



THE 'DUKE A'
Designer Home
HOMESITE 17

 **4**  **2.5**

 **1,953 Sq. Ft.**

**OF HEATED/COOLED
 LIVING SPACE**

 **\$352,900**

827 KILWORTH CIRCLE, GROVETOWN GA 30813

- Welcoming, well-lit Entry Foyer
- **Powder Room on Main** (half bathroom) conveniently located for guests
- **Formal Dining Room** with designer detail galore painted 'Mindful Gray' by Sherwin Williams
- All Bedrooms Upstairs!
- **Stunning Open Concept Kitchen** featuring Diamond brand 'Buckskin' stained cabinetry, 'White' accent island, 'Matte Black' cabinet pulls, 'Aspen White' granite countertops, 3x6 'White' subway tiled backsplash, Designer Pro Series 'Old Bronze' lighting pendants and recessed lighting. Stainless Steel Appliance package to include your **GAS** range, microhood and dishwasher Open view to Great Room!
- **Great Room** boasts a wood-burning fireplace with Serenity 'Bone' tile surround and snorkel tube for easy dust/cable free TV overhead
- **Tiled Laundry Room** located upstairs for convenience
- **Luxurious + Spacious Owner's Suite** with sitting area, walk-in closet, double Diamond 'White' vanity with 'Frost White' Quartz countertop, 5' garden tub, separate tiled shower with corner bench, and private water closet
- Secondary Bedrooms centrally located to full hall bathroom
- 'Windsurf' hardwood floors throughout Main (with exception of tiled wet areas)
- **TANKLESS GAS HOT WATER HEATER** and many more Energy efficient building materials
- **Hughston's Signature 12x16 Game Day Porch** with wood burning fireplace featuring Eastern Mountain Ledge 'Provo Canyon Gray' stone-stacked Surround, pre-wired for your TV with ceiling fan and speakers!
- **Two-Car Smart-Open Front-Entry Garage** with **Private Owner's Entry** featuring built-in cubbies, the perfect drop zone!
- Intelligent Home Automation Package



**VIEW DESIGN
 SELECTIONS**

*Contact us with questions or to
 schedule your private showing!*

Micah Sikes - Realtor
Hughston Homes Marketing
Buyer's Agent
Direct: (657) 530-5692
Office: (706) 568-7650

Immanuel Whitaker - Realtor
Hughston Homes Marketing
Listing Agent/Area Manager
Direct: (706)-670-6767
Office: (706) 568-7650

