

4245 AVONDALE LN CUMMING GA 30041

4 BEDROOMS

3½ BATHS

2,591 SF

.14 ACRES

2008 BUILD

OWNER IMPROVEMENTS

EXTERIOR & WHOLE HOME

- Full roof replacement (2017)
- New large custom-designed concrete patio with professional grading & drainage (2022)
 - Professional landscaping plan available to buyer
- New front yard sod (2026)
- Updated landscaping
- Both A/C units and one furnace replaced
- Whole-home surge protector
- Water heater replaced
- New front door (2020)
- Home repainted (2020)
- Garage door serviced (2023)
- Fireplace serviced
- HVAC vents cleaned (2019)
- Dryer vent cleaned (2025)
- Wildlife intrusion guarantee in place
- Transferrable termite bond thru 1/2027

INTERIOR

- New carpet (2025)
- LVP flooring (2021)
- Whirlpool gas range & microwave (2020)
- KitchenAid dishwasher (2018)
- All 4 toilets replaced with Kohler (2021-2022)
- Living room custom built-in cabinets and floating shelves (2025)
- Laundry room custom cabinet & counter (2025)
- Kitchen cabinets repainted (2021)
- New black door hardware & hinges (2026)
- Surround sound system
- Ceiling fans installed throughout
- Updated plumbing faucets throughout
- Most lighting fixtures updated
- New no-string blinds on almost all windows
- New smoke & carbon monoxide detectors
- New garbage disposal (2021)

SITE & LOCATION

- James Creek subdivision with resort-style amenities
 - Competition swimming pool with a separate slide pool
 - Large clubhouse
 - Indoor and outdoor lighted tennis and pickleball courts
 - 2 playgrounds
- Backs to green space buffer
- Convenient access to shopping, dining & GA-400
- Forsyth County Schools: Daves Creek Elementary, South Forsyth Middle & South Forsyth High

EXTERIOR & WHOLE HOME

- Private fenced back yard
- Custom patio & hardscaping
- Whole-home surge protector
- No-string window blinds
- Updated door hardware, lighting & faucets
- Updated carpet & LVP flooring

INTERIOR

MAIN FLOOR

- 2-story foyer
- Living room with custom built-ins & floating shelves
- Separate dining room
- Updated kitchen with island
- Dedicated office/sitting room
- Powder room

SECOND FLOOR

- Large primary bedroom & bathroom
 - Garden tub & walk-in shower
 - Walk-in closet
- Three secondary bedrooms (one ensuite)
- Two secondary full bathrooms
- Laundry Room

JAMES CREEK

