

***“Elegant European Stucco 2-Story Home w/Open Floor Plan
w/Approximately 2,792 Square Feet on .846 Acres”***



***309 Springwater Chase, Newnan, GA 30265
\$279,000***

- 2-Story Open Foyer w/Front & Rear Staircases, Palladium Window Spans Width Above Entry/Transom/Sidelights
- Formal Living Room/Parlor
- Formal Banquet-Size Dining Room w/Chandelier
- Great Room w/Custom Mantle Over Fireplace w/Marble Surround
- Gourmet Kitchen w/Breakfast Bar & Area, Pantry
- Powder Room on Main
- 4 Bedrooms/2.5 Baths, Including Large Master Suite w/Sitting Area, Elegant Bath w/Garden Tub & Separate Tiled Shower
- 2 Car Side Entry Kitchen-Level Garage w/Automatic Garage Opener

SCHOOLS: Thomas Crossroads Elementary, E.G. Arnall Middle, Northgate High

Prestigious Springwater Plantation Presents This Custom Traditional Home w/Approximately 2,792 Square Feet on .846 Acres.

SPECIAL FEATURES: 2-Story Foyer w/Dual Stairs, Front & Rear, Palladium Window Over Front Door Spans Width of Entry, Transom & Side Lights; Open Floor Plan, Heavy Trim Work Throughout, Formal Banquet Size Dining Room w/Chair Rail, Formal Living Room/Parlor, Great Room w/Fireplace w/Marble Surround & Custom Floor-to-Ceiling Mantle; Gourmet Kitchen w/Breakfast Bar, Breakfast Area & Pantry, Dishwasher, Disposal, Icemaker Line, Range/Oven; Laundry Room; Powder Room on Main; Attached 2-Car Side Entry Kitchen-Level Garage w/Automatic Opener. 2nd LEVEL FEATURES Loft Area Overlooking Entrance Foyer — Great Space for Sitting Area for This Level, Large Master Suite w/Sitting Area & Elegant Bath w/Garden Tub, Separate Tiled Shower, Double Vanity, & Walk-in Closet; 3 Additional Large Bedrooms w/Great Closet Space & Full Bath. **EXTERIOR FEATURES:** Professionally Landscaped w/Natural Wooded / Private Back Yard, Real Stucco, Patio, Garden Area. **ADDITIONAL FEATURES INCLUDE** Hardwood Floors, Ceiling Fans, Dual Zoned Central Heat & Air Conditioning, Double Pane Windows, Public Water, Septic Tank, Gas Water Heater. **PRIVATE GOLF CLUB MEMBERSHIP:** *At Closing, Property Buyers Receive a Certificate That Provides Entry Into Any Canongate Private Club (\$750 Value) and First Month's of Associate Golf Dues (\$99 Value) Providing The Buyer & Their Family Access to 13 Private Canongate Courses, Plus Pool, Tennis, Restaurant & Social Events Benefits.* **COMMUNITY AMENITIES:** Lake, Park, Playground, Underground Utilities, Neighborhood Association. HSA Warranty Available At Closing. Call Wendy for E-Z Appointment.

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"309 Springwater Chase, Newnan, GA 30265"



Foyer



Dining Room



Living Room



Great Room



Kitchen



Kitchen



Breakfast



Master Bedroom



Master Sitting Area



Master Bath



Master Bath



2nd Bedroom



3rd Bedroom



Bathroom



4th Bedroom

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