



HOME FEATURES & UPGRADES

3796 HUGER PLACE SE | SMYRNA

EXTERIOR & SYSTEMS

- End-Unit Addison Floor-Plan
- Brick Exterior
- Elevator Servicing All Four Levels
- Energy Star Certified Construction
- Smart Thermostats
- Fresh Air Ventilation System
- Exterior-Vented Cooking
- Low Cobb County Taxes
- No City of Smyrna Tax

MAIN LEVEL

- Open-Concept Ideal for Entertaining
- 10-Foot Ceilings
- Hardwood Floors Throughout
- Plantation Shutters
- Family Room with Fireplace
- Main-Level Deck

OUTDOOR LIVING

- Three Private Outdoor Living Spaces
- Main-Level Deck off Family Room
- Private Deck off Bedroom #3
- Covered Patio off Terrace-Level
- Large Fenced Backyard
- Rare, Serene Tree-Lined Views

KITCHEN

- Chef's Kitchen with 15-Foot Island
 - Silestone Quartz Countertops
 - Herringbone Subway Tile Backsplash
 - Stainless-Steel Appliances
 - Bosch Ultra-Quiet Dishwasher
 - Seamless Flow Between Kitchen, Dining, & Living Room

PRIMARY SUITE

- Oversize Primary with Sitting Area
- Spa-Inspired Primary Bath
 - Dual Vanities
 - Quartz Countertops
 - Glass-Enclosed Walk-in Shower
 - Deep Soaking Tub
 - Expansive Walk-in Closet with Custom Closet System



VISIT [3796HUGERPLACESE.COM](https://www.3796HUGERPLACESE.COM) FOR MORE INFORMATION

SECONDARY BEDROOMS & BATH

- Three Bedrooms Total
- Each Secondary Bedroom Includes En Suite Bath
- One Bedroom Features a Private Deck

FUNCTIONAL SPACES

- Laundry Room with Custom Cabinetry
- Sink Plumbing in Laundry Room
- Four Additional Storage Closets
- 658 Sq. Ft. Unfinished Basement
- Basement Fully Heated & Cooled
- Basement Plumbed for Future Wet Bar
- Daylight & Walk-Out to Backyard

LOCATION

- Prestigious Paces Ferry Address
- Minutes to Shopping and Dining
- Close to Vinings Jubilee
- Convenient to Buckhead & Midtown
- Close to Truist Park & The Battery

SCHOOLS

- Top Rated Public Schools:
 - Teasley Elementary
 - Campbell Middle
 - Campbell High



ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

T|W TIRONE &
WEAVER TEAM

JODY@ANSLEYRE.COM

TIRONEANDWEAVERTEAM.COM

IG @JODYTIRONE

404-451-3125 (M)

770-284-9900 (O)