



HARMON TEAM
AT PRESTIGE REAL ESTATE



Features

5635 Arbor Hill Rd

CANTON, GEORGIA 30115

OVERVIEW

- New Construction (Ready November 2024)
- Modern Farmhouse on a 2.46 acre lot.
- Open floor plan
- Full daylight unfinished basement stubbed out for full bath and kitchen.
- Primary Ensuite on Main
- Oversized side-entry 3-car garage
- Electric car garage charger (EV 240v outlet).
- 30 yr architectural shingles and metal roof
- 6" black gutters & spouts
- Hardie Board and Batten and 8" siding.
- Second Breaker for future pool and finished basement.
- Stairway with Wainscot accent wall, oak treads, and iron balusters.

SCHOOLS

- Macedonia Elementary
- Creekland Middle
- Creekview High

OUTDOOR LIVING

- Leveled private lot.
- Large private covered back porch w/ gas burning fireplace and brick surround.
- Covered front porch.
- 5 zone sprinkler system.

MAIN LEVEL

- Two Story Living Room with gas burning fireplace, floating wood mantle, bookshelves, twin beams in ceiling & 16 ft. sliding glass door.
- 10+ foot ceilings & 8ft shaker style doors on main.
- 3/4" site finished oak hardwoods.
- Primary ensuite on main.
- Primary Bath with frameless glass shower enclosure and soaking tub.
- Second ensuite on Main.
- Spacious laundry room with sink, shelving and cabinets.

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MAIN LEVEL (CONT.)

- Elegant home office with built-ins and view to front yard.
- Luxurious kitchen open to living room & dining area.
- Huge pantry with elegant cabinetry, quartz countertops, ample shelving and fridge connection.
- Mudroom with built-ins.

KITCHEN

- Luxurious two-tone kitchen (white & black) with soft close cabinets.
- Quartz countertops.
- Oversized kitchen island.
- Custom wood vent hood.
- Luxury Jenn Air stainless steel appliances.
- 42-inch Refrigerator (included).
- Convenient scullery connects to kitchen.

SECOND LEVEL

- 9' Ceilings and 7' shaker style doors.
- Large Loft at top of stairs w/ 3/4" site finished oak hardwoods. (loft and hallway are only areas with hardwoods in 2nd level).
- Spacious bonus room.
- Bedroom 2 & 3 w/ Jack and Jill bath.
- Bedroom 4 is an ensuite. Full bath has a tiled shower with frameless glass enclosure and an oversized closet.

TERRACE LEVEL

- Daylight unfinished terrace level.
- Stubbed for full bath & kitchen.
- 4 sided concrete (bunker-like) storm room in basement.

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