

“ Kirkland Open Floor Plan w/Approximately 2,198 Square Feet on .77 Acres Professionally Landscaped, 25 Minutes From Atlanta Airport”



***11 Mosswood Lane, Newnan, Georgia 30265
Reduced \$214,900***

- 2 Story Foyer w/Chandelier & Hardwood Floor
- Elegant Dining Room w/12' Ceiling & “Wall of Windows”
- Great Room w/Empador Marble Surround Fireplace
- Gourmet Kitchen w/Custom Cabinets, Whirlpool Appliances
- Split Bedroom Plan / Master on Main w/Vaulted Trey Ceiling
- Total: 4 Bedrooms & 2 Baths
- 2 Car Side Entry Garage w/Auto Door
- Can Walk to Clubhouse, Elementary & Middle Schools

SCHOOLS: White Oak Elementary, E G Arnall Middle, East Coweta High
Woodstream @ White Oak/Mosswood Park Offers this 1 1/2 Story Kirkland Open Floor Plan Built in 1999 w/Effective Age 3 Years, by Olde Town Builders w/Approximately 2,198 Square Feet of Gross Living Area on .77 Acres Beautifully Landscaped Wooded Lot, 25 Minutes from Atlanta Airport. Brick Front w/Stucco (Real) Accents. **MAIN LEVEL:** A Covered Arch Entry Leads into Dramatic 2 Story Foyer w/Chandelier, Hardwood Floor & Coat Closet. **Elegant Dining Room** w/Hardwood Floor, 12' Ceiling, Chandelier, “Wall of Windows,” Crown Molding, Chair Rail Molding. Hall w/Hardwood Floor. **Great Room** w/12' Ceiling, Empador Marble Surround Fireplace w/Custom Mantle, Gas Logs/Starter, Recessed Lighting, Ceiling Fan/Lights. **Gourmet Kitchen** w/Custom Cabinets & Wilson-Art Gibraltar Solid Surface Countertops w/Tile Backsplash, Breakfast Bar, Double American Standard Bisque Porcelain Sinks w/Decorative Faucet, Recessed Lights, Ceiling Fan/Light, Includes All Whirlpool Appliances: Side by Side Refrigerator w/Icemaker Line, Dishwasher, Built-In Microwave, Range/Oven. **Breakfast Area** w/Ceramic Tile Floor, Ceiling Fan/Light, Desk Unit Includes Cabinet Pantry, “Wall of Windows,” French Door Leads to Patio. **Laundry Room** w/Ceramic Tile, Cabinets & Walk-In Pantry. **Split Bedroom Plan. Master Suite** w/Vaulted Trey Ceiling & Crown Molding, Recessed Lighting, His & Her Closets, Carpet. Master Bath w/Garden Tub & Glass Block Windows Above, Separate Shower, Dual Bowl Vanities w/Cultured Marble Countertops, Water Closet, Linen Closet. **Bedrooms 2 & 3** Share Bath w/Tub/Shower & Transom Window Above. 2 Car Side Entry Garage w/Automatic Door & Parking Pad. **UPPER LEVEL:** **Bedroom 4** w/Large Walk-In Closet, Carpet, Ceiling Fan/Light. **SPECIAL FEATURES:** Centipede Sod & Sprinkler System (4 Sides), 2” Plantation Blinds Throughout, 75 Gallon Hot Water Heater, Ceiling Fans/Lights Throughout, Eight Outlets in Garage, Smoke/Fire Alarm System w/Glass Breakage Alarm, Certified Energy Wise, Professionally Landscaped w/Pathway Lighting, 12’ Ceilings in Great Room, Kitchen & Breakfast Area. Hardwood Floors in Foyer, Dining Room & Hallways. Carpet in Great Room & Bedrooms. Ceramic Tile Floor in Kitchen, Breakfast Area, Laundry Room & Bathrooms. **AMENITIES:** Clubhouse, Pool, Lake, Sidewalks, Street Lights, Tennis Courts, Underground Utilities, Neighborhood Association. HSA One Year Warranty Provided @ Closing For the New Buyer. Call Wendy Greene For E-Z Appointment.

Wendy Greene

Realtor

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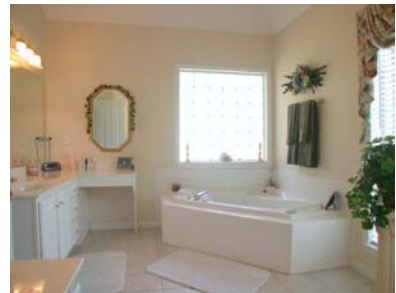


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If your property is listed with a broker, this is not an inducement to list your property.

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