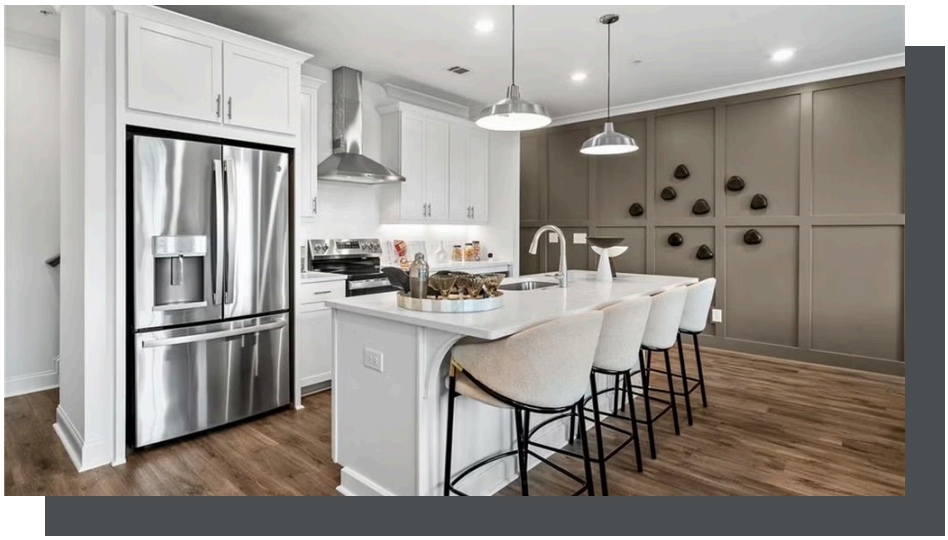
THE PROVIDENCE GROUP
A GREEN BRICK PARTNER

20+ YEARS LIFESTYLE • LOCATION • LUXURY ELEVATED

534 ALICE WAY, D5

THE MAGNOLIA

CONDOMINIUM IN MARKET SQUARE AT SAWNEE VILLAGE | CUMMING, GA



PRICED AT

$358,350

- 1373 Sq Ft
- 2 Beds
- 2.5 Baths
- 1 Car Garage
- 3.0 Story

Elevate Your Savings at Market Square with $15,000 Flex Cash for Closing by End of Year! Flex Cash can be applied toward closing costs/buydowns, upgrades, or the purchase price. Turnkey Home - Discover the Magnolia Plan built by The Providence Group. Move In Ready. This 3-story stacked townhome with condominium ownership features 2 bedrooms, 2.5 bathrooms, and 1,373 sq. ft., curated with The Providence Group's Cool Linen Design Collection for a fresh, contemporary look. Terrace Level: Inviting foyer entry with a conveniently located laundry area. Main Level: Enjoy an open-concept layout connecting the family room, dining area, and chef-inspired kitchen with 42" cabinets, quartz countertops, stainless steel GE appliances, tile backsplash, and a spacious island. Natural light flows throughout, leading to a private deck—ideal for morning coffee or evening gatherings. Third Level: Relax in the Primary Suite with a walk-in closet and spa-inspired bath featuring dual vanities and a walk-in shower. A secondary bedroom with private bath provides comfort and flexibility. More Than a Home—A Lifestyle. With Forsyth County's top-ranked schools, future shops and restaurants at your doorstep, and walkability to the Cumming City Center, Market Square offers unmatched convenience.

Want to Know More About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
Call Us @ 678.372.1644

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.

EQUAL HOUSING OPPORTUNITY

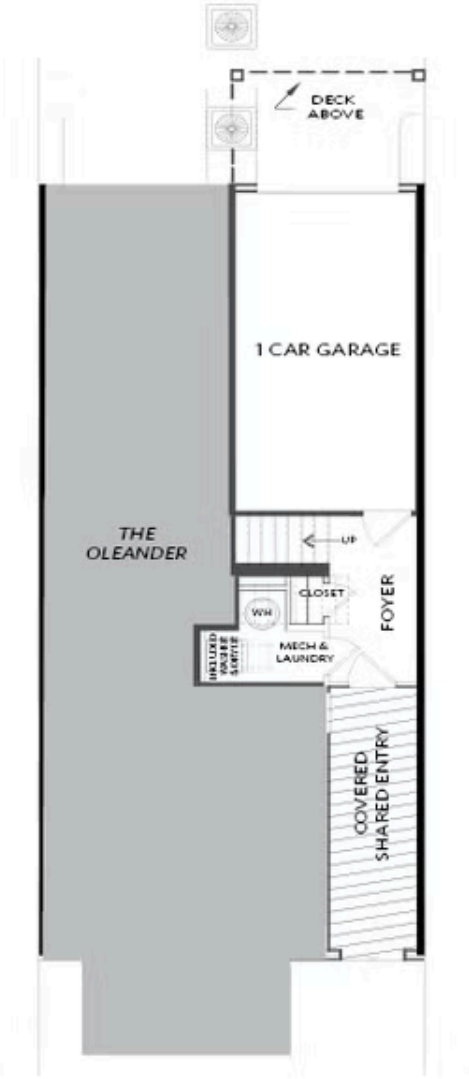
THE PROVIDENCE GROUP
A GREEN BRICK PARTNER

20+ YEARS LIFESTYLE • LOCATION • LUXURY ELEVATED

534 ALICE WAY, D5

THE MAGNOLIA

CONDOMINIUM IN MARKET SQUARE AT SAWNEE VILLAGE | CUMMING, GA



FIRST FLOOR

Elevations 1 & 1A Floor Plan Layout

Want to Know More About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
Call Us @ 678.372.1644

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.

EQUAL HOUSING OPPORTUNITY

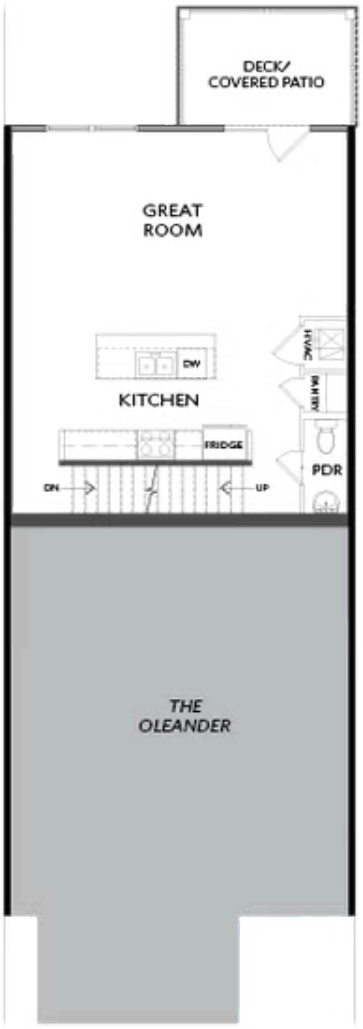
THE PROVIDENCE GROUP
A GREEN BRICK PARTNER

20+ YEARS LIFESTYLE • LOCATION • LUXURY ELEVATED

534 ALICE WAY, D5

THE MAGNOLIA

CONDOMINIUM IN MARKET SQUARE AT SAWNEE VILLAGE | CUMMING, GA



SECOND FLOOR

Elevations 1 & 1A Floor Plan Layout

Want to Know More About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
Call Us @ 678.372.1644

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.

EQUAL HOUSING OPPORTUNITY

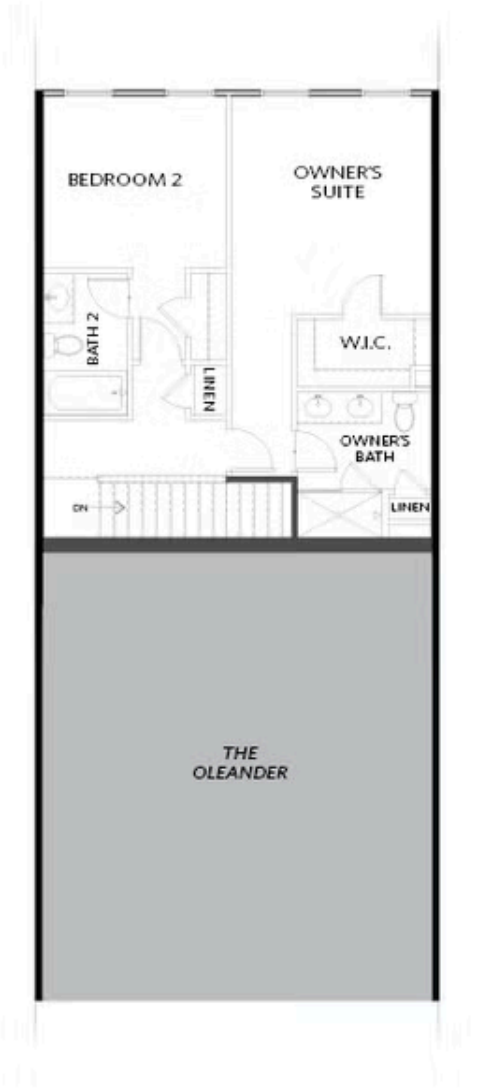
THE PROVIDENCE GROUP
A GREEN BRICK PARTNER

20+ YEARS LIFESTYLE • LOCATION • LUXURY ELEVATED

534 ALICE WAY, D5

THE MAGNOLIA

CONDOMINIUM IN MARKET SQUARE AT SAWNEE VILLAGE | CUMMING, GA



THIRD FLOOR

Elevations 1 & 1A Floor Plan Layout

Want to Know More About This Home?

CONTACT OUR COMMUNITY SALES MANAGER
Call Us @ 678.372.1644

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.

EQUAL HOUSING OPPORTUNITY