



PRICED AT
\$706,430

 **2483 Sq Ft**

 **4 Beds**

 **3.0 Baths**

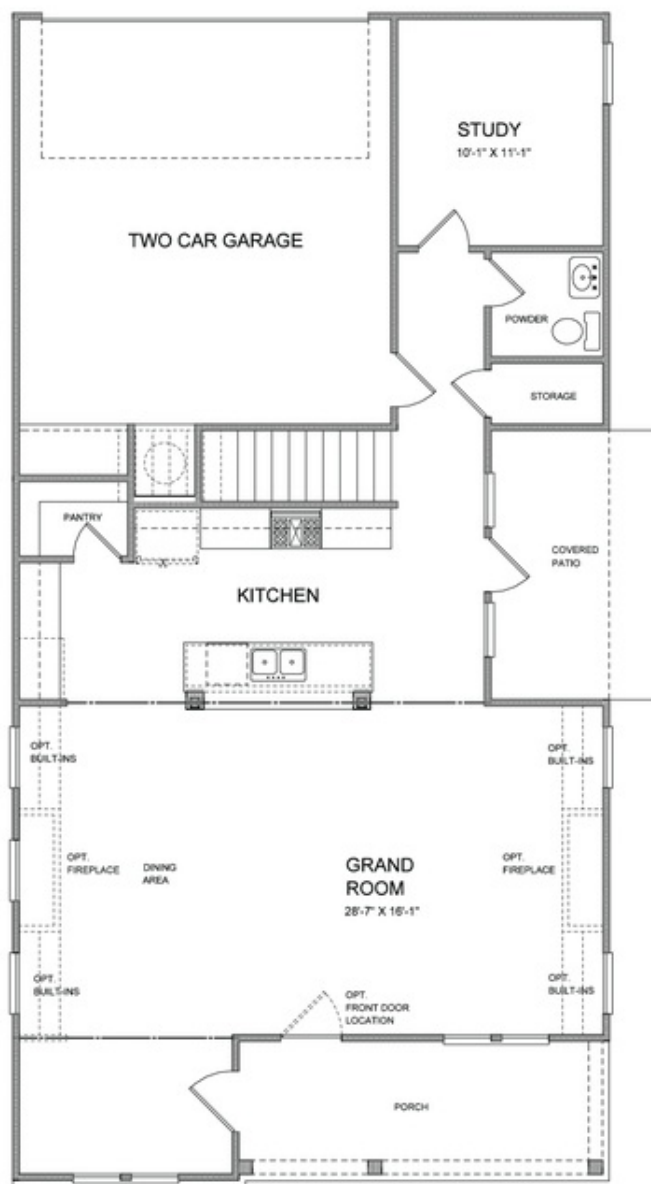
 **2 Car Garage**

 **2.0 Story**

SPRING INTO A NEW HOME AT EVANSHIRE. Elevate your life in 2024 with a new home by The Providence Group and \$10,000 towards closing cost with one of our Preferred Lenders, **MUST CLOSE BY END OF APRIL 2024.** TPG gated neighborhood is walkable to downtown Duluth and only 1 mile from I-85. This Owens plan features a large covered front porch w/rear entry garage and just a few steps from the community pool. Featuring 10' ceilings on the main floor, open kitchen into the family room w/gas fireplace, making this home perfect for entertaining. On the main floor, you will find a Guest Suite with Full Bath. For outdoor entertaining, step outside to the fenced yard w/side covered patio for BBQ's and evening cocktails. Head upstairs to retire to the oversized Owners Suite that offers his/her separate walk-in closets as well as a bath with separate vanities, mega rain shower with drying area. 2 secondary bedrooms are down the hallway which share a jack-n-jill bathroom. **HARDWOODS ON MAIN LEVEL (carpet in downstairs bedroom) AND ENTIRE 2ND FLOOR!** The pool and cabana are ready to enjoy. The low monthly HOA \$175 takes care of all your landscaping and lawn care needs. ...

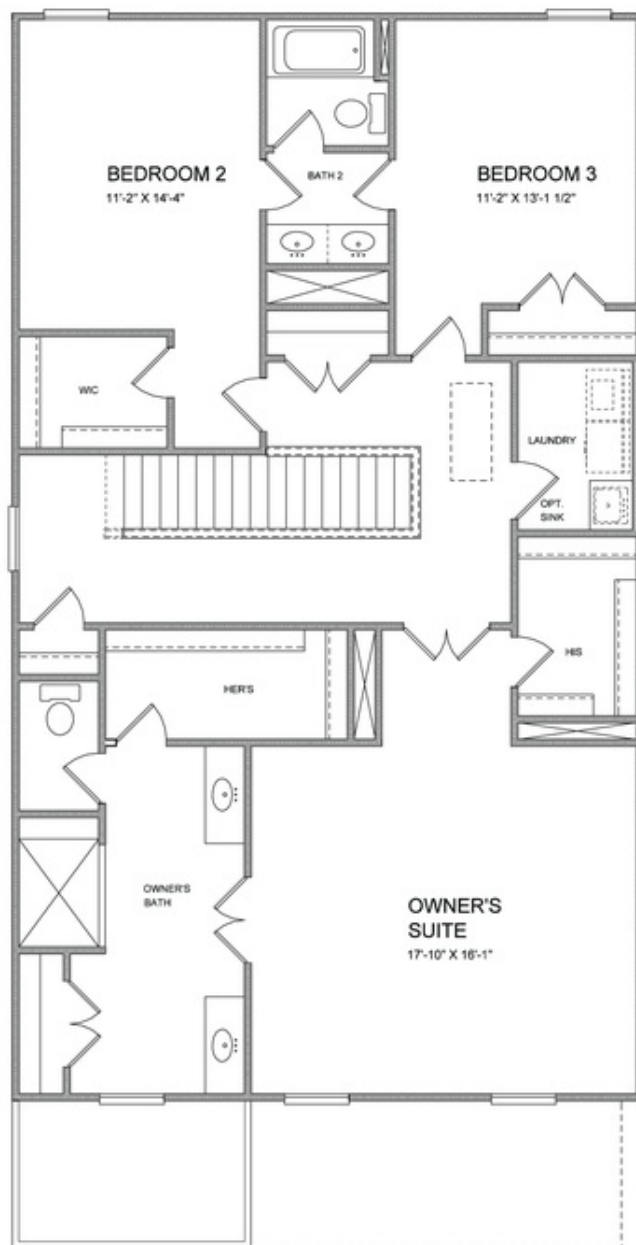
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OPTION
WHEN EXTERIOR STORAGE SHED



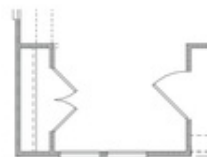
OPTION
WHEN EXTERIOR STORAGE and
INTERIOR CLOSET



OPTION
WHEN BEDROOM 4 and BATH 3



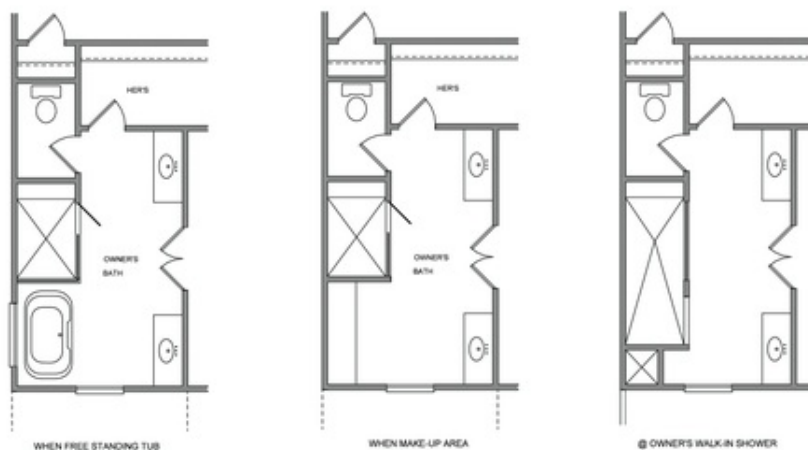
OPTION
WHEN 9' SLIDING GLASS DOOR



OPTION
WHEN COAT CLOSET

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