

Habersham Home Information

49 Harford - Homesite 581

Available for \$595,000



IMAGE PLACEHOLDER



R-Click - Format - Colors and Line:
Fill Color/Fill Effects/Select Picture

IMAGE PLACEHOLDER



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Located a short walk from Habersham Town Center and steps from Habersham Park, this lovely two-story home showcases indoor and outdoor living spaces characteristic of a traditional lowcountry home. The rocking chair front porch leads into the home's spacious open living area that features pine flooring throughout the living room, dining area and kitchen. The designer kitchen includes custom cabinetry, granite countertops and stainless steel appliances. The kitchen leads to the home office/mud room off of which you may access both the laundry room and screened porch. Completing the downstairs is the master suite with a spacious bedroom, large walk-in closet with wood shelving and master bath with dual vanity sinks set in granite countertops, separate claw foot tub and tile shower. The pine tread stairs take you up to the second story wood floor gallery which leads to the two large upstairs bedrooms, each with its own private full bathroom and generous closet space. The attached two-car garage includes 411 square feet of walk-up storage that is ready to be finished into a guest apartment or home office.

www.habersham-49harford.com

- Status: Pre-construction

Floor Plans & Specifications

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Exterior Specifications:

- Hardi-plank exterior siding, PVC and Cypress exterior trim with stucco foundation piers and chimney
- 40 Year asphalt shingle roofing and operable louver shutters
- Clad wood windows with screens
- Painted T&G porch flooring and V-Groove porch ceilings
- DP rated exterior wood doors
- Landscaping/Hardscaping to include irrigation system, living fence, tabby patio, tabby walks, and a gravel driveway/parking area at the rear alley
- Two-car garage with custom wood garage doors with operators

Interior Specifications:

- Approximately 2,022 square feet
- 312 square feet of porch space
- 10' First Floor Ceilings and 9' Second Floor Ceilings
- Crown molding, large base and decorative casement moldings throughout
- 6" Pine Flooring in living areas, master suite, powder room, upstairs hallway, landing and pine stair treads
- Pre-wired for data communication systems
- Bathrooms & kitchen feature mainly Kohler plumbing fixtures & faucets
- Master Bath features Granite countertops with Kohler His/Her vanity under-mount sinks, tile flooring, tile shower, and a separate claw-foot cast iron bathtub
- Living Room features decorative custom mantle and custom cabinet for flat panel TV above Fireplace (pre-wired for cable and speaker connections)
- Wood Burning / Gas Fireplace in Living Room
- Kitchen features custom cabinetry, Granite countertops, stainless steel KitchenAid appliance package (including refrigerator, gas range, microwave and dishwasher)
- Large first floor Master Bedroom with a walk-in closet
- Wood Wainscoting with ledge in all bathrooms (including powder room)
- Upstairs bedrooms have carpeting and generous closet space
- Each upstairs bedroom features it's own bathroom, one with a tub/shower combo and tile surrounds, and the other a walk-in tile shower
- HVAC systems are high efficiency systems (13+ SEER rating)
- Plumbing system is the Mani-block system and has a gas hot water heater
- Garage boasts 678 overall square feet with 411 unfinished square feet
- Garage apartment may be finished during construction with a preliminary estimate of \$50,000 – contingent upon buyer's final finish selections

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.