

312 Atlanta Place | Tara Neighborhood | Savannah Lakes Village

Special Features Include:

- All-brick construction with brand-new roof (2024)
- Fresh interior paint throughout
- Anderson double-pane, energy-efficient windows
- Refinished white oak hardwood flooring in main living areas
- Expanded living room with arched opening to sunroom
- Gas fireplace (convertible to wood-burning)
- Renovated kitchen with quartz countertops, custom wood cabinetry & GE stainless steel appliances
- Renovated bathrooms with granite countertops
- Two primary suites with walk-in closets (main floor & upstairs)
- Upstairs HVAC unit less than 10 years old, serviced twice annually
- New carpet in main-level primary suite
- Walk-in pantry off kitchen
- Gutter guards for easy maintenance
- Freshly painted exterior trim (2024)
- Attic storage upstairs
- **Second water meter for irrigation system**
- **Central vacuum system**
- **AM/FM radio with built-in speakers throughout the home**

312 Atlanta Place - Updates

March-25	Kitchen Countertops & Sink New Recessed Lighting in Kitchen Area Painted Kitchen Cabinets Wood Floors Refinished
April 2025	House Powerwashed and Painted Interior Painted New Cabinetry/Door Hardware Throughout
June 2024	New Roof
June 2022	French Drain & Sump Installed Lower Level Installed Vapor Barrier Area Under House
August 2020	Major Structural Changes: Kitchen & Pantry Expanded Kitchen Wall Removed Tiled Laundry/Pantry Floor Renovated One Bathroom Upstairs Two Bathrooms and 1/2 Bath Updated Living Room Wall Raised and Expanded New Lighting Fixtures - Entry Hall, Dining Room Ceiling Fans Installed Moved Wall Behind Refrigerator to Make Flush Glass Paneled Doors Installed in Office Railings Installed On Front Porch

All Furnishings Negotiable