



PRICED AT  
**\$544,650**

 1982 Sq Ft

 3 Beds

 3.5 Baths

 2 Car Garage

 3.0 Story

~~~ Fall Into Savings with \$15,000 !! Personalize Your Space with Your Style - use it toward low rates, upgrades, appliances, closing costs & more. Ends September 30, 2025 ~~~ Welcome to Evanshire by The Providence Group here in Downtown Duluth! Come be a part of our community in this MOVE-IN-READY HOME!! This NEWLY RELEASED floorplan is sure to spark your interest. OPEN CONCEPT living at its finest with bright white cabinets, quartz countertops and soft light flooring allowing you to bring any colour pallet your decorating heart desires. LARGE DECK off Family Room is perfect for entertaining, sipping coffee in the morning or star gazing at night. Cozy up on the couch to Netflix and Chill while enjoying some fireplace ambiance on a cool winter night. Dining just next to your kitchen to see the cook of the family making their favourite recipe and watching the big game on the Family Room TV screen to not miss a moment. Oversized Owner's is the space to sleep off a long day after soaking in your TUB. Double vanity in your Owner's Suite gives no excuses for running late to work. Bedroom on terrace level is perfect for office or work ...

**Want to Know More  
About This Home?**

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Call Us @ 470.248.2103



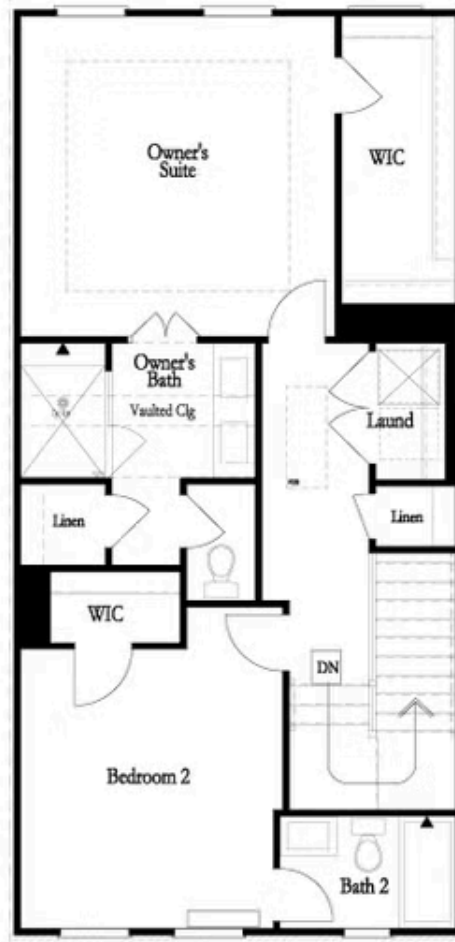
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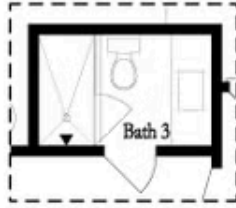
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OPT Terrace Shower Only  
No Tub/Shower Combo



OPT Tub & Shower  
in Owner's Bath



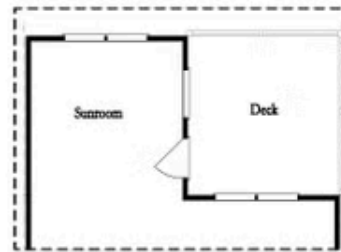
OPT Walk Through Shower  
in Owner's Bath



OPT Fireplace



OPT Linear Fireplace



OPT Sunroom

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