


ARDEN on LANIER
WATERSIDE

4585 Pyker Rd
CUMMING GA 30041



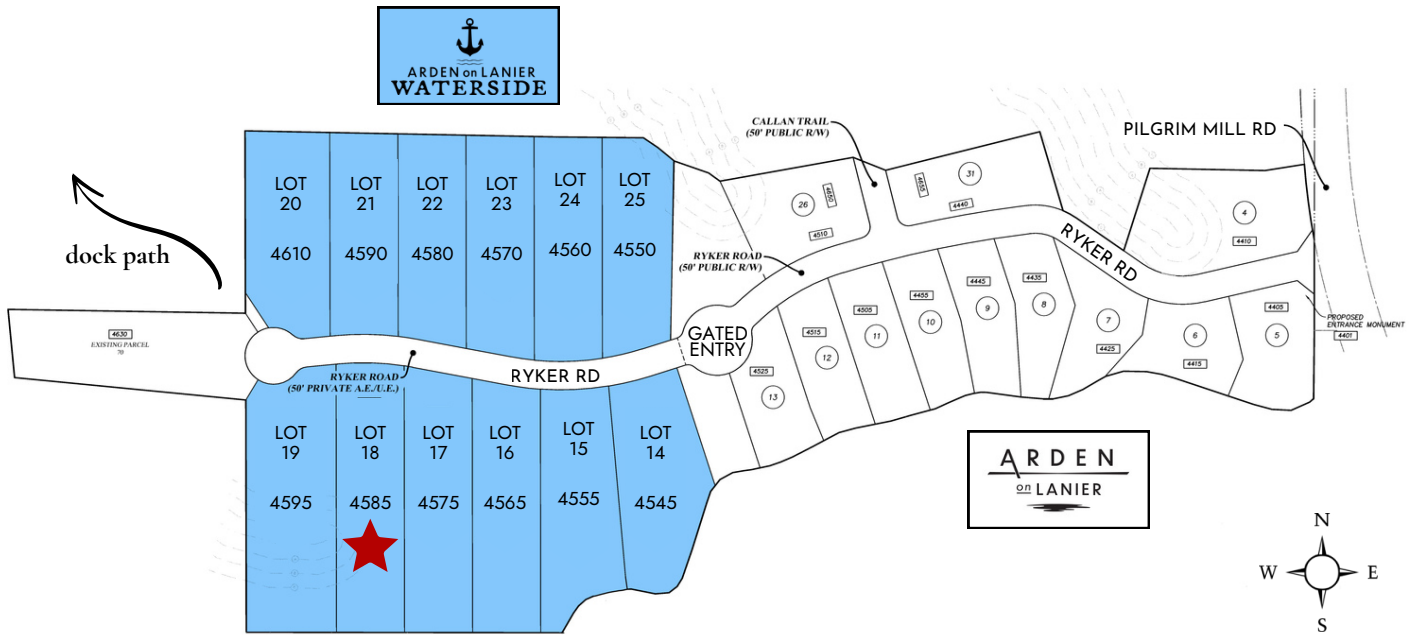
4 BEDROOMS 4.5 BATHS
4,089 FINISHED SF 1.31 ACRES

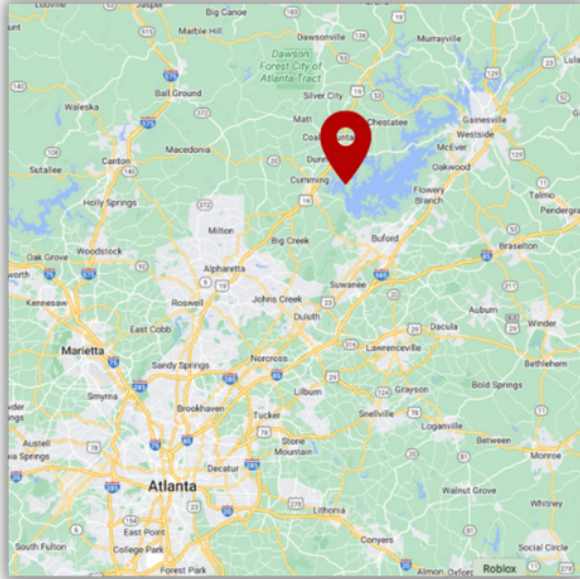
KELLERWILLIAMS
Luxury


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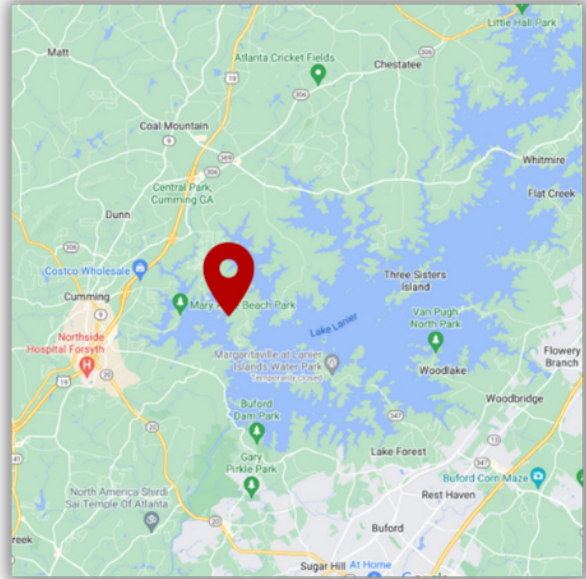
 KELLERWILLIAMS REALTY
ATLANTA PARTNERS

*All Offices are independently owned and operated.





Forsyth County | Cumming, GA



Lake Lanier | Bald Ridge Creek

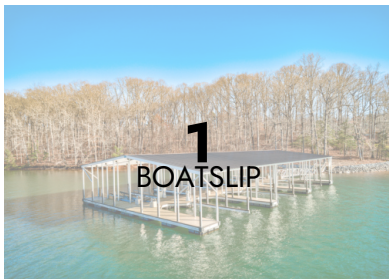




*Optional 4.5 Garage



*Optional pool & cabana shown for location purposes only. Available for additional cost.



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



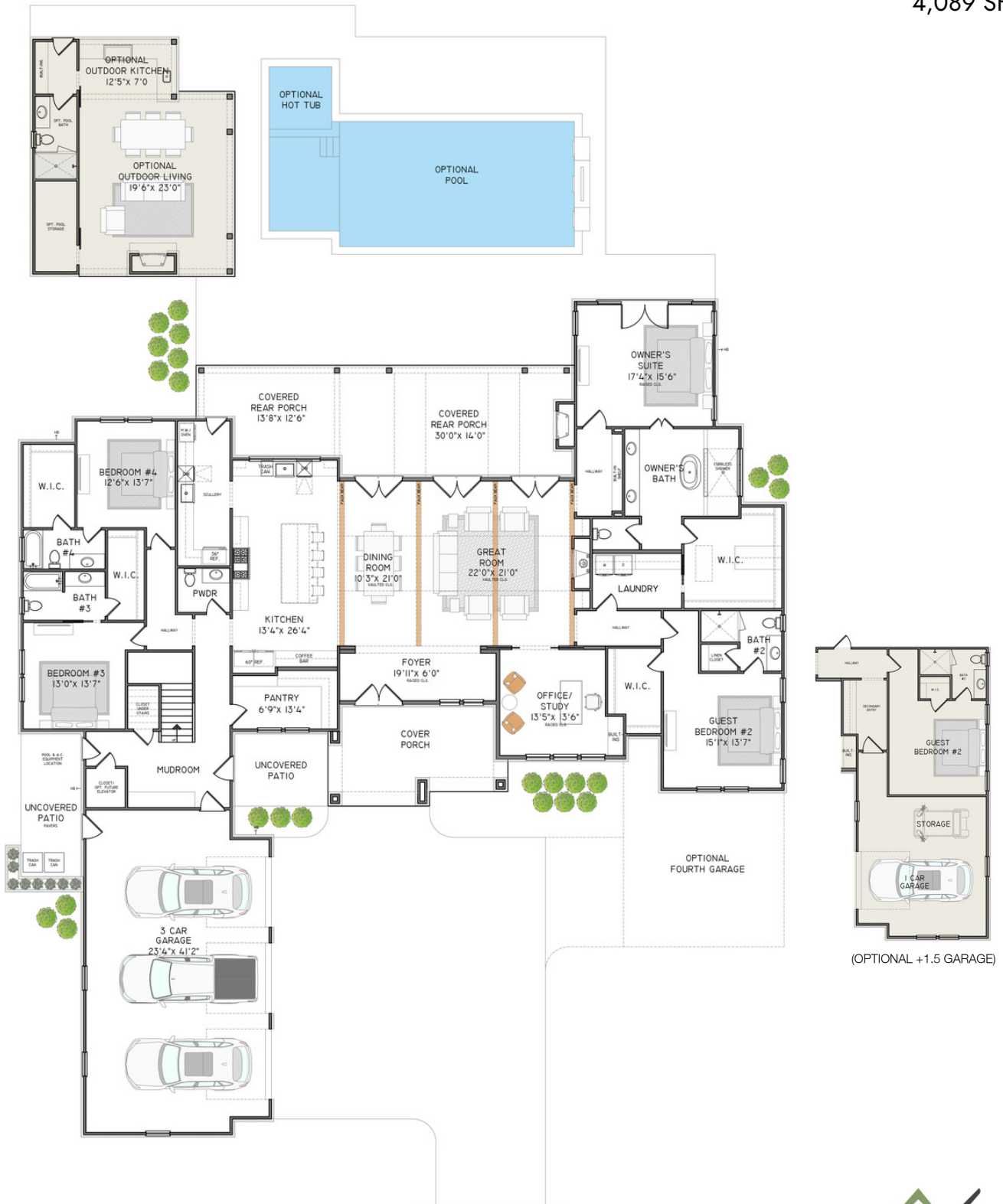
VIEW BUILDER PORTFOLIO AT builtbyheartland.com



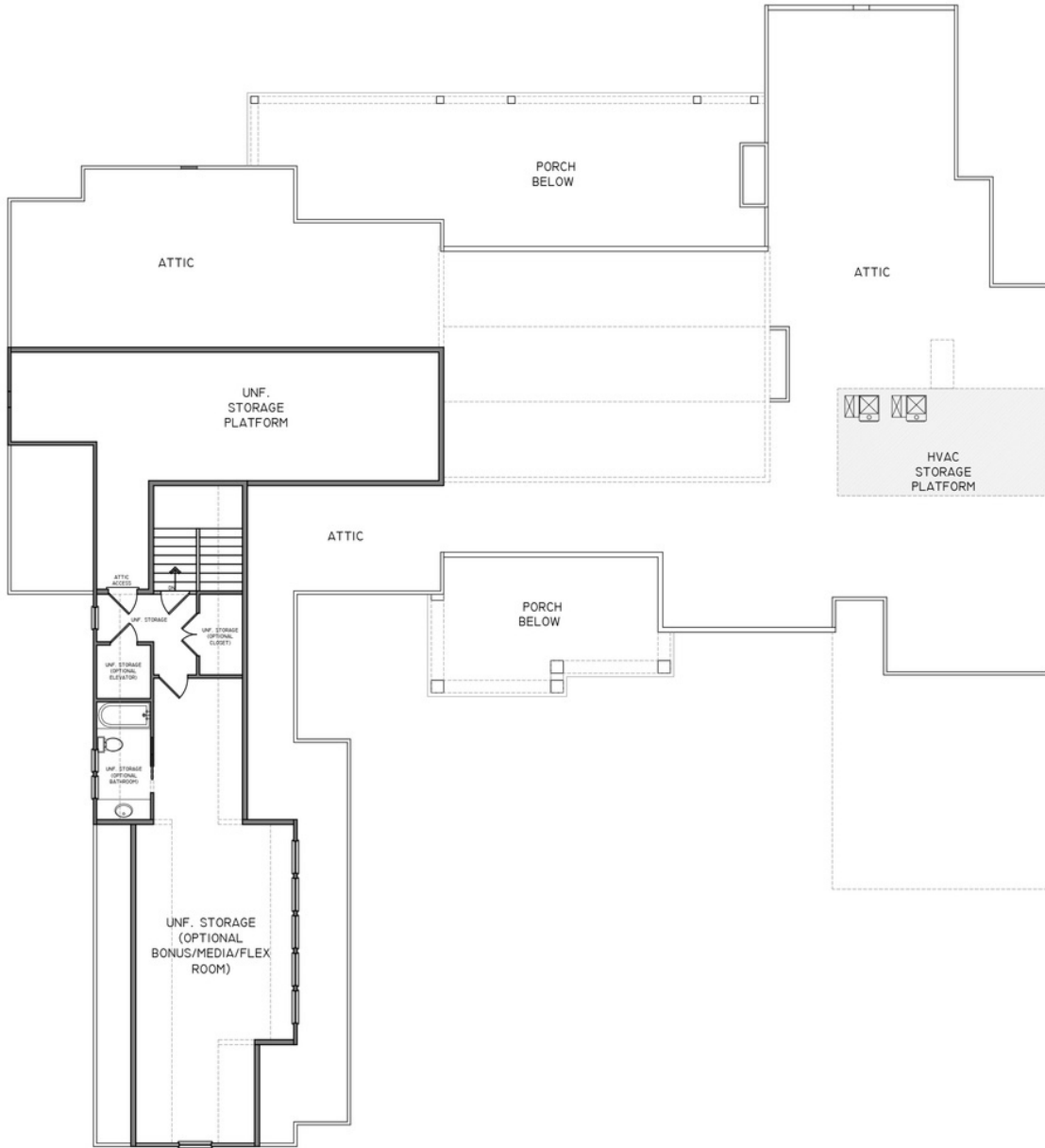
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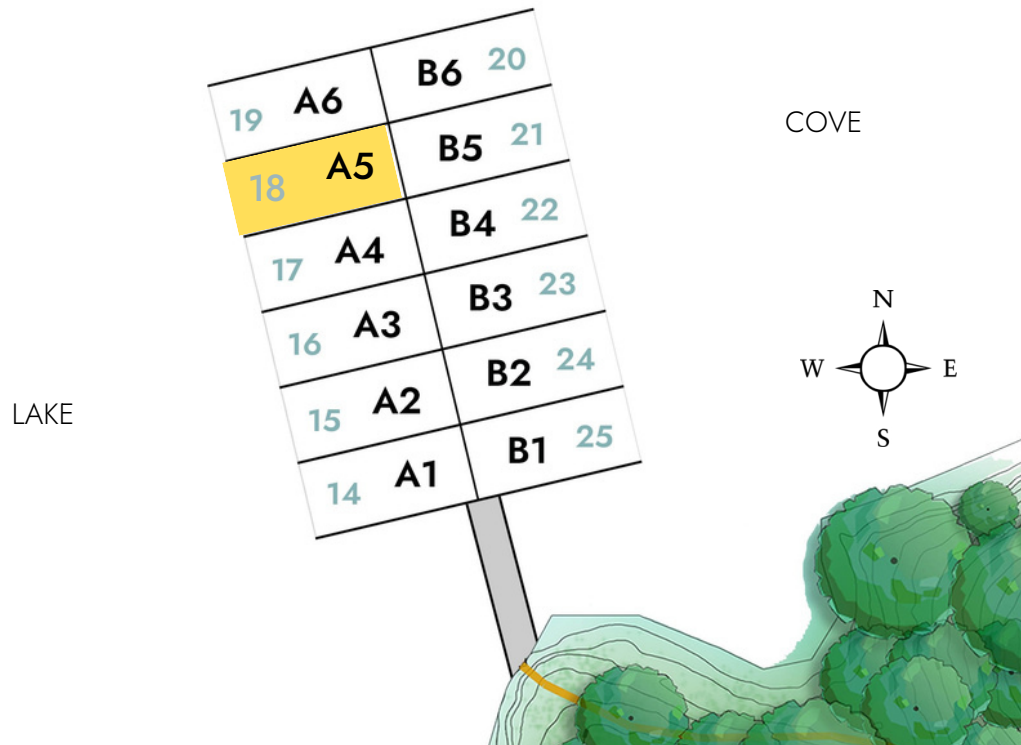


SECOND FLOOR
749 SF (unfinished)



LEGEND

- SLIP #
- LOT #



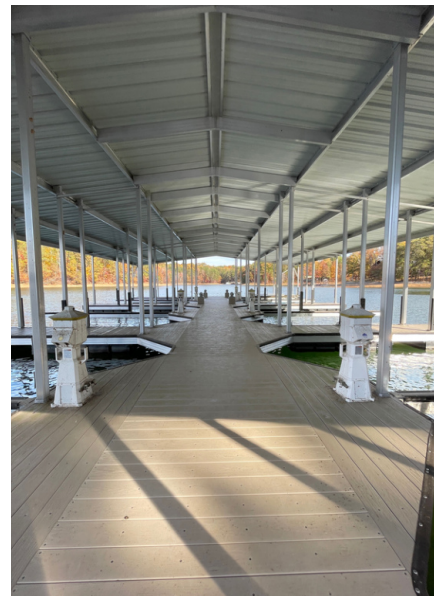
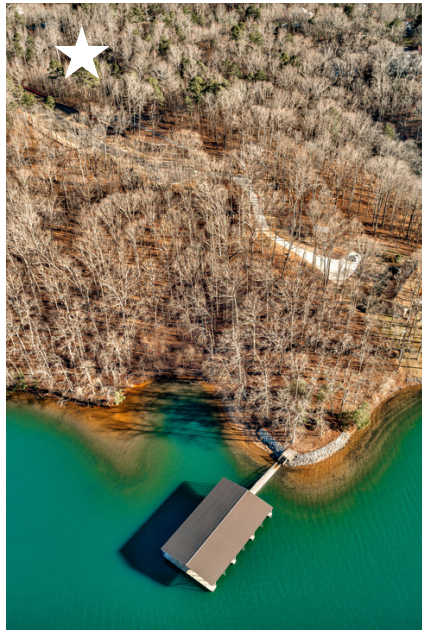

ARDEN on LANIER
WATERSIDE

HOA FEES

\$3,500 Initiation Fee
(\$1,000 Master + \$2,500 Waterside)

\$3,500 Annual Dues
(\$1,250 Master + \$2,250 Waterside)

- Only Waterside homeowners have access to the Community Dock and gated section of Ryker Rd
- Lots in Waterside are subject to both the Master Association (Arden on Lanier) and Sub-Association (Arden on Lanier Waterside)





STEVE & MATT LOFTUS



- Over 50 Years of Building Experience
- Over 200 Homes Built
- Transparent Process
- Hands-On Site Management
- Unmatched Honesty, Integrity and Customer Service

CLIENT TESTIMONIALS

This was our first experience in building a home and we feel so fortunate to have chosen Heartland Contracting as our builder. From the start of our project Steve and Matt were honest, responsive, dependable, and accessible. Our project was completed within the timeline and budget that was communicated – and this wasn't an easy task as we started our build at the beginning of the pandemic. Their professionalism, attention to detail and quality of workmanship is second to none. Heartland works with the absolute best vendors and crews in the industry and exceeded our expectations in every way. If you are in search of an experienced contractor who offers unparalleled customer service, we highly recommend Heartland Contracting.

- Michael & Jackie Kaiser

We have known Steve and Matt Loftus for 14 years and have used Heartland Contracting for many projects in our home. Their dependability, integrity and honesty were apparent during and after the first job they completed for us. We knew we had found a company that we could trust and who value the quality of their work.

Steve and Matt are easy to work with and thru their expertise and experience, offer suggestions of current trends to guide their customer in the design process. We have been very satisfied over the years and will continue to use and recommend Heartland Contracting.

- Mark and Natalie Phillips







TURN-KEY POOL PACKAGES

(Excludes Landscaping)

STARTING PRICE	SQUARE FEET	DIMENSIONS
\$70,000	300 SF	12' x 24'
\$75,000	400 SF	14' x 28'
\$80,000	512 SF	16' x 32'
\$85,000	648 SF	18' x 36'
\$90,000	800 SF	20' x 40'

Included in Every Pool Package:

- Saltwater system with remote & Wi-Fi controls
- Up to 8' depth
- Long-term pebble finish warranty
- Tan tanning ledge with bubblers
- Deep-end bench seating
- Stone coping
- 675 SF of concrete decking
- Want pavers instead of concrete?
Add \$8,500
- Spray deck finish
- Three multi-color LED lights
- Electrical + Permitting
- Robotic pool cleaner 2.7HP ePump + Cartridge filter

Add a Luxury Spa for \$20,000

- 7' circular spa with matching pebble finish
- 400k BTU gas heater 6 hydrotherapy jets
- Horseshoe-shaped bench seating
- Single LED light in your choice of color

sandalspools.com



@SandalsLuxuryPools

LAKE LANIER

- 38,000 Acres
- 692 miles of Shoreline
- Max Depth: +/- 160 ft
- Sourced by the Chattahoochee & Chestatee Rivers
- Over 45 Parks & 10 Marinas
- Bordered by Forsyth, Hall, Dawson, Gwinnett, and Lumpkin Counties
- Managed by the US Army Corps of Engineers



FORSYTH COUNTY SCHOOLS

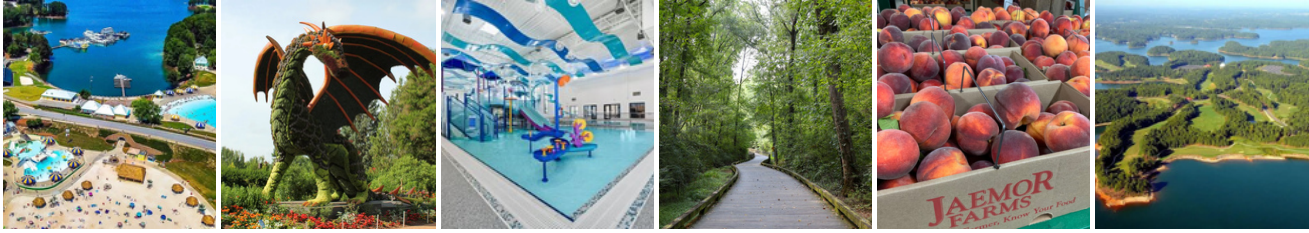
Chattahoochee Elementary Little
Mill Middle
East Forsyth High

Alliance Academy for Innovation
Lottery-Based Choice School
College & Career Pathway
Grades 9-12

DRIVING DISTANCES

Tidwell Park & Boat Ramp	1.3 mi.
Daniel's Gas/Convenience Store	3 mi.
Kroger/Keith Bridge Shopping Center	5 mi.
Costco Wholesale	6 mi.
Cumming City Center	7.3 mi.
Market Place Shopping District	7.4 mi.
Northside Hospital Forsyth	8.3 mi.
North Georgia Premium Outlets	13 mi.
Mercedes-Benz Stadium	44 mi.
Hartsfield-Jackson Atlanta Airport	54 mi.





LAKE LANIER ATTRACTIONS & RECREATION

- Margaritaville at Lanier Islands: A resort complex featuring a beach, water park, restaurants, and seasonal events
- Don Carter State Park: Georgia's newest state park, offering camping, hiking, and lake access
- Lanier Islands Legacy Golf Course: An 18-hole golf course with scenic views of the lake
- Lake Lanier Olympic Park: Site of the 1996 Olympic rowing events, now hosting various water sports and community events

OUTDOOR RECREATION & ACTIVITIES

- Sawnee Mountain Preserve: Offers hiking trails, an observation deck, and educational programs
- Big Creek Greenway: A multi-use trail for walking, running, and biking, stretching through Forsyth County, and connecting to the south with Alpharetta and Roswell
- Cumming Aquatic Center: Indoor and outdoor pools, water slides, and splash pad facility offering swim lessons, exercise programs and other activities
- Forsyth County Parks: 30 local park facilities featuring ballfields, recreation centers, dog parks, splash pads, playgrounds and a skate park

LIFESTYLE & SHOPPING CENTERS

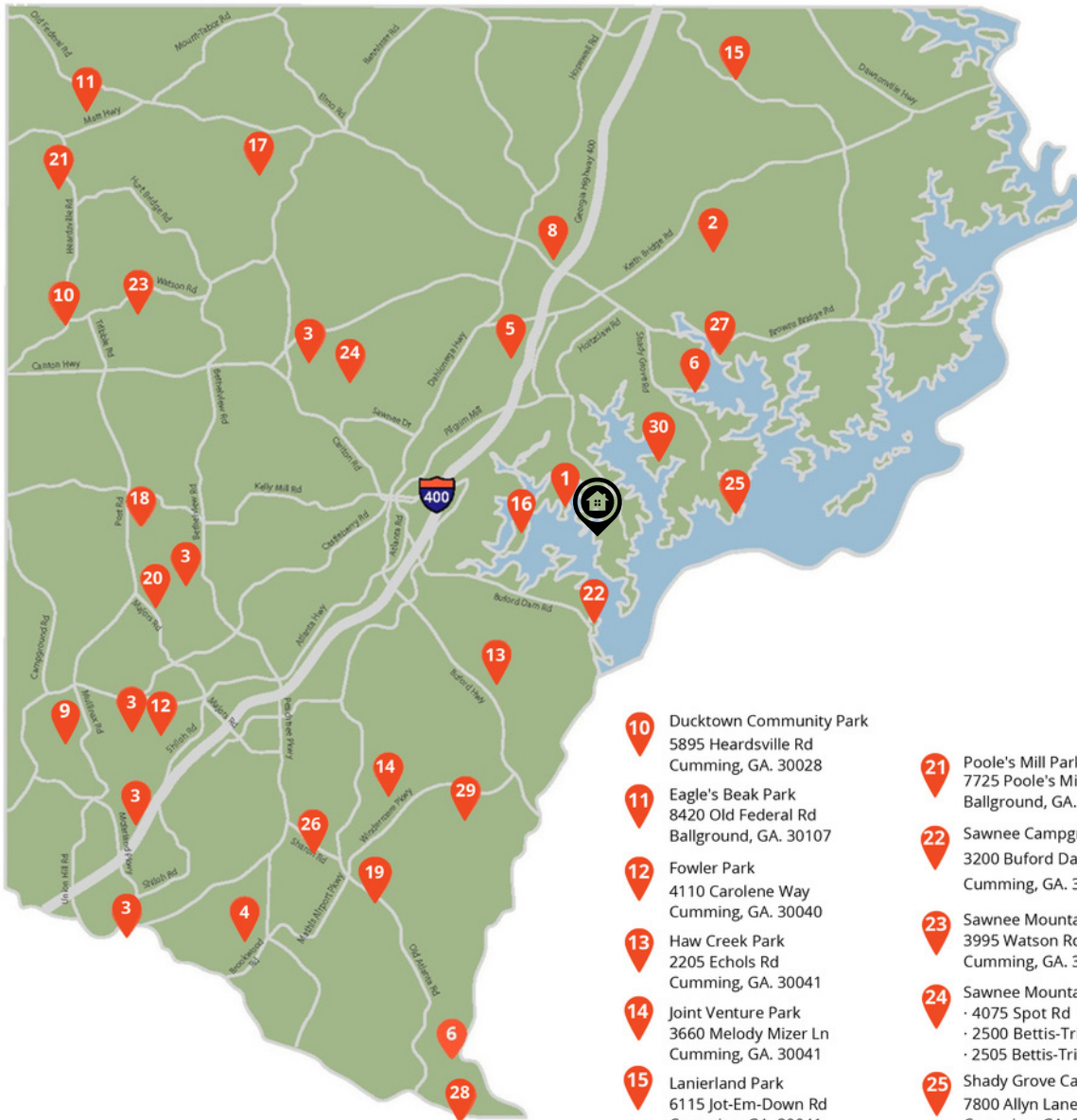
- Cumming City Center: A downtown area featuring shops, restaurants, and a park with an amphitheater
- The Gathering at South Forsyth: An upcoming world-class mixed-use development with retail, dining, green spaces, and planned host for a possible NHL expansion hockey team
- Avalon and Halcyon: Outdoor centers with shopping, dining, entertainment, and seasonal/special events

LOCAL ATTRACTIONS

- Warbington Farm: A family-friendly farm offering seasonal activities such as strawberry picking and corn mazes
- Atlanta Botanical Garden: Features woodland walking trails, a forest pond, and various plant collections
- Jaemor Farms: A popular destination for fresh produce, homemade goods, and seasonal events
- Cumming Fairgrounds: Home of the annual Cumming Country Fair & Festival featuring rides, concerts, and agricultural exhibits with additional events like rodeos and firework displays
- North Georgia Wineries: Visit the grand estate at Chateau Elan or one of many other local wineries, including Sweet Acre Farms, Winery, Flowery Branch Winery and Vineyard, and Cloudland Vineyards and Winery

SPORTING & CONCERT VENUES

- Mercedes-Benz Stadium: This state-of-the-art venue with retractable roof is home to the NFL Atlanta Falcons and MLS Atlanta United FC and regularly hosts major concert performances
- State Farm Arena: Home of the Atlanta Hawks and a major concert venue seating over 17,000
- Truist Park: Home of the Atlanta Braves and host to additional concerts and events
- Cobb Energy Performing Arts Centre: A performing arts venue hosting Broadway shows, concerts, and more
- Coolray Field: Home of the Braves' AAA Minor League Team, the Gwinnett Stripers
- Fox Theatre: Historic venue known for its opulent design with over 150 performance annually, ranging from Broadway productions and concerts to comedy shows and film screenings



- 1** Bald Ridge Creek Campground
4100 Bald Ridge Park Rd
Cumming, GA. 30041
- 2** Bennett Park
5930 Burruss Mill Rd
Cumming, GA. 30041
- 3** Big Creek Greenway
· 6265 Cortland Walk
· 5259 Union Hill Rd
· 4110 Carolene Way
· 5120 Bethelview Rd
· 4075 Spot Road
- 4** Caney Creek Preserve
2755 Caney Rd
Cumming, GA. 30041

- 5** Central Park
2300 Keith Bridge Rd
Cumming, GA. 30040
- 6** Charleston Park
5850 Charleston Park Rd
Cumming, GA. 30041
- 7** Chattahoochee Pointe
5790 Chattahoochee Pointe Dr
Suwanee, GA. 30024
- 8** Coal Mountain Park
3560 Settingdown Rd
Cumming, GA. 30028
- 9** Denmark Park
500 Windy Hill Dr
Alpharetta, GA. 30004

- 10** Ducktown Community Park
5895 Heardsville Rd
Cumming, GA. 30028
- 11** Eagle's Beak Park
8420 Old Federal Rd
Ballground, GA. 30107
- 12** Fowler Park
4110 Carolene Way
Cumming, GA. 30040
- 13** Haw Creek Park
2205 Echols Rd
Cumming, GA. 30041
- 14** Joint Venture Park
3660 Melody Mizer Ln
Cumming, GA. 30041
- 15** Lanierland Park
6115 Jot-Em-Down Rd
Cumming, GA. 30041
- 16** Mary Alice Park
1820 Mary Alice Park Rd
Cumming, GA. 30041
- 17** Matt Community Park
6555 Wallace Tatum Rd
Cumming, GA. 30028
- 18** Midway Park
5100 Post Rd
Cumming, GA. 30040
- 19** Old Atlanta Park
810 Nichols Rd
Suwanee, GA. 30024
- 20** Polo Fields
6050 Majors Rd
Cumming, GA. 30040

- 21** Poole's Mill Park
7725 Poole's Mill Rd
Ballground, GA. 30107
- 22** Sawnee Campground
3200 Buford Dam Rd
Cumming, GA. 30041
- 23** Sawnee Mountain Park
3995 Watson Rd
Cumming, GA. 30028
- 24** Sawnee Mountain Preserve
· 4075 Spot Rd
· 2500 Bettis-Tribble Gap Rd
· 2505 Bettis-Tribble Gap Rd
- 25** Shady Grove Campground
7800 Allyn Lane Memorial Way
Cumming, GA. 30041
- 26** Sharon Springs Park
1950 Sharon Rd
Cumming, GA. 30041
- 27** Six Mile Creek Park
6020 Browns Bridge Rd
Cumming, GA. 30041
- 28** South Forsyth Soccer Complex
800 Kemp Rd
Suwanee, GA. 30024
- 29** Windermere Park
3355 Windermere Pkwy
Cumming, GA. 30041
- 30** Young Deer Creek Park
7300 Heard Rd
Cumming, GA. 300413



Situated on 75 acres between Canton Highway and Sawnee Drive to the west of downtown Cumming and behind Forsyth Central High School. Features include approximately 117,000 square feet of retail space, a new Cumming Police and Municipal Court building, an amphitheater adjacent to a small lake, water fountain surrounded by personalized bricks, ample greenspace including several "pocket parks," a putting course, steam engine display honoring Cumming's historical and community ties to the machines, and an extensive trail and boardwalk system meandering above the Kelly Mill Branch stream, its tributaries and wetlands. Across Canton Highway, another 10 acres will be donated to the City of Cumming for development of additional walking trails.



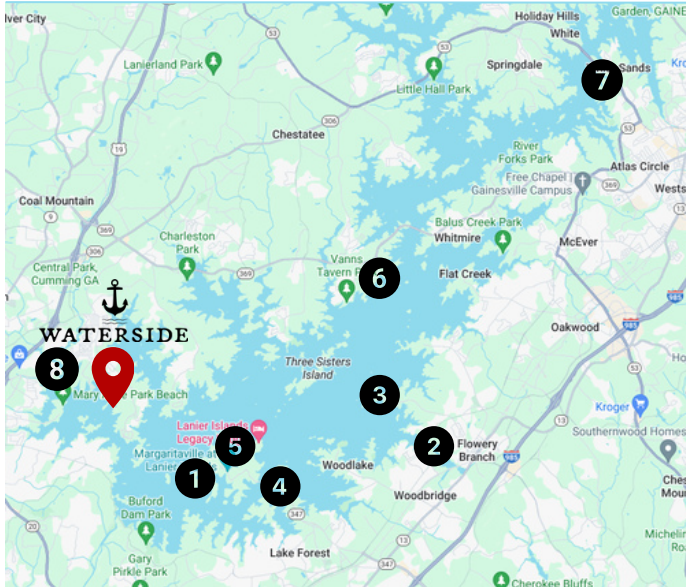


- | Marinas | |
|-----------------|----------------|
| 1 Lanier Harbor | 6 Sunrise Cove |
| 2 Lazy Days | 7 Gainesville |
| 3 Holiday | 8 Port Royale |
| 4 Hideaway Bay | 9 Bald Ridge |
| 5 Aqualand | 10 Habersham |
-
- | Campgrounds | |
|----------------|----------------------|
| 1 Shoal Creek | 6 Shady Grove |
| 2 Old Federal | 7 Bald Ridge Creek |
| 3 Duckett Mill | 8 Sawnee |
| 4 War Hill | 9 River Forks (Hall) |
| 5 Toto Creek | 10 Bolding Mill |
| | 11 Van Pugh South |

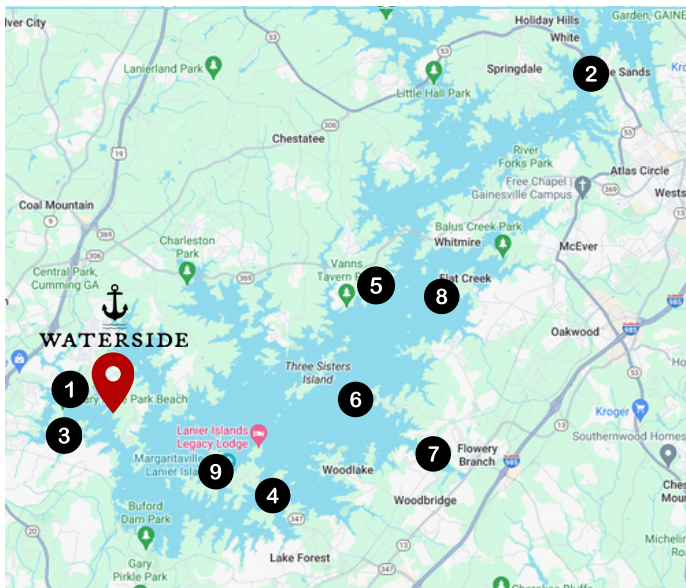
Day-use Parks

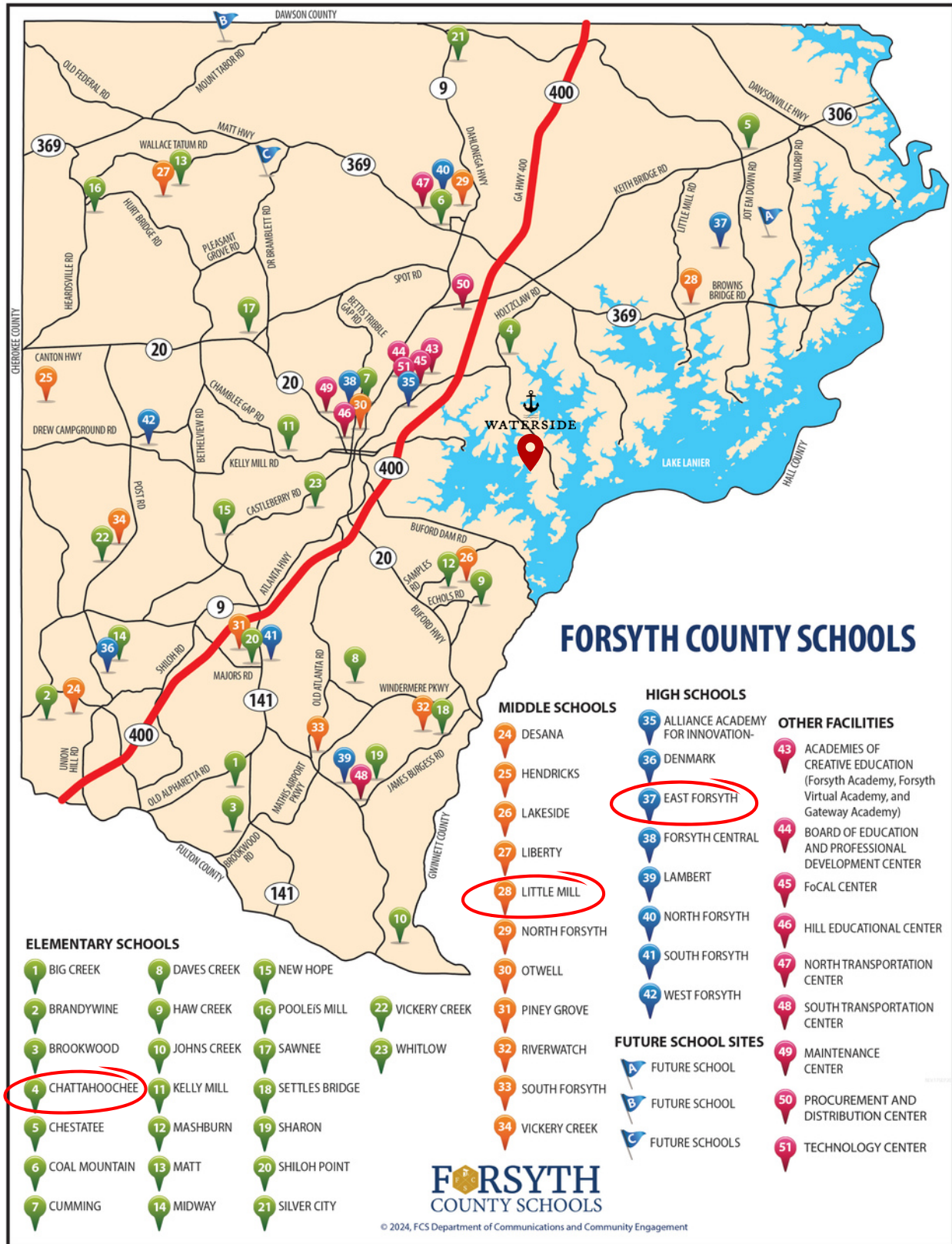
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|-----------------------|--------------------|-------------------|-------------------|
| 1 Buford Dam | 11 Old Federal | 21 Belton Bridge | 31 Vann's Tavern |
| 2 Lower Overlook | 12 Balus Creek | 22 Toto Creek | 32 Bethel |
| 3 Powerhouse | 13 Mountain View | 23 Nix Bridge | 33 Two Mile |
| 4 Lower Pool | 14 Robinson | 24 Thompson Creek | 34 Six Mile |
| 5 West Bank | 15 Simpson | 25 War Hill | 35 Charleston |
| 6 Shoal Creek | 16 Sardis Creek | 26 Bolding Mill | 36 Young Deer |
| 7 Big Creek | 17 Wahoo Creek | 27 Little Hall | 37 Tidwell |
| 8 Burton Mill | 18 Thompson Bridge | 28 Duckett Mill | 38 Little Ridge |
| 9 Van Pugh South | 19 Little River | 29 Keith Bridge | 39 Mary Alice |
| 10 West Bank Overlook | 20 Lula | 30 Long Hollow | 40 East Bank |
| | | | 41 Lanier Park |
| | | | 42 Van Pugh North |
-
- | | |
|--------------|----------------|
| Boat Ramp | Playground |
| Picnic Areas | Swimming Areas |
-
- | State, County, City Parks | | | |
|---------------------------|--|-----------------|--|
| 1 Lake Lanier Islands | | 4 Lanier Point | |
| 2 Flowery Branch | | 5 Longwood Park | |
| 3 River Forks | | 6 Holly Park | |
| | | 7 Laurel Park | |
| | | 8 Clarks Bridge | |
| | | 9 Lumpkin | |

WATERFRONT RESTAURANTS



MARINAS







Visit forsyth.k12.ga.us for more information

WHO WE ARE

VISION: A safe, connected, and thriving community for all

MISSION: To provide an unparalleled education for all to succeed

- All students and staff must be connected and supported.
- All students and staff must have a strong sense of purpose.
- All students and staff must be challenged to think critically and creatively.
- Family and community engagement are essential to continuous improvement.

OUR SCHOOLS

Over 53,700+ Students

- Students Representing 129 Countries and 69 Languages
- Fastest growing Asian Population in the U.S.

5th Largest District of 180 in Georgia

42 Schools

- 23 Elementary
- 11 Middle
- 7 High
- 1 College and Career High School

8,000 Staff Members

- 4,008 Certified
- 2,057 Classified
- 1,919 Other

44% GROWTH

2012 **2022**

FCS has built 9 new schools.

Source: forsyth.k12.ga.us

DISTRICT ACHIEVEMENT

Metro-Atlanta and Large Districts

- Highest Graduation Rate (96.4%)
- Highest CCRPI
- Highest SAT Score
- Highest ACT Score
- Highest Financial Efficiency Rating (5/5 Stars)

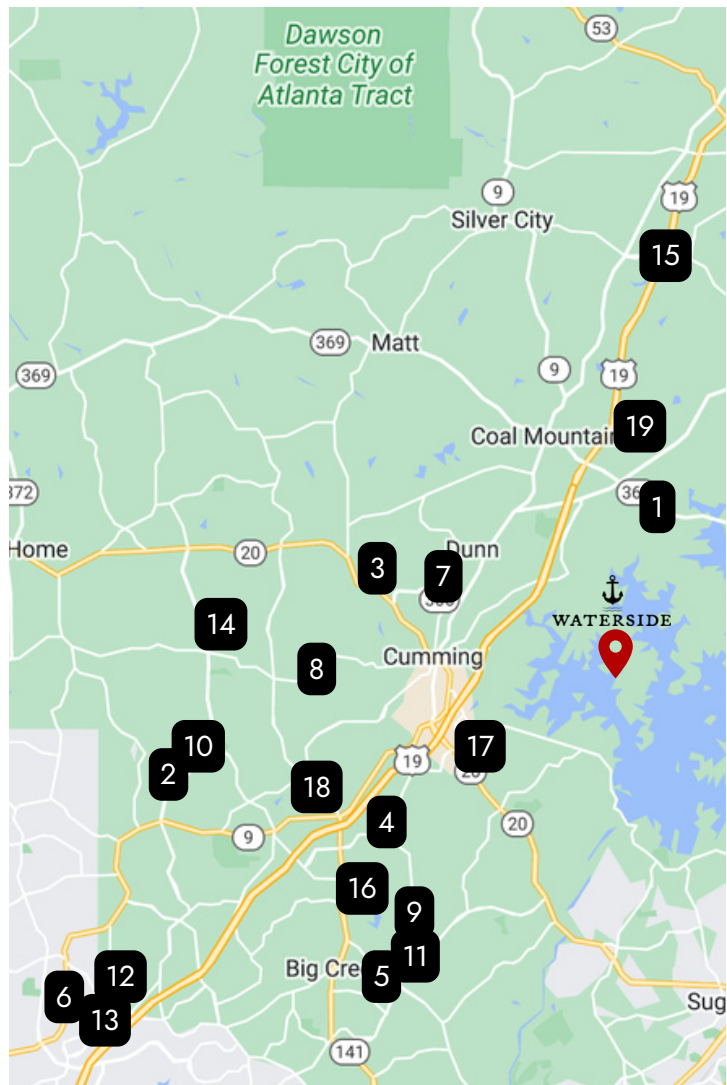
OPERATIONAL BUDGET

- \$585 Million
- 54% local funds; 46% state and federal
- 89% salaries and benefits
- 73% of expenses tied to instruction
- Lowest operational millage rate (17.3) and lowest per pupil cost among the 12 largest districts in Georgia.*

Size	District	Cost per Pupil
1	Forsyth County	\$9,803
2	Henry County	\$9,981
3	DeKalb County	\$10,147
4	Gwinnett County	\$10,227
5	Paulding County	\$10,412
6	Cherokee County	\$10,567
7	Muscogee County	\$10,875
8	Cobb County	\$12,115
9	Fulton County	\$12,239
10	Savannah Chatham County	\$12,763
11	DeKalb County	\$12,908
12	Atlanta Public Schools	\$18,449

* Maintained same millage for last eight years.

- 1** Cornerstone Schools
4888 Browns Bridge Rd, Cumming GA
- 2** Covenant Christian Academy
6905 Post Rd, Cumming GA
- 3** Cumming First United Methodist Church Preschool
770 Canton Hwy, Cumming GA
- 4** Fideles Christian School
1390 Weber Industrial Dr, Cumming GA
- 5** Friendship Christian School
3160 Old Atlanta Rd, Cumming GA
- 6** Guidepost Montessori at Deerfield
3105 Webb Rd, Milton GA
- 7** Horizon Christian Academy
1270 Sawnee Dr, Cumming GA
- 8** Milton Montessori School at Kelly Mill
1791 Kelly Mill Rd, Cumming GA
- 9** Montessori Academy at Sharon Springs
2830 Old Atlanta Rd, Cumming GA
- 10** Montessori at Vickery
6285 Post Rd, Cumming GA
- 11** Montessori Kids Academy
3034 Old Atlanta Rd, Cumming GA
- 12** Milton Montessori School at Bethany Bend
3505 Bethany Bend
- 13** Montessori Scholars Academy
13100 Morris Rd, Cumming GA
- 14** Montessori School of Cumming
4601 Post Rd, Cumming GA
- 15** Pinecrest Academy
955 Peachtree Parkway, Cumming GA
- 16** Promise Preparatory Academy
6470 GA-400, Cumming GA
- 17** Stepping Stone Montessori
820 Sanders Rd, Cumming GA
- 18** Trillium Montessori at Cumming
2360 Atlanta Hwy, Cumming GA
- 19** White Oak Learning Academy #1
4640 Martin Rd, Cumming GA





*Optional pool & cabana w/ outdoor kitchen



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