



PRICED AT
\$671,430

 2236 Sq Ft

 4 Beds

 3.5 Baths

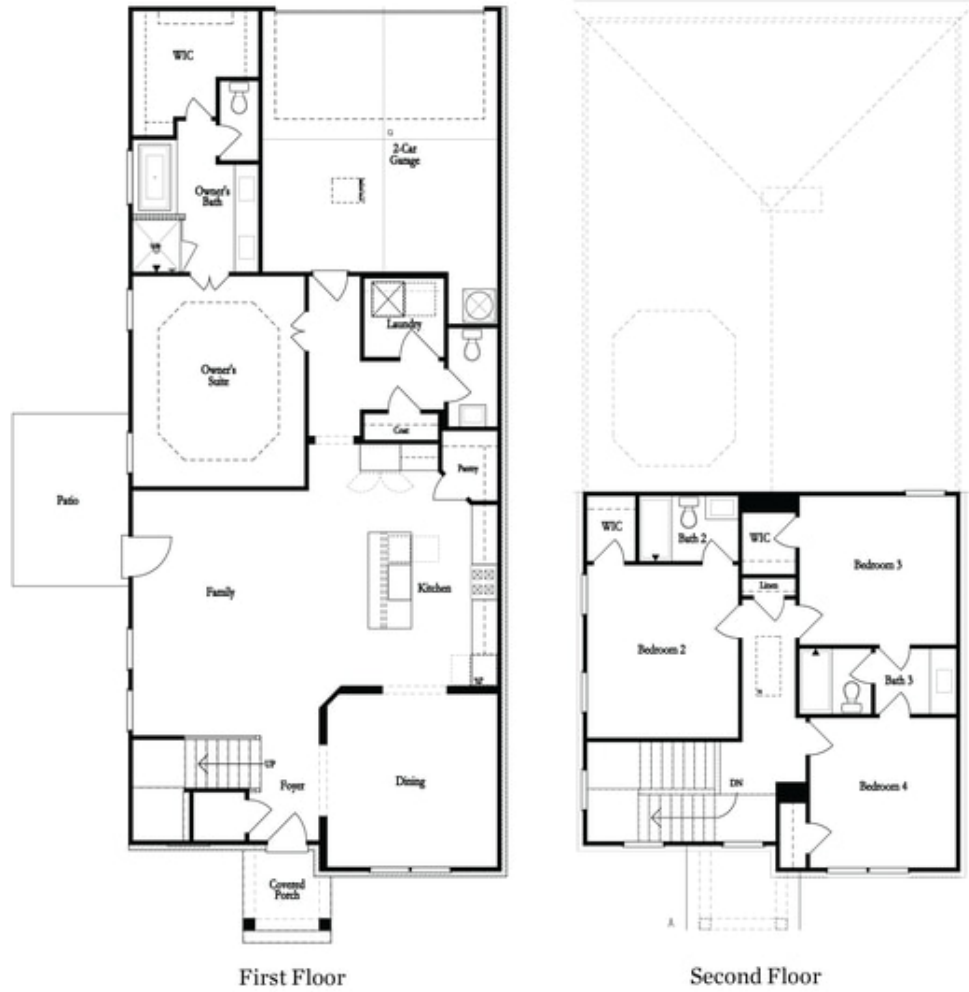
 2 Car Garage

 2.0 Story

Welcome to Evanshire - a vibrant new community walkable to downtown Duluth. Lot 3 features the Charleston open floorplan with MASTER on MAIN. 10' ceilings and hard surface floors flow through main floor living space. The shiplap wrapped fireplace with box beam mantle and built-in cabinets is the focal point in the spacious family room. Gorgeous designer finished in the chef's kitchen featuring white cabinets, quartz countertops, farmhouse sink, large island & brushed gold hardware will make you swoon. Additionally, there is a separate dining room for you to gather with family. At the rear of the main floor is the owner suite, nicely tucked away for privacy. The owners bath has a dual vanity, soaking tub and separate tile shower. On the upper floor is 3 secondary bedrooms and 2 full baths. No need to worry with lawncare here - The HOA takes care of all your landscaping needs. Photos are not of actual home but of similar plan. Elevate your life in 2023 with a new home by The Providence Group and \$5,000 towards closing cost when financing with one of Seller's 4 preferred lenders. For driving directions, you can use 2978 Duluth HWY, Duluth GA 30096 Photos ...

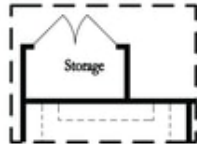
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Call Us @ 470.248.2103

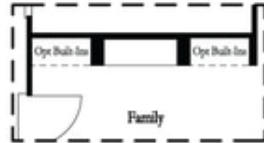


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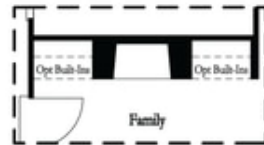
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Optional Storage Room

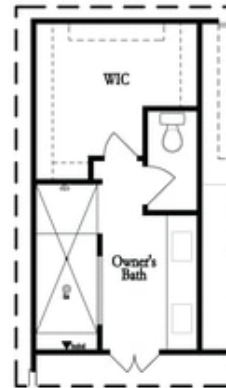


Optional Linear Fireplace



Optional Direct Vent Fireplace

First Floor Options



Optional Walk-Thru Shower

Second Floor Options

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