



PRICED AT
\$714,350

 2432 Sq Ft

 5 Beds

 4.0 Baths

 2 Car Garage

 2.0 Story

Walkable to downtown Duluth. Evanshire is the newest development in Duluth featuring a beautiful gated entrance into the neighborhood. The pool and clubhouse are under construction and scheduled to be completed in time for summer next year. This home design called the Wesley, features five bedrooms and 4 baths. Plenty of space for everyone. Not to mention the awesome sunroom you have on the main level. This room has so many possibilities. You will have a great view out of the back of your home. We've even planted additional trees! You still have time to design your interior selections at our design studio. The HOA takes care of all your landscaping and lawn care needs so you can spend time doing what you love. Photos are not of actual home but of similar plan. This home is currently under construction and scheduled to be completed by Nov/Dec 2023. For driving directions, you can use 2978 Duluth HWY, Duluth GA 30096. 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. Photos are not of the actual home but similar plan.

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

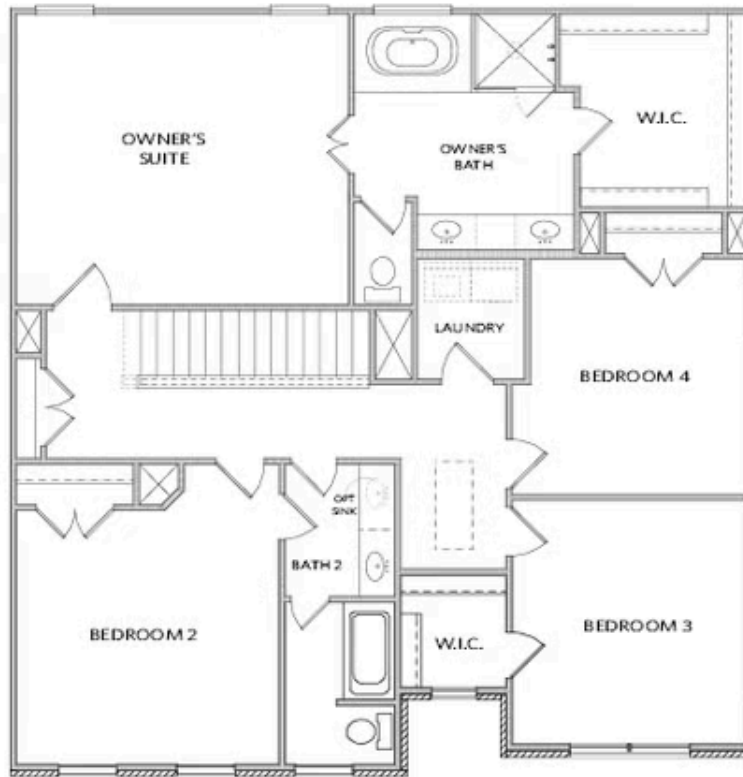
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Elevations A & B

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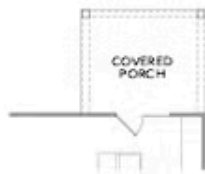
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Layout When on a Basement



OPT Guest Suite w. Full Bath
into Living RM, Powder RM & Home Office



OPT Covered Porch



OPT Sunroom w. Deck/Patio

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OPT Home Office 2 w. Larger W.I.C. &
Larger Laundry ilo Bedroom 4



OPT Owner's Walk-In Shower



OPT Bath 3 at Bedroom 3
*ONLY Available on Elevation B

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