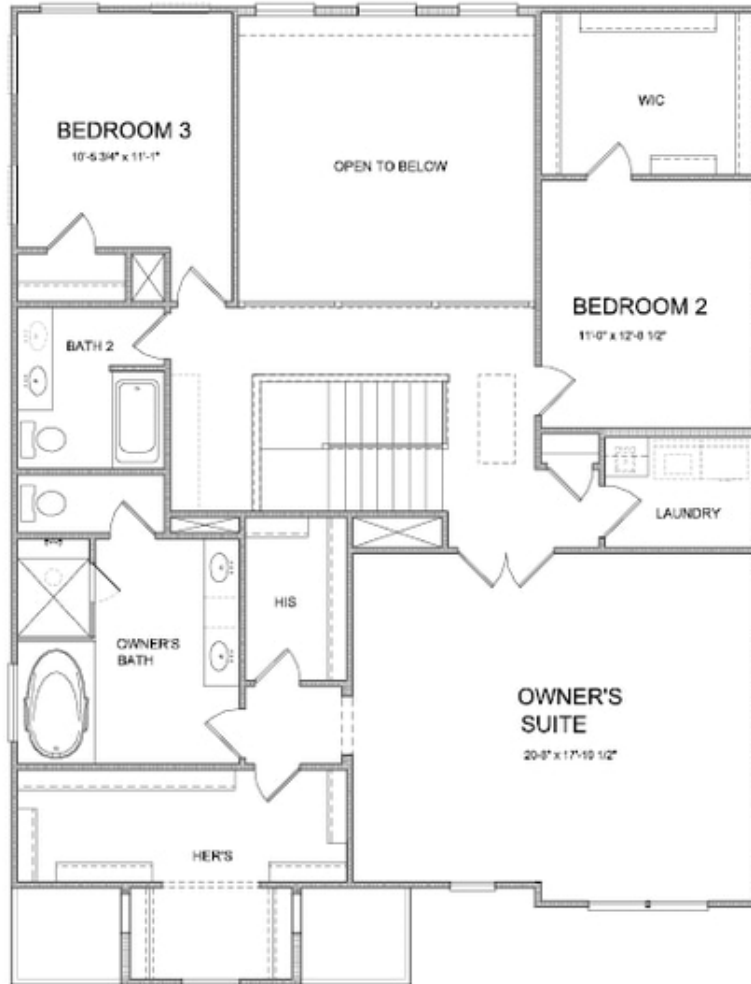
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About This Home?**

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Call Us @ 470.248.2097



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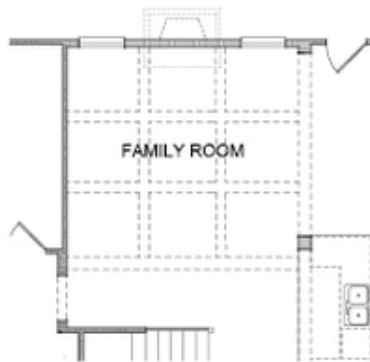
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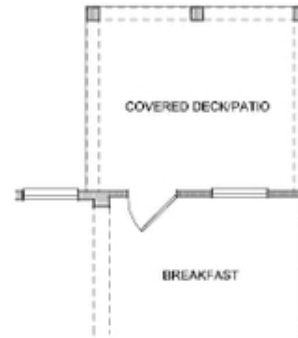
Opt. Coffered Ceilings  
 w/ Opt. Media Room or Bedroom 5 above



Opt. Bedroom 4 w/ Full Bath  
 as Study & Power Room



Opt. Sunroom



Opt. Covered Deck/Patio

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Opt. Full Bath 3  
 on Bedroom 2



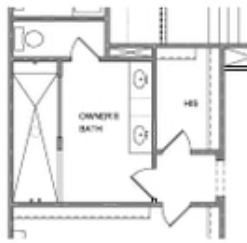
Opt. In-Law Suite on  
 Bedroom 3



Opt. Bedroom 5  
 w/ Open Ceiling on Family Room



Opt. Bedroom 5 w/ Full Bath  
 w/ Open Ceiling on Family Room



Opt. Walk-In Shower



Opt. Media Room  
 w/ Open Ceiling on Family Room

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