



Best Mountain Properties

SERVING ALL OF NORTH GEORGIA



- 4 Bedrooms
- 4 Baths
- Master & Guest Bedroom on Main
- Huge Front Porch
- Gourmet Kitchen
- Formal Dining Room
- Finished Terrace with Large Billiard Room, Wet Bar, and additional Den

WELCOME HOME!!

This four bedroom, four bath Cape Cod ranch offers incredible grand detail throughout! Brand new school district and easy access to both I-575 & Hwy 372 make this home a must have! Home sits on 2.32+/- acres which backs to a creek! The large stone front porch invites you in to the impressive, open main level with hardwood flooring! Formal dining room with tray ceiling opens to great room with vaulted pine ceiling, built-in shelving, stone fireplace and a dramatic wall of windows! Kitchens features granite countertops, stainless steel appliances, tiled backsplash, island with breakfast bar, plenty of counter and cabinet space and vaulted breakfast area! Glass French doors lead you to the oversized screened porch that overlooks your huge backyard, perfect swimming pool! Second screened porch conveniently located off kitchen features stacked stone corner fireplace! Master Suite on main boasts a double tray ceiling and elegant, upgraded private bath with granite vanities, tiled flooring, separate shower, Jacuzzi tub & walk-in closet! Main level laundry . Mudroom leads to oversized two car garage! Full finished terrace level offers two large bedrooms, two full baths, great room with wet bar and billiard room!

New Construction by Hynes Custom Homes



\$599,900

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**32 Sharp Mountain
Creek Drive**

Ball Ground, GA

**The Estates at Sharp
Mountain Creek**



Hynes Custom Homes

Georgia Custom Mountain Homes

Allowances

- Hardwood Floors 2 & 1/4" White or Red Oak Foyer, Dining Room, Kitchen, Breakfast, Family Room

Exterior

- Shake style siding, Hardi-Plank siding, primed trim and stone per plan
- Garage Doors - Carriage style with door openers
- Poured foundation walls
- Double hung windows with no rot sills and PVC trim
- 30 year architectural style shingles
- 5" Aluminum gutters with solid leaf guards
- Concrete/Asphalt Driveways
- Professional landscaping
- Oversize deck plans
- 2 hose bib faucets
- Chimney shrouds with spark arrester
- Screen porches per plan with optional fireplace
- Ultra shield waterproofing
- Gas grill connection on deck

General Features

Plumbing

- 80 gallon electric water heater
- Delta oil rubbed bronze faucets throughout
- Elongated toilets in whole house

Electrical

- Smoke Detectors per code
- Weather proof outlet on deck and at front porch
- 200 AMP panel
- Switched outlets on bed walls
- Pre-wired for satellite TV
- CAT 5 wiring
- Under counter lights in Kitchen
- Two (2) outside flood lights
- All bedroom pre-wired for fan/light

Interior

Kitchen

- Upgraded wood cabinets
- Granite countertops with stainless steel under mount sink
- Tile backsplash
- Garbage disposal with 1500 gallon septic tank

Family Room/Great Room

- Stained tongue & groove vaulted ceiling per plan
- 42" Wood burning fireplace with gas starter and stone surround and 60" high stone mantle
- Wired for fan/light combo with two switches
- Built-in book cases per plan

Dining Room

- Painted bead board 36" high with chair rail

Master Bathroom

- Ceramic tile flooring
- Tub and shower tiled surrounds
- Cultured Granite Marble vanity countertops
- Raised vanity cabinets
- Whirlpool Tub per plan
- 42" high mirrors with bevel strip

Laundry Room

- Tile flooring
- Wood cabinets per plan
- Electric washer/dryer connections
- Laundry sink

Pantry

- Per plan

HVAC

- 90+ high efficiency gas furnace - main level
- 13 Seer air conditioner - main level
- 13 Seer heat pump - terrace level

Stairs

- Oak stained treads per plan
- Upgraded stained handrail
- Upgraded painted pickets

Doors

- Oil rubbed hinges and leaver handles

Unique Features

- Oversized garage