



HOME FEATURES & UPGRADES

4120 TALAVERA DRIVE | CUMMING

LOCATION

- Lake Haven by Toll Brothers
- Rare Ranch Floor Plan with Loft
- Quiet Cul-de-Sac Homesite
- Private, Fully Fenced Backyard
- Professionally Landscaped Grounds

MAIN LEVEL

- Open-Concept Hargrove Floor Plan
- Dramatic Two-Story Great Room
- 42" Gas Fireplace
- Custom Floating Shelves
- Tongue & Groove Ceiling Details
- LED Lighting Throughout
- Spacious Dining Area
- Designer Powder Room
 - Beadboard Walls
 - Designer Wallpaper
 - Custom Vanity
- Upgraded Laundry Room
 - Lime-Washed Brick Accent Walls
 - Custom Cabinetry
 - Folding Counter
 - Floating Shelf
 - Oversized Utility Sink

KITCHEN

- Fully Renovated Designer Kitchen
 - Massive 10' x 5' Island
 - 3 ½" Calacatta Valentin Quartz
 - 48" ILVE Six-Burner Gas Range
 - 48" Liebherr Refrigerator
 - Soft-Close Cabinetry
 - Pull-Out Cabinet Drawers
 - Custom Walk-In Pantry
 - Instant Hot Water
 - Under & Upper Cabinet Lighting
 - Brick Accents
 - Tongue & Groove Ceiling

PRIMARY SUITE

- Main-Level Owner's Retreat
- Private Backyard Access
- Tongue & Groove Ceilings
- Spa Inspired Bath featuring:
 - Deep Soaking Tub
 - Separate Walk-In Shower with Glass Enclosure
 - Dual Vanities
 - Custom Lighting
 - Massive Walk-In Closet



VISIT WWW.4120TALAVERADRIVE.COM FOR MORE INFORMATION

SECONDARY BEDROOMS & LOFT

- Two Main-Level Guest Bedrooms
- Jack & Jill Bath
- Spacious Upstairs Loft with Built-In Cabinetry
- Private Upstairs Guest Suite
- Full Guest Bath
- Ideal Multi-Generational Living

GARAGE & MECHANICAL UPGRADES

- Commercial Epoxy Garage Floors
- 50-Amp EV Charger Station
- Tankless Water Heater
- Additional Electrical
- LED Garage Lighting
- Wired for Landscaped Lighting

OUTDOOR LIVING

- Private Fully Fenced Backyard
- Expanded Patio
- Professional Landscaping
- Outdoor Speakers & Sonos Streaming System
- Gas Line for Grill
- Irrigation System
- Outdoor Security Camera
- Holiday Lighting Outlet

COMMUNITY AMENITIES

- Resort-Style Pool
- Scenic 12-Acre Lake
- Clubhouse
- Lighted Tennis Courts
- Playground
- Walking Trails
- Near GA-400, Halcyon, Lake Lanier, & Downtown Cumming



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