


**THE 'CANNABERRA B'**  
*Designer Home*

**HOMESITE 66**

 **5**  **3**

 **2,864 Sq. Ft.**

**OF HEATED/COOLED  
 LIVING SPACE**

 **\$449,900**

**MULBERRY CROSSING CT, CATAULA GA 31804**

**DESIGN SELECTION  
 SNEAK PEEK:**



 **VIEW DESIGN  
 SELECTIONS** 

- Welcoming, well-lit Entry Foyer
- **5th Bedroom with Full Bathroom on Main Level** - The perfect Guest or Office Suite!
- **Formal Dining Room** with designer detail GALORE painted 'Tin Lizzie' by Sherwin Williams
- **Stylish Kitchen** with leveled up Diamond brand soft-closed 'Retreat' cabinetry and oversized 'Colt' stained island, 'Brushed Pewter' cabinet knobs and pulls, 'Everest Mist' granite countertops, 3x6 'White' brick tiled subway backsplash, walk-in pantry, recessed lighting and Designer Pro Series 'Old Bronze' lighting pendants. Stainless Steel Appliance package to include your **GAS** freestanding range, microhood and dishwasher. With views to Great Room for easy entertaining!
- **Spacious Great Room** with wood burning fireplace featuring Infinity 'Calacatta' tile surround and snorkel tube for dust/cable free TV overhead
- **Luxurious + Spacious Owner's Suite** upstairs features sitting area, large walk-in closet, double Diamond 'Retreat' vanity with 'Frost White' Quartz countertop, 5' garden tub, separate shower with corner bench featuring 13x13 & 2x2 Shaw Infinity 'Calacatta' tile
- **Tiled Laundry Room** located upstairs for convenience
- Secondary Bedrooms 3 and 4 offer walk-in closets. Secondary Bedroom 2 is sizable. All centrally located to additional bathroom for convenience.
- 'Seagrass' hardwood floors throughout main level living spaces (with exception of 5th bedroom and full bathroom)
- Energy Efficient building materials & Intelligent Home Automation Package
- **TANKLESS GAS HOT WATER HEATER**
- **Hughston's Signature 12x16 Game Day Porch** with 'Mossy Oak Dark' stone stacked wood burning fireplace with stone mantel, pre-wired for your TV (of course) with ceiling fan and outdoor speakers
- **Two-Car Smart-Open Side-Entry Garage** with **Private Owner's Entry** offering built-in cubbies - the perfect drop zone!

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

**Jed Baker - Realtor**  
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**INCENTIVES**

**AVAILABLE WITH THE  
 USE OF A HUGHSTON HOMES  
 TRUSTED LENDER!**

