

Habersham Home Information

10 Over Dam- Homesite #173



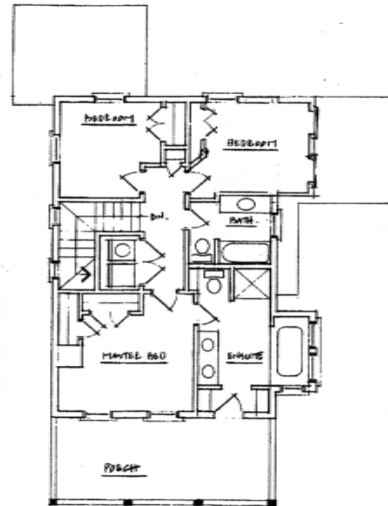
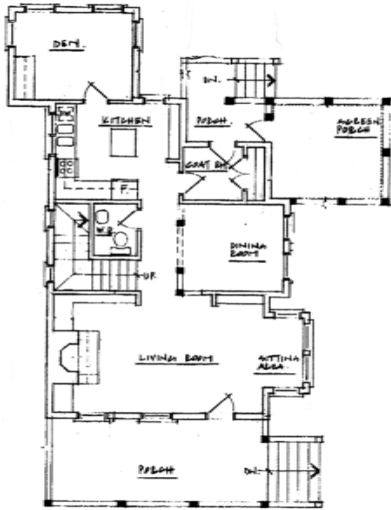
The beautiful wide front porches of this three bedroom, two and a half bath traditional Southern home create a welcoming façade that cleverly hides a private, Charleston-style courtyard. One of the most extensively landscaped yards in Habersham, this garden was featured on the cover of Outside The Not So Big House. The enclosed garden features a large brick patio and walkways, a raised vegetable/herb garden, and wonderful mature landscaping. This home also includes a garage with cozy guest house above, workshop/storage area/quaint garden shed below and a separate carport.

At 1,920 spacious square feet, this house lives very comfortably with living room, dining room, and kitchen on the first floor. The 10' ceilings give an open and airy feel to the entire living area. All three bedrooms are on the second floor; including the master suite, with French doors opening onto its own porch. The Brazilian cherry floors throughout the home and the custom cabinetry and millwork make this house a must-see in Habersham.

• MLS# 114963 – www.habersham-10overdam.com

Floor Plans & Specifications

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Home Specifications:

- 1,920 Heated Square Feet
- 10' wide front porches top & bottom
- 10' High ceilings on 1st floor
- 9' High ceilings on 2nd floor
- Extensive built in shelving throughout
- Custom exterior mahogany doors
- Dining room has 6' wainscoting
- Bonus room or den off kitchen
- Beaded ceiling in kitchen
- Decorative wood columns at entrance to living and dining rooms
- Upgraded energy efficient fireplace
- Central vacuum system
- Quality lighting fixtures throughout
- Corian countertops
- Stainless steel kitchen appliances
- Brazilian cherry floors
- Large guest room above garage with kitchenette, bathroom & eating area
- Garage, carport, workshop & guest apartment 2 years old

For complete specifications or to arrange a viewing of this property, please give us a call toll-free at 1.877.542.2377 or visit the Habersham Sales Office at 22 Market in the Habersham Town Center. All homes include garden house or storage building. Square footage is approximate. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Habersham provides equal housing opportunities. Builder specifications may vary from information represented in this flyer. Prices are subject to change without notice, so please consult with a Habersham representative for the most recent listing information.