



Residential - Detached
MLS #: 7792654
99 White Magnolia Way
City: Dallas
County: Paulding - GA
Subd/Comp: Seven Hills

Availability: No conditions
Broker: ATCM05
State: Georgia, 30132-1488
Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	5	3	0
Main	1	1	0
Lower	0	0	0
Total	6	4	0

SCHOOLS	Bus Rte:
Elem: Floyd L. Shelton	Bus Rte:
Middle: Crossroads	Bus Rte:
High: North Paulding	Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2014
Acres/Source: 0.5000 / Public Records
Const: Cement Siding
Arch Style: Craftsman

Condition: Resale
Sq Ft/Source: 3,686 / Public Records **\$/SF:** \$156.00
Above Grade Finished Area: 3,686
Below Grade Finished Area:
Below Grade Unfinished Area:
Foundation: Slab

Public: Welcome to 99 White Magnolia Way, an exceptional Craftsman home tucked away on a quiet cul-de-sac in the highly desirable NatureWalk section of Seven Hills. Situated on one of the largest lots in the community with a peaceful wooded backdrop, this beautifully maintained 6-bedroom, 4-bathroom home offers the perfect balance of elegance, functionality, and everyday comfort. Step inside and be greeted by a dramatic two-story foyer, rich hardwood floors, elegant crown molding, tray ceilings, and an abundance of natural light that fills the open-concept living spaces. Every room has been thoughtfully designed to create a home that feels both spacious and welcoming. The heart of the home is the beautifully appointed kitchen, where family and friends naturally gather. Featuring stone countertops, a large center island, gas cooktop, double wall ovens, a walk-in pantry, and a butler's pantry, this space is equally suited for weeknight dinners, holiday celebrations, and everything in between. The kitchen flows seamlessly into the expansive family room, creating the perfect setting for entertaining and making memories. Need flexibility? A private office with French doors provides an ideal work-from-home space, while the main-level guest bedroom and full bath offer comfort and convenience for visitors or multigenerational living. Upstairs, the spacious owner's suite is designed to be your personal retreat, complete with a spa-inspired bath featuring dual vanities, a soaking tub, separate shower, and generous walk-in closet. Four additional bedrooms and well-planned living spaces ensure everyone has room to spread out while still feeling connected. Then there's the outdoor living space... and this is where the home truly shines. Imagine football Saturdays gathered around the outdoor fireplace, summer cookouts under the covered patio, quiet mornings with coffee overlooking the trees, or evenings spent relaxing with family after a long day. The expansive covered patio extends your living space outdoors, while the large backyard offers room to play, garden, entertain, or simply enjoy the privacy that is becoming increasingly rare. Living in Seven Hills means enjoying a lifestyle that's hard to match, with two resort-style pool complexes, exciting water amenities, tennis and pickleball courts, playgrounds, scenic walking trails, clubhouse amenities, and year-round community events that make it easy to feel at home. Freshly priced at \$575,000, this is more than just a beautiful home—it's an incredible opportunity to enjoy one of Paulding County's most sought-after communities. Welcome home.

ROOMS

Bedroom: In-Law Floorplan, Oversized Master, Sitting Room
Master Bath: Double Shower, Double Vanity, Soaking Tub
Kitchen: Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room, Wine Rack
Dining: Butlers Pantry, Separate Dining Room
Laundry: Laundry Room, Upper Level
Rooms: Great Room, Office

FEATURES

Accessibility: Accessible Entrance	Other Struct: None
Appliances: Dishwasher, Disposal, Double Oven, Gas Cooktop, Gas Water Heater, Microwave	Parking Feat: Attached, Garage, Garage Door Opener, Garage Faces Front, Kitchen Level, Level Driveway
Basement: None	Parking Carports: Garages: 3 Parking: 5
Community: Clubhouse, Homeowners Assoc, Near Shopping, Near Trails/Greenway, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s)	Patio/Porch: Covered, Front Porch, Patio, Rooftop
Cooling: Ceiling Fan(s), Central Air, Zoned	Pool Features: None
Electric: Other	Pool Private: No
Exterior: Garden, Gas Grill, Permeable Paving, Private Entry, Private Yard	Road Front: Other
Fencing: Back Yard, Fenced, Wood	Road Surface: Asphalt
Fireplace #: 2	Roof: Composition
Fireplace: Brick, Factory Built, Family Room, Gas Starter, Living Room, Outside	Security: Carbon Monoxide Detectors, Smoke Detector(s)
Flooring: Carpet, Ceramic Tile, Hardwood	Sewer: Public Sewer
Grn Bld Cert:	Spa: None
Green Eff: None	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen: None	View: Other
Heating: Natural Gas, Zoned	Water Frntage: None
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament:
Interior: Crown Molding, Disappearing Attic Stairs, Double Vanity, Entrance Foyer 2 Story, High Ceilings 9 ft Lower, High Speed Internet, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)	Water Source: Public
Lot Features: Back Yard, Cul-De-Sac, Landscaped, Level, Private	Windows: ENERGY STAR Qualified Windows, Insulated Windows
Other Equip: None	

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 083039	PPIN #/APN: 036.4.3.013.0000	Tax/Tax Year: \$5,429 / 2025
Land/Lot:	Section/GMD:	Lot: Block:
Plat Book/Page:	Deed Book/Page:	Land Lease: No Lot Dim: x
Listing Conditions: Standard	Special Circumstances: None	Assessment Due/Contemplated: No
HOA Phone:	HOA Rent Restriction: No	Initiation Fee: \$1,917
Association Fee: \$0	Swim/Tennis: \$0	Email: 7hillsga@ciramail.com
Master Assoc Fee: \$875 / Annually	Home Warranty: No	Act DOM: 23
Mgmt Co: Seven Hills Homeowners Ass	Phone:	
Legal Description: LOT 78 RIVERWALK MANOR U 1 PHS 4A		
Original List Price: \$600,000		