

4585 Pyker Rd
CUMMING GA 30041

Proposed Floor Plan & Features.

Buyer has ability to choose another plan, subject to lot fit.
All features subject to change without notice. Final price
subject to plans, features & upgrade selections.

- Luxury Transitional Ranch Home
- Gated 12-Home Community on Cul-de-Sac
- Includes Boat Slip at Community Dock
- Covered Front and Rear Porch
- Engineered Hardwood Floors
- Great Room/Dining Room with Beamed 12' Vaulted Ceiling
- 10' Ceilings
- Primary Suite with 12' Vaulted Ceiling
 - Garden Tub & Curbless Shower
 - Large Walk-In Closet with Direct Laundry Room Access
- Ensuite Secondary Bedrooms with Large Walk-In Closets
- Premium Appliances (Wolf or SubZero)
 - 60" Kitchen Refrigerator/Freezer
 - 36" Scullery Refrigerator/Freezer
 - Dishwasher in Kitchen & Scullery
 - Large Walk-In Pantry with Custom Shelving
- Private Office/Study
- Mudroom with Custom Built-Ins
- Entry Foyer with Raised Ceiling
- Designer LED Lighting Fixtures
- Custom Soft-Close Cabinetry
- Designer Bath & Wet Room Tile
- Designated Space for Future Elevator
- Professional Landscaping with Irrigation System
- Unfinished Second Floor with Extensive Storage Space
- 1-Year Contractor Limited Warranty

OPTIONAL FEATURES

- Additional 1.5-Car Garage
- Elevator
- Second Floor Flex/Bonus Room and Full Bath
- Pool & Cabana with Outdoor Kitchen & Full Bath



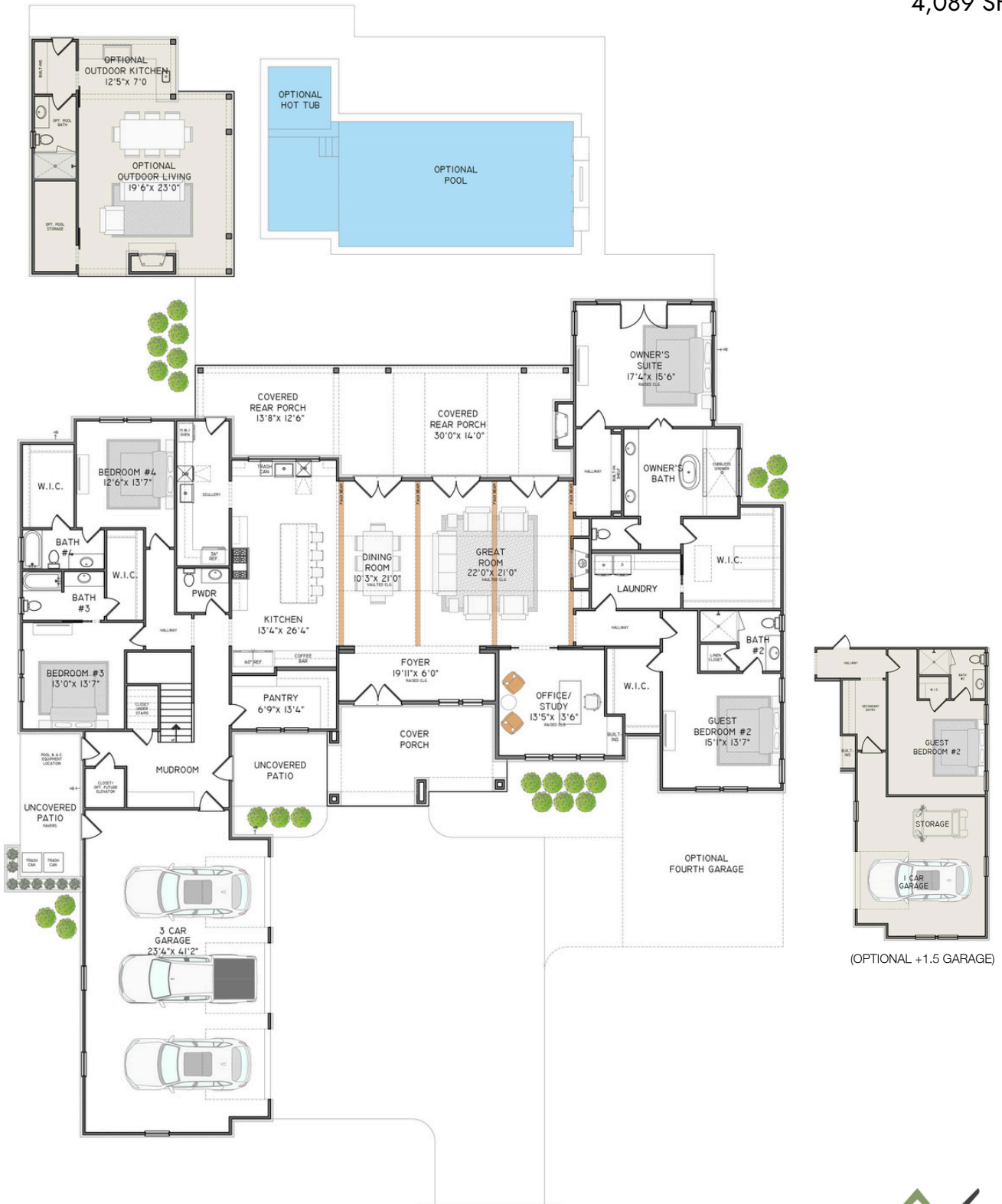
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SECOND FLOOR
749 SF (unfinished)

