

# THE 'CANNABERRA A' Designer Home

HOMESITE 102

5 3   
 2,787 Sq. Ft.  
 OF HEATED/COOLED  
 LIVING SPACE  
 \$399,900

212 WEEPING MOSS WAY, KATHLEEN GA 31047

## DESIGN SELECTION SNEAK PEEK:



**VIEW DESIGN  
 SELECTIONS**

- Welcoming, well-lit Entry Foyer
- **Bedroom #5 with Full Bathroom on Main** (the perfect Guest or Office Suite!)
- **Formal Dining Room** with designer detail GALORE painted 'Dorian Gray' by Sherwin Williams
- **Gorgeous Kitchen** featuring Diamond brand 'Buckskin' stained cabinetry, oversized 'Cloud' painted accent island, 'Matte Black' cabinet pulls, 'Sparkling White' Quartz countertops, 3x6 'White' herringbone tiled backsplash, Designer Pro Series 'Old Bronze' lighting pendants, recessed lighting, and Stainless Steel Appliance Package to include your electric freestanding range, microhood and dishwasher. Open view to Great Room!
- **Spacious Great Room** boasts wood burning fireplace with tiled surround, mantel, and snorkel tube for dust/cable free TV overhead
- **Luxurious + Spacious Owner's Suite** upstairs featuring sitting area, large walk-in closet, double Diamond 'Cloud' vanity, 'Frost White' Quartz countertop, 5' Garden tub, separate tiled shower with corner bench, and private water closet
- 'Seagrass' hardwood floors throughout main (with exception of tiled wet areas and carpeted Bedroom #5) with stair treads stained to match featuring '4091 Newel Oak Posts' and straight iron balusters
- Energy efficient building materials & Intelligent Home Automation Package
- **Hughston's Signature 12x16 Game Day Porch** featuring 'Muscogee Smoke' stone stacked wood burning fireplace, pre-wired for your TV with ceiling fan and outdoor speakers
- **Two-Car Front-Entry Smart-Open Garage** with **Private Owner's Entry** offering built-in cubbies - the perfect drop zone!

**Contact with questions or to  
 schedule a private showing!**

**Sid Smith - Realtor**  
**Hughston Homes Marketing**  
**New Home Sales Specialist**  
**Listing Agent**  
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# INCENTIVES

AVAILABLE WITH THE  
 USE OF A HUGHSTON HOMES  
 TRUSTED LENDER!

