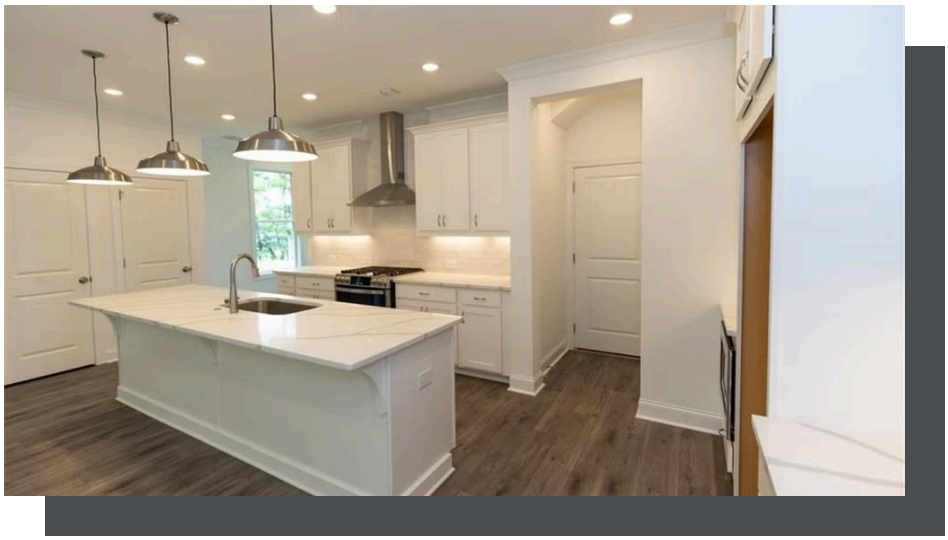
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20+ YEARS LIFESTYLE • LOCATION • LUXURY ELEVATED

**112 BIRCH TREE WAY, 77**

# THE BRITTANY

**TOWNHOUSE IN BRACKLEY | CUMMING, GA**



PRICED AT

## $479,400

1752 Sq Ft

3 Beds

2.5 Baths

2 Car Garage

2.0 Story

***LAST OPPORTUNITY FOR THIS FLOORPLAN. THIS IS THE LAST REMAINING BRITTANY BEFORE WE ARE SOLD OUT!!!!******Elevate your Life in 2023!!! Come see what everyone is talking about, the newest community in Cumming, GA by The Providence Group. You don't want to miss these great opportunities! This awesome community is conveniently located just one mile from GA 400. Location, location, location! This adorable 3 bedroom townhome is our Brittany model. Come see this charming 2 story home that has a front entry garage and is just 2 floors!! Your family room and dining room have a wonderful view of the woods in your private backyard area. Patio space is a great area to enjoy the cooler Georgia nights! Plenty of entertaining space in the downstairs area of this home. Quartz kitchen countertops are standard in our homes. The Warm Stone Package gives you gorgeous gray cabinets and stunning countertops! Under counter lighting and soft close cabinets are included features that make our homes different from the rest. Roomy and oversized Primary bedroom upstairs contains large closets, and the primary bathroom will have his/her vanities and a gorgeous frameless enclosed glass shower. The two secondary bedrooms are spacious and will share a ...

## Want to Know More About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
Call Us @ 470.509.9930

Please refer to actual blueprints for an accurate representation of home design. Home design and elevations subject to change without prior notice. Window, door and porch locations may vary by elevation. Subject to error, omission or withdrawal.

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First Floor

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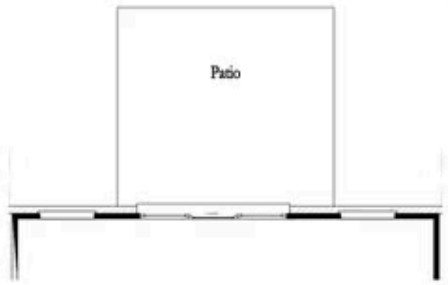
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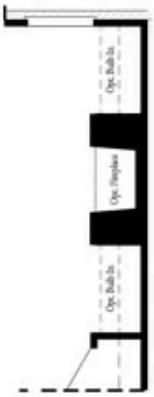
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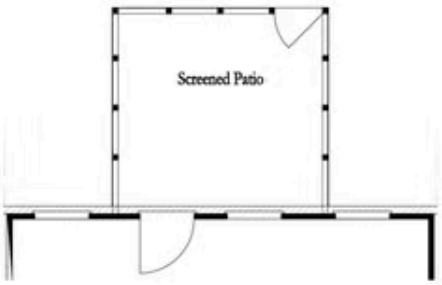
## First Floor Options




8' Slider Door



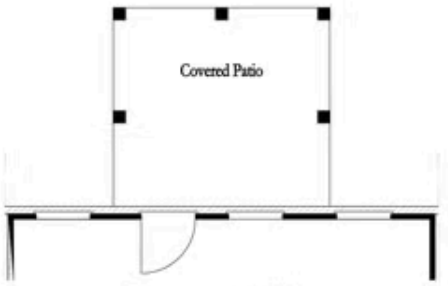

Fireplace




Screened Patio




Linear Fireplace




Covered Patio

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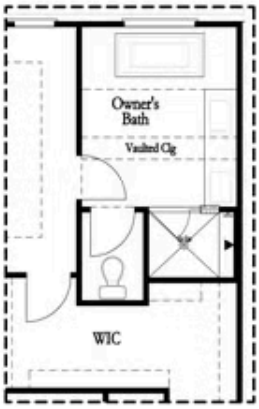
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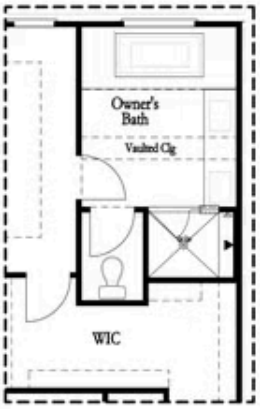
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## Second Floor Options

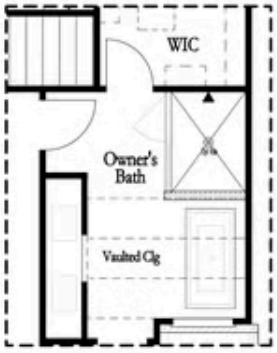


Shower with Freestanding Tub Combo

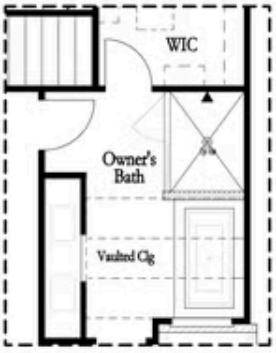


Shower with Decked Tub Combo

## Owner's Rear Options



Shower with Freestanding Tub Combo



Shower with Decked Tub Combo

## Owner's Front Options

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