

**“Spectacular 2 Story All Brick Traditional Home
w/Approximately 2,500 Square Feet on 3.296 Acres”**



**100 Lake Park Drive, Sharpsburg, Georgia 30277
\$389,000**

- Rocking Chair Front Porch w/Columns, 6 Palladian Windows
- Formal Living Room w/Chair Rail/Crown Moulding, Ceiling Fan/Light
- Formal Dining Room w/Chandelier, Wainscoting, Hardwood Floor
- Vaulted Great Room Features Custom Mantle w/Brick Surround
- Gourmet Kitchen w/42" TRU WOOD Cabinets w/Built-In Pantry
- Breakfast Area w/Hardwood Floor, Chair Rail Moulding, 3 Windows.
- Master on Main Features Large Walk-In Closet w/Shelves
- Total 3 Bedrooms; 2 1/2 Baths
- Bedrooms 2 & 3 w/Large Walk-In Closets
- 2 Car Rear Entry Garage w/Large Storage Room, Parking Pad

SCHOOLS: Willis Elementary, Lee Middle, East Coweta High

Lake Park Subdivision Presents Spectacular “*Southern Cottage*” Open Floor Plan, 2 Story All Brick Traditional Home w/Approximately 2,500 Square Feet on 3.296 Acres, Professionally Landscaped, Private Backyard, Built by STONEMILL HOMES, LLC. Built in 2005, Completed in 2006. **MAIN LEVEL:** Rocking Chair Front Porch w/Columns/6 Palladian Windows & Door w/Transom & Palladian Windows Lead into Elegant 2 Story Foyer w/Chandelier, Hardwood Floor, Carpeted Stairs Lead to 2nd Level. **Formal Living Room** w/Chair Rail Molding, Crown Molding, Ceiling Fan/Light, Carpet, 2 Palladian Windows Overlook Front. **Formal Dining Room** w/Chandelier, Wainscoting, Hardwood Floor, 2 Palladian Windows Overlook Front. **Vaulted Great Room** Features Custom Mantle w/Brick Surround, Gas Starter, Ceiling Fan/Light, Carpet, Double Window Faces Back, Double French Doors Lead to Deck, View of Upper Level Landing/Balcony w/Pickets, Opens to Breakfast Area. **Gourmet Kitchen** w/Custom 42” TRU WOOD Cabinets w/Built-In Pantry, Hardwood Floor, Solid Surface Counter Tops w/Built-In Sink, Ceramic Tile Backsplash, Double Oven, Built-In Microwave, Dishwasher, Smooth Top Cooktop, Open to Breakfast Area, Window Overlooks Front. **Breakfast Area** w/Hardwood Floor, Chair Rail Molding, 3 Windows Face Side. **Laundry Room** w/Utility Sink, Shelves, Ceramic Tile Floor, Plumbed for Electric or Gas. **Powder Room** w/Ceramic Tile Floor, Cultured Marble Vanity, Beveled Mirror. **Master on Main** Features Large Walk-In Closet w/Shelves, Ceiling Fan/Light, His & Her Switches, Carpet. **Master Bath** w/Dual Cultured Marble Sinks w/Dressing Vanity, Beveled Mirror, Jetted Tub w/Casement Window Facing Side, Separate Shower, Linen Closet, Water Closet, Window Faces Front. **2 Car Rear Entry Garage** w/Large Storage Room, Exterior Door, Parking Pad, Cement Floor. **Deck** w/Landing, Steps to Terrace Level/Unfinished Basement. **UPPER LEVEL:** Entire Upstairs Carpeted, Landing w/View of Foyer/Great Room/Breakfast Area Below, Two Linen Closets (One for Each Bedroom). **Bedroom 2 & Bedroom 3** w/Walk-In Closets, Windows Face Front, Carpet, Share Full Bath. **Basement** Studded for Bath, Unfinished, Poured Concrete Walls, Daylight Windows, Interior/Exterior Doors lead to Cement Patio. **SPECIAL FEATURES:** Pond/Connects to Lake Stewart, Brick 4 Sided, Roof w/Architectural Shingles, Smooth Ceilings Throughout, Crown Molding Throughout, Silent Floor System, Cement Driveway Extends to Back w/Turn-Around Parking Pad to 2 Car Rear Entry Garage w/Exterior Door, Private Backyard, Smoke/Fire/Security Alarm, Full Basement Studded for Bath, Concrete, Daylight, Entrance Inside/Outside. **AMENITIES:** Lake, Street Lights, Underground Utilities, Neighborhood Association. Cable in Street. HSA One Year Warranty Provided at Closing for New Buyer. Call Wendy for E-Z Appointment.

Wendy Greene

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