

**3.93 ACRE
HOMESITE**

**NO
HOA**



Coweta Heard Road

THE 'MAGNOLIA A'
Designer Home

HOMESITE B9

5 4.5

3,645 Sq. Ft.

OF HEATED/COOLED
LIVING SPACE

\$639,900

497 COWETA HEARD RD, HOGANSVILLE GA 30230

- Welcoming, well-lit Entry Foyer
- Luxury Trim Package
- **Extended Farmhouse Porch** featuring 'Chestnut' stained columns wrapped with 'Oyster Cove' brick to water table height with cedar tapered-uppers
- **Powder Room on Main** conveniently located for guests
- **Bedroom #5 with Private Bathroom on Main Level** - the perfect Guest or Office Suite!
- **Spacious Great Room** with wood burning fireplace featuring stacked 'Oyster Cove' brick, cedar mantel, and snorkel tube for cable/dust free TV overhead
- **Formal Dining Room** with designer detail galore
- **Bedroom 4** features a full private bathroom
- Gorgeous **Gourmet Kitchen** features 'Steam' painted cabinetry, oversized 'Titanium' stained accent island, 'Carrara Mist' Quartz countertops, 4x16 'Warm Gray Matte Finish' herringbone backsplash, walk-in pantry, luxury 'Oil Rubbed Bronze' plumbing package, 'Satin Bronze' cabinet pulls and Designer Pro Series 'Old Bronze' lighting pendants over island. Stainless Steel Appliance package to include your electric cooktop, built-in microwave/oven combo, vent hood, and dishwasher.
- **Spacious + Luxurious Owner's Suite** upstairs offers tray ceiling, double Diamond brand 'Titanium' stained vanity with 'Frost White' Quartz countertops, 6' garden tub, separate 'Calacatta' tiled shower with bench, huge walk-in closet, and private water closet.
- Spacious step-up **Media Room** upstairs
- **Tiled Laundry Room** tucked conveniently downstairs
- Apex Oak 'Travertine' hardwood floors throughout main living spaces
- **Hughston's Signature 12x20 Game Day Porch** with 'Oyster Cove' stacked-brick fireplace with cedar mantel, pre-wired for your TV with ceiling fan and outdoor speakers!
- **Three-Car Side-Entry Garage** with **Private Owner's Entry** offering built-in cubbies, the perfect drop zone!
- Intelligent Home Automation Package & Energy Efficient Building Materials



**VIEW DESIGN
SELECTIONS**

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

Tre Montgomery - Realtor
Hughston Homes Marketing
Listing Agent/Area Manager
Direct: (678) 726-5271 (Call/Text)
Office: (706) 568-7650



INCENTIVES

AVAILABLE WITH THE
USE OF A HUGHSTON HOMES
TRUSTED LENDER!