

3937 Savannah Square Street, Suwanee, GA 30024

Best Features **Disclosures at <https://www.ga-homes.com/featured>**

- **Prime Location** - STEPS to the action, restaurants, shopping, festivals, coffee shops, yoga in the park, splash pad, concerts, farmers market, local brewery and so much MORE!
- **The "Favorite" Shadowbrook Townhome Layout** - 3 Bedroom | 3-1/2 Baths
 - TWO Large Bedrooms Suites upstairs with adjoining baths and walk in custom closets + Fully finished Daylight Walkout Terrace Level (1 bed/1 full bath)
 - Terrace Level is NOT below ground for this unit
 - Side street in the neighborhood overlooking the park and with parking spots in front of your home for added convenience.
- Meticulously maintained by owners - Renovated and Ready for Move In!
- Home is drenched in Natural Light.
- Upgraded Wood curved staircase.
- Kitchen upgraded with refreshed cabinetry with designer Quartzite (real stone) countertops, undercabinet lighting, an oversized custom-built island with hidden trash pullout, Kohler fixtures, Bosch stainless steel appliances, wifi capable refrigerator (included in sale), slide-in range, etc.
- Kitchen is located at the back of the home and adjacent to the outdoor deck for optimum entertaining opportunities.
- Back deck faces East so you won't bake in the hot summer sun ☀️
- ¾" thick solid Wide Plank Oak hardwood flooring (with a custom stain) throughout the 1st & 2nd floors and on all staircases.
- Second Floor Laundry Room renovated with storage cabinets & shelves, wood countertop with custom steel supports and newer Washer & Dryer (included in sale).
- Professionally designed and installed closet systems in EVERY closet
- Professionally designed interiors.
- High-end designer light fixtures throughout with carefully placed custom art & task recessed lights.
- All thermostats (3) wifi compatible and can be controlled remotely with Apps.
- All doors with keyless entry, front with wifi compatible lock, can be controlled remotely with Apps.
- Ring doorbell & security camera/floodlights included to convey with sale
- Wired for AT&T fiber for fast internet connectivity
- Newer zoned HVAC System + Additional New (2021) ducted HVAC System for Terrace Level
- New water pressure valve and whole house shut off water valve (2024)
- Newer Roof (2018)
- Newer Exterior Paint (2018 with front refresh 2024)
- Wifi compatible garage door opener, can be controlled remotely with Apps.
- 2 Car Garage & 2 Car Driveway + street parking in front of home
- Yard maintenance, trash pickup & termite protection included in HOA
- Walk to Everything! Restaurants, Farmers Market, Suwanee Events, & More!
- Neighborhood connected to the Suwanee Creek Greenway Trails-great for walks/runs/biking, etc.
- EXCELLENT Schools: Roberts Elementary, North Gwinnett Middle School & North Gwinnett High School-All "A Rated" on Niche.com
- New Suwanee Main Street Park being built is also within walking distance - just across the street.
- Most furnishings, artwork, accessories can be available for a complete MOVE IN READY DESIGNER HOME; Cost for this is NOT included in the List Price.

Love where you live