



# HOME FEATURES & UPGRADES

6785 KINNITY COURT | VICKERY LAKE

## EXTERIOR & SYSTEMS

- Rare Ranch Home
- Quiet Cul de Sac Location
- Screened Porch
- Deck with Gazebo & Charming Swing
- Small Fenced Area Perfect for Pets
- Mature Landscaping in an Established Neighborhood

## MAIN LEVEL

- Sprawling Open-Concept Floor Plan
- Welcoming Foyer
- Abundant Natural Light Throughout
- Formal Living Room or Home Office with Fireplace
- Dining Room with Bay Window-Story

## FUNCTIONAL SPACES

- Spacious Laundry Room with Prep Sink
- Abundant Storage in Laundry Room
- Convenient Drop Zone with Wood Counters & Direct Access to Garage

## KITCHEN & LIVING AREAS

- Open-Concept Kitchen
  - Island & Breakfast Bar
  - Double Ovens & Gas Cooktop
  - Quartz & Natural Granite Counters
  - Seamless Flow to Dining Room & Family Room
- Family Room with Fireplace & Custom Molding
- Ideal Layout for Everyday Living & Gatherings
- Sunroom Perfect for Reading, Conversation, or Morning Coffee
- Direct Access to a Screened Porch

## PRIMARY SUITE

- Primary Suite in its Own Wing
- Spa Inspired Primary Bath
  - Dual Vanities
  - Glass-Enclosed Walk-in Shower
  - Deep Soaking Tub
  - Expansive Walk-in Closet



**VISIT [6785KINNITYCOURT.COM](http://6785KINNITYCOURT.COM) FOR MORE INFORMATION**

## **SECONDARY BEDROOMS & BATH**

- Two Generously Sized Secondary Bedrooms
- Jack & Jill Bath with Double Vanities & Tub/Shower Combination

## **LOCATION**

- #1 Southern Forsyth Location
- Easy Access to GA 400
- Close to Shopping, Dining, & Downtown Cumming
- Convenient to Lake Lanier, Parks, & Outdoor Recreation
- Lower Forsyth County Taxes

## **VICKERY LAKE COMMUNITY**

- Built by Pulte Homes
- 140 Single-Family Homes
- Neighborhood Lake
- Walking Trail
- Community Pool & Gazebo

## **SCHOOLS**

- Top Rated Public Schools:
  - Vickery Creek Elementary
  - Vickery Creek Middle
  - West Forsyth High



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