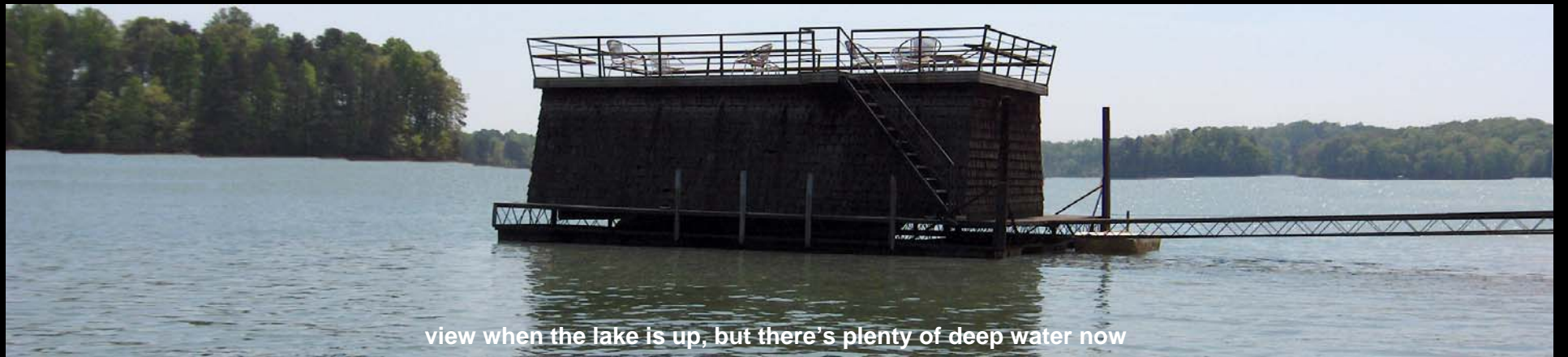




**JUST
REDUCED!**

Builder's own home on a gorgeous, flat, wooded lot



view when the lake is up, but there's plenty of deep water now



grandfathered-in cedar shake boathouse


KELLER WILLIAMS.
REALTY
Presented by Bev Knight
770 536-4416
3421 Banks Mountain Drive
Gainesville, GA
\$575,000



flat path to lake, easy walk or ride



Huge family room with stack stone fireplace, hardwood floors, cathedral ceiling, deck and view



Exceptional construction including high/low vents, wiring inside conduit, extremely energy-efficient windows, extra insulation, dual zone HVAC...



Deck off family room & master, as well as basement patio have beautiful views especially in winter



Builder's own home on Lake Lanier with a sunny **open floor plan** in a wonderful neighborhood

Grandfathered-in **SS boathouse** on beautiful deep-water cove still with plenty of water

Gorgeous **flat lot** covered in hardwoods provides an easy, pleasant walk to the lake or you can ride in your cart on an existing scenic path

The construction of this house shows **exceptional attention to detail** including features you can see (high-end cabinetry, hardwood floors) and those you can't (extra insulation, wiring in conduit, high/low intakes for maximum energy efficiency, and much more)

Large **master on main** with gorgeous view, deck, ceiling fan, three closets & plenty of room

Master bath has jacuzzi tub with custom details, separate shower, double-sink vanity & more.

Large **daylight basement** has finished bedroom and full bath. Most of the sheetrock is up in the unfinished portion. It also has its own HVAC and the electrical wiring is done. To completely finish the rest, just add ceilings and floors.

Huge open kitchen with full-featured, high-end cabinetry, upgraded appliances, a large island loaded with storage, cooktop, convection oven combo, a handy work desk, and more!

Large sunny family room with stack stone gas fireplace, hardwood floors, cathedral ceiling, a sunny wall of glass windows/doors overlooking the hardwoods and lake, & access to the large deck.

Great deck off the family room and master will give you hours of peace as you enjoy the lake view (especially in winter) and the lovely hardwoods behind the house.

HANDICAP ACCESS including a ramp from the over-size garage and electric chair lift to basement. (If you don't want the chair lift, owner will remove at no cost.)

*For more information contact **Bev Knight**
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This information is deemed reliable, but not guaranteed.



Massive kitchen with tons of storage, high-grade cabinets, desk and upgraded appliances



Dining room has bay window, hardwood floors and plenty of room for any dining set



Terrific laundry/sewing room has sewing/work desk, sink and lots of cabinets (washer/dryer not included)