



PRICED AT
\$548,700

 **2004 Sq Ft**

 **3 Beds**

 **3.5 Baths**

 **2 Car Garage**

 **3.0 Story**

~~~ **NEW YEAR, NEW HOME, NEW YOU!** ~~~ **\$7,500** towards closing cost with preferred lender when purchasing in February--- **A GATED COMMUNITY** by **THE PROVIDENCE GROUP** tucked away offering a pool and HOA maintained grounds allowing you to relax and enjoy your day while the home is maintained. Step into a show stopping raised foyer and entertain in your open concept living space. Welcome to Evanshire just moments from all the Downtown Duluth happenings. This well thought out Garwood home is the next place for you, family and friends to make ever lasting memories. **A SUNROOM** just off the Family room where sunshine begs to pour into, perfect for your plant collection or sitting room when lounging reading a new book. The deck off your Sunroom is the spot for early morning coffee or sipping on a Sunday afternoon cocktail. Cozy up in your Family Room while you Netflix and Chill on the weekends. Design features were carefully curated by our professional designers showcasing **SOFT LINEN TONES** throughout allowing your personality to shine. All bedrooms offer full bath en-suites making it the perfect roommate lifestyle or teenage living for privacy. Head upstairs to your Owner's retreat where your **ENLARGED SHOWER ...**

Want to Know More  
About This Home?

CONTACT OUR COMMUNITY SALES MANAGER  
Call Us @ 470.248.2103



FIRST FLOOR

Elevation J

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SECOND FLOOR

Elevation J

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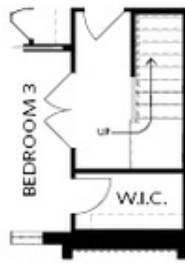


THIRD FLOOR

Elevation J

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OPT Double Doors  
 on Bedroom 3



OPT Sunroom ilo Full Deck



OPT Owner's  
 Walk-Through Shower



OPT Shower ilo  
 Tub/Shower Combo

FIRST FLOOR



OPT Fireplace



OPT Linear Fireplace

SECOND FLOOR



OPT Owner's Shower &  
 Tub Combo

THIRD FLOOR

OPTIONS

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