

Residential	Not Sent	\$527,000
FMLS #:	Broker:	
9445 Dunmoore Drive	Unit #:	County: Forsyth
City: Cumming - Forsyth	State: Georgia	Zip: 30028
Subdivision/Complex: Montclair Sub Ph IV		
Levels Bdrms Baths	Hlf Bth	Elem: Matt - Forsyth
Upper 3 1 0		Middle: Liberty - Forsyth
Main 1 1 1		High: North Forsyth
Lower 0 0 0		
Total 4 2 1		
Condition: Resale		Sq Ft/Source: 2,752 / Builder
Year Built: 2018		Lot Acres/Source: 0.81 / Public Records
Stories: Two		Const: Other Construction (FMLS)
Arch Style: Traditional		

Directions: Hwy 400 North to Hwy 369/Browns Bridge Road, turn LEFT, go approx 8 miles, turn RIGHT on Old Federal Road, turn RIGHT on Nicholson Road, LEFT Montclair Hills Drive, LEFT Woodland Tree Lane, RIGHT on Dunmoore Drive

Public: Welcome to your dream home in Cumming's desirable Montclair swim/tennis neighborhood, perfectly situated in the top-rated North Forsyth High School zone! The standout feature is the luxurious master-on-main suite, featuring tray ceilings and a spa-like bathroom with dual vanity, soaking tub, large shower, and expansive closet, ideal for seamless living. A charming front porch invites you in, leading to a grand two-story foyer with a dining room featuring wainscoting paneling and a convenient half bath. The main level offers an open-concept family room and kitchen flooded with natural light from numerous windows. The family room boasts a coffered ceiling, a stack stone fireplace, and built-in bookshelves with cabinetry. The kitchen shines with a large island with breakfast bar, kitchen table nook, recessed lighting, spacious pantry, coffee bar, and stainless-steel appliances. Step out to a large deck, great for morning coffee or evening grilling. Upstairs, enjoy a large bonus/flex space, three secondary bedrooms, and a full bathroom. The unfinished basement provides storage or potential for additional living and entertainment space, with access to the backyard. Outside, relax in the backyard with lawn space and wooded views. Enjoy shopping convenience nearby, and spend weekends at Cumming City Center or Lake Lanier, perfect destinations!

Private: Please schedule an appointment through ShowingTime. Disclosures and additional information about the home and community can be found at www.9445DunmooreDrive.com. Please send offers to susie@ansleyre.com. Thank you!

Features			
Type: Single Family Residence	Common Walls: No Common Walls	# of Units: 0	Ownership:
Bedroom: Master On Main Level, Split Bedroom Plan		Dining: Seats 12+ in Dining Room	
Master Bath: Double Vanity (Master Bath), Separate Tub & Shower (Master), Soaking Tub		Laundry: Laundry Room, Main Level	
Kitchen: Breakfast Bar, Breakfast Room, Cabinets-Stained, Eat-In Kitchen, Kitchen Island, Pantry - Walk-in, Stone Counters, View To Family Room		Rooms: Bonus Room, Family Room	

Accessibility: None	Lot Features: Back Yard, Cul-de-sac, Front Yard, Landscaped, Sloped, Wooded
Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Water Heater, Microwave, Range Hood, Self Cleaning Oven	Other Equip: None
Basement: Daylight, Unfinished	Other Struct: None
Community: Homeowner's Association, Pool, Sidewalks, Street Lights, Tennis Court(s)	Parking Feat: Garage
Cooling: Ceiling Fan(s), Central Air, Heat Pump	Parking: Carport: Garage: 2 Spaces: 0
Electric: 220 Volts in Laundry	Patio/Porch: Deck, Front Porch
Exterior: Other Exterior Feature (FMLS)	Pool Feat: None
Fencing: None	Roads: Paved / Private Road
Fireplace: Family Room, Masonry	Roof: Composition, Shingle
Flooring: Carpet, Hardwood	Security: None
Foundation: Concrete Perimeter	Sewer: Septic Tank
Grn Bld Cert: ENERGY STAR Certified Homes, HERS Index Score	Spa: No Spa Features
Grn Eff: Thermostat	Utilities: Cable Available, Underground Utilities
Grn Generat: None	View: Trees/Woods
Heating: Electric, Forced Air, Heat Pump	Water Source: Public
Horse Amen: No Horse Amenities	Waterfront: None
Interior: Beamed Ceilings, Bookcases, Disappearing Attic Stairs, Double Vanity (Other than Master Bath), Entrance Foyer, Foyer 2 Story, Tray Ceiling(s)	Waterfront Amen: No Dock
Lake: None	Footage: 0
Windows: No Window Features	

Legal, Financial, Tax Information

Tax ID: 045-000-115	LandLot: 10 District: 3 Section/GMD: 01	Lot: 104	Block:
Plat Book/Page: 98/60-24	Deed Book/Page: /	Tax/Tax Yr: \$4,157 / 2024	Lot Dim: X
Builder: Kerley Family Homes	Home Warranty: No	FHA Condo Approval: No	Asmnt Due/Contemp: No
Special Circ: No Special Circumstances		Special Cond: No Special Listing Conditions	
Assoc Fee: \$450 / Annually	Swim/Tennis: \$0 /		
Master Assoc Fee: \$0 /	Init. Fee: \$450	Assoc Include: Maintenance Grounds, Swim, Tennis	
HOA Rent Restrictions: No	HOA Phone:		
Mgmt Co:	Mgmt Phone:	Mgmt Email:	

Agents, Contact, Showing Instructions

Show Inst: Anytime Access	Consider: None	Lockbox: Lockbox - Supra
Contact Name: Susie Uhlich	Contact Phone: 470-748-3349	Occupant: Owner
Compensation:		Dual Variable: No
Compensation Comments:		
List Agent: UHLICH - Susie Uhlich	Email: susie@ansleyre.com	Phone: 404-731-1553
Co-List Agent: -		Phone:
List Office: - ANSA03	Selling Agent/Broker present offers to Seller?: No	
List Date: 07/15/25	Expiration Date: 10/08/25	
On-Market Date: [[OnMarketDate]]	Binding Agreement Date:	Closing Date:
Sell Agent: -		