Upgrades & Features

99 White Magnolia Way, Dallas, GA 30132

Seven Hills, Nature Walk Section | Paulding County

6 Bedrooms | 4 Baths | 3,686 Sq Ft | Built 2014 | Approx. 0.5 Acre Cul-de-sac Lot

GOURMET KITCHEN

- Open kitchen with large center island
- Double oven and gas cooktop
- Stone countertops and walk-in pantry
- Butler's bar and pantry with wine rack above
- All kitchen appliances remain with the home

ELEGANT MAIN LEVEL

- Hardwood floors throughout the main level
- 9 ft ceilings, tray ceilings, and crown molding
- Formal dining room seats 12 or more
- Private office with French doors
- Indoor fireplace in the living area
- Custom barn-style wooden gate at the stairs, a rustic farmhouse detail
- Main floor bedroom with private full bathroom

OVERSIZED PRIMARY SUITE

- Soaking tub and separate tiled shower
- Glamour area and walk-in closet
- Jack-and-jill baths serve secondary bedrooms

CRAFTSMAN STYLE & STORAGE

- Cobalt Triple Garage plan, Elevation A
- Board and batten siding, stone base, and decorative gable detail
- True 3-car garage with a separate single-bay wing and its own roofline
- Covered front porch with columns

SEVEN HILLS COMMUNITY

- Two resort-style pools, clubhouse, and tennis courts
- Playground and walking trails

OUTDOOR LIVING & LOT

- Extended open patio with outdoor fireplace
- Added natural gas line outside for a gas grill
- Added back walkway
- Large fenced backyard with gate, with the lot extending beyond the fence line
- One of the largest lots in the community
- Natural stream at the rear with a permanent construction setback, so no building is allowed behind the lot
- Quiet cul-de-sac location
- Irrigation system

SMART HOME & SYSTEMS

- Ring doorbell cameras remain with the home
- Keyless front entry pad and smart thermostat
- Zoned HVAC, serviced June 11, 2026
- Public water and public sewer
- Active termite bond through Active Pest Control Georgia, transfers at no cost, coverage includes re-treatment and repair

ALSO STAYING WITH THE HOME

- All kitchen appliances, including dishwasher, microwave, and garbage disposal
- Indoor fireplace gas logs, screen, and door
- Ceiling fans, chandelier, and light fixtures throughout
- Window blinds with hardware and window screens
- Closet systems and garage door opener

SCHOOLS

- Floyd L. Shelton Elementary
- Crossroads Middle School
- North Paulding High School

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