

2185 COVE TRAIL CUMMING GA 30041

LAKE LANIER | PRIVATE DOCK



4 BEDROOMS

4 BATHS

3,277 SF

.28 ACRES



- Flat lot with year-round lake views
- 34'x34' updated covered dock on deep water
- Extensive 2020-2021 renovation by prior owner with additional upgrades by current owner (original build 1976)
- Primary Suite on main level
- Finished walk-out basement
- All electric appliances & systems

OWNER IMPROVEMENTS

- Covered & screened large portion of deck, incl. recessed lighting, ceiling fan & tv
- Added patio off basement
- New fence (replaced chain link with black metal)
- Removed driveway extension through rear yard
- Added dock steps & ramp railing
- Converted 2nd boat slip to gathering area
- Stained & sealed rear deck

IMPROVEMENTS BY PRIOR OWNER (~2021)

- Removed & updated interior down to studs in 80% of home
- New roof & gutters
- Regraded front yard, under deck & added new sod
- Removed old deck & built new
- Replaced dock decking & floats
- New plumbing in kitchen, baths & laundry
- New LED interior & exterior lighting
- Replaced all flooring & 2nd level sub-floor: NuCore waterproof flooring & new carpet with upgraded padding
- Fully remodeled all baths with frameless showers, new toilets, LED faucets & new tile
- New ceiling fans throughout
- Fully renovated kitchen with all new soft-close cabinetry, quartz counters, new sink & motion-activated faucet
- New appliances including smart "Family Hub" refrigerator & app-controlled stove
- Added 2-ton HVAC system for upper level
- New smart thermostats with remote app control
- All new smoke detectors
- New front door, interior doors & trim
- Replaced all stair railings

