

# 4455 PALMETTO LN

CUMMING GA 30041

5 Bedrooms ♦ 4.5 Bathrooms ♦ 3,485 Finished SF ♦ .85 Acres

## PROPERTY OVERVIEW

- Lake Lanier | Forsyth County, GA
- Coveted south lake location
- Gated community of Hickory Lakeside
- Assigned covered boat slip included
- 2020 custom build
- Side-entry unfinished daylight basement
- 2+1 car garage
- Top-rated Forsyth County schools
- Minutes to GA-400, Cumming City Center, dining & shopping

## ADDITIONS & OUTDOOR LIVING

- 2025 30'x14' heated saltwater pool with tanning ledge
- 16'x14' backyard pavilion with outdoor kitchen, bar & fire pit
- Blaze® 36" gas grill + Bodega® refrigerator drawers (x2)
- Second floor bonus room and full bath
- Covered & screened rear patio with gas fireplace, sun shades & epoxy floor
- SubZero® cabinet-front French door refrigerator
- Designer & recessed LED lighting throughout
- Fenced back yard with professional landscaping
- New cabinet hardware & new main floor lighting
- Custom window treatments
- Stair runner
- Glass shower doors (x2)
- Landscape lighting — front and rear
- Professional landscaping
- Fenced rear yard
- Surround sound system (kitchen & patio)
- Alarm system
- Pantry butcher block counter
- Custom laundry room built-ins
- Front porch ceiling fans
- Garage epoxy floor

## ARCHITECTURE & INTERIOR FINISHES

- 100% Hardie siding, trim & cornice with painted brick
- 8' Knotty Alder double front door
- CertainTeed Landmark® PRO architectural roof shingles
- Low-maintenance Ply Gem® premium windows
- 6" gutters with round downspouts
- 10' main floor ceilings | 9' second floor & basement ceilings
- 5" crown molding throughout main floor and upstairs hall
- 9 1/4" baseboards throughout main floor
- 8' solid core doors on main floor | 6'8" doors on second floor
- Hardwood floors throughout (except tile baths/laundry & carpeted bonus room)
- 42" gas fireplace with pre-cast mantle
- Stained oak staircase and treads
- Finished drop zone with shelf and cubbies
- Schlage Bowery door hardware

## CHEF'S KITCHEN

- JennAir stainless steel 6-burner gas range with griddle and double oven
- Pot-filler faucet
- JennAir dishwasher
- Sharp microwave drawer
- Quartz countertops with eased edge
- Kohler cast iron farmhouse sink with Delta Touch faucet
- Exterior-vented Zephyr range hood
- Wood pantry shelves by Tailored Living
- Butler's pantry with beverage & wine cooler
- Pantry butcher block counter

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## PRIMARY SUITE

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- Direct laundry room access
- Quartz countertops with eased edge
- White rectangular undermount sinks & Delta® faucets
- Freestanding soaking tub
- Frameless shower with designer tile
- Custom closet system by Tailored Living

## SECONDARY BATHS

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- Delta® faucets
- Granite countertops with undermount sinks
- Designer tile flooring

## MECHANICAL & OTHER

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- Lennox® 14 SEER air conditioning system
- Lennox® 95% high-efficiency heating system
- Honeywell® HVAC fresh-air system
- Rheem® Marathon 85-gallon water heater with instant hot water
- CAT6 and CATV structured wiring
- Wireless access points on main & 2nd floors
- LiftMaster™ garage door openers with phone/app control
- 220V garage outlet
- Pestban® service tubes installed within walls
- Alarm system
- Surround sound system (kitchen & patio)
- Attic spray foam insulation
- Insulated garage doors & LiftMaster™ openers with phone/app control