

“The Danbury/The Executive Collection”



38 Scenic Hills Drive, Newnan, Georgia 30265
\$229,900

- Covered Porch/Open Foyer
- Gourmet Kitchen w/42” Custom Cabinets
- Breakfast Nook/Pantry & Island
- Formal Dining Rm w/Chandelier/Hardwood Flrs
- Formal Living Room w/Fireplace
- Guest Suite & Master Suite on Main/Full Baths
- Sun Room w/Ceramic Tile/2 Car Garage
- Total 3 Bedrooms/3 Baths & Loft

Heritage Ridge Country Club/ A Planned Adult Community Presents New Elegant Ranch w/ Approximately 2, 332 Square Feet on 0.1515 Acres. Special Features/Upgrades: Stacked Stone Exterior, Sunroom w/Ceramic Tile Floor, 3rd Bedroom w/Full Bath & Finished Loft on Second Level, Morrison Double Stack Fireplace Mantle w/Stacked Stone Surround & Stacked Stone Hearth/ 36 WD Burning Fireplace w/Log Lighter in Living Room, Gourmet Kitchen w/42” Cabinet Size/Raised Panel Square Top/Brushed Chrome Hardware/Lazy Susan Accessory/Under Cabinet Lighting/Corian Countertop/Integral Corian Sink/Backsplash/Whirlpool Appliances/ Ceramic Tile Floors in Kitchen, Bathrooms/Laundry Room & Sun Room. Hardwood Floors in Master Suite/Living Room/Dining Room/ Guest Suite & Hallways. Upgraded Lighting Throughout. Moen Faucets/Manual Thermostat (Main Level & Second Level)/50 g Water Heater/18” Tub Grab Bar Above Master Tub/Crown molding in Dining Room/Handicap Toilets in all Baths & More!!! Heritage Ridge Country Club Home Owner Association Fee Includes: Cut & Edge Lawn Maintenance/Sprinkler System/Use of Country Club House Including: Resort Style Swimming Pool & Jacuzzi (open all year), Fitness Center, Tennis Courts (Lighted), Game Room w/Billiards, Ping Pong, Card Tables, Library & Reading Room, Bocce Ball Court, Multi-Purpose Room w/61” Screen TV (Movie-Nights & Sport Events), Social Events (Brunch & Bingo, Happy Hour, Pot Luck, Day Trips and Much More) Neighborhood Parties & Holiday Events, Computers w/High-Speed Internet Access, Arts & Crafts Room, Full Size Kitchen & Eating Area for Private Parties, Fun, Fun, Fun!!! HOA Fee for Executive Homes:\$145. Monthly, One Time Imitation Fee for Reserve Fund \$870.

Wendy Greene

Realtor

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INFORMATION IS DEEMED RELIABLE, BUT IS NOT GUARANTEED
Subject to omissions, prior sale, change or withdrawal without notice.
If your property is listed with a broker, this is not an inducement to list your property.

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Call Wendy for an appointment!!!

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