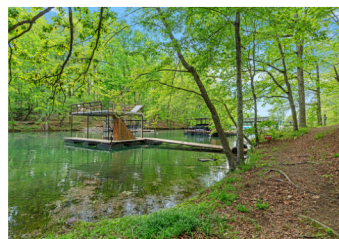


6265 REIVES RD CUMMING GA 30041



4 BEDROOMS

3 BATHS

3,408 SF

.9 ACRES

3-CAR GARAGE

OWNER IMPROVEMENTS

2026

- New Goodman HVAC System
- 3.5-ton 15+SEER Air Conditioner
- 96% AFUE High-Efficiency Gas Furnace
- 10-Year Parts Warranty

2023

- Roof re-replaced per storm damage insurance claim
- All traditional insulation removed & replaced with open-cell spray foam

2021-2022

- Detached 3-car garage added
- Expanded to add living room, deck, porch, storage & crawl space
- New siding, roof, gutters & paint for entire home

2012-2015

- Basement completely gutted & renovated, including addition of home theater

All windows replaced with double-hung tilt-in vinyl windows with screens

SITE & EXTERIOR

- Covered Single-Slip Private Dock with Party Deck
 - Year-Round Deep Water
 - Water & Electric
- South Lake Lanier Location
- Gentle Topography with room for Future Pool
- Covered Breezeway
- Screened Porch
- Detached 3-Car Garage with room for Lift
- Detached Workshop with Plumbing & Heat
- Greenhouse with Ventilation System
- Lake-View Rear Deck and Fire Pit
- Maintenance-Free Trex™ Decking on Rear Deck & Front Porch
- Under-Deck Dry Storage with 2 Barn Doors (384 SF)
- Upgraded Landscaping with Heirloom Irises
- Termite Protection & Bond in Place

INTERIOR

- Ranch Plan over Finished Walk-Out Basement
- Living Room with 11' Cathedral Ceiling
- Shiplap Accent Walls & Beamed Ceilings
- Primary Suite on Main Level
 - Built-In Platform King Bed
 - Built-In Fireplace
 - Whirlpool Tub
- Eat-In Chef's Kitchen
 - Granite Island & Counters
 - 5-Burner Frigidaire™ Range
 - Fisher & Paykel™ 2-Drawer Dishwasher
- Separate Dining Room
- Open Rec/Game/Living Room
- Basement Kitchenette with Full Size Refrigerator
- Storage Area with Utility Sink & Dehumidifier
- Low-Maintenance Stained & Scored Concrete Floor
- Home Theater with Built-In Fireplace
- Denon™ Home Theater Equipment w/ Multi-Room Sound System
- Recessed Lighting
- Custom Shelving and Closet Organizers throughout Home

SMART HOME FEATURES

- Ceiling Fans
- Garage Doors
- Door Locks & Doorbell
- Honeywell™ Thermostat
- Exterior Lighting & Security Cameras