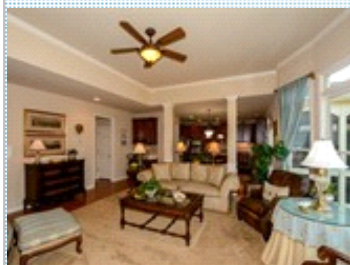


Executive Home w/view of lake & walk to Amenities

High Finish level

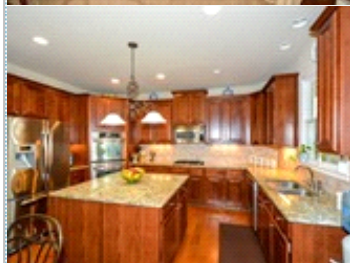
7340 Birdsong Place , Flowery Branch GA 30542

MLS:5813965 PRICE:\$459,500.00



Bedrooms: 5
Full Baths: 4
Lot Size: 9757
Sqft: 3632

Subdivision: Sterling on the Lake
Year Built: 2007
Parking: 2 Cars
Floors: 2



PROPERTY FEATURES:

- | | | |
|-------------------------|---------------------------|------------------------------|
| ❑ Central A/C | ❑ Central heat | ❑ Fireplace |
| ❑ High/Vaulted ceiling | ❑ Walk-in closet | ❑ Hardwood floor |
| ❑ Tile floor | ❑ Family room | ❑ Living room |
| ❑ Bonus/Rec room | ❑ Dining room | ❑ Breakfast nook |
| ❑ Dishwasher | ❑ Refrigerator | ❑ Stove/Oven |
| ❑ Microwave | ❑ Granite countertop | ❑ Stainless steel appliances |
| ❑ Basement | ❑ Washer | ❑ Dryer |
| ❑ Laundry area - inside | ❑ Balcony, Deck, or Patio | ❑ Yard |



OTHER FEATURES:

- | | | |
|--------------------------|------------|--------------------------------|
| ❑ Vaulted Screen Porch | ❑ New Roof | ❑ Water Heater replace 10/2014 |
| ❑ Radon Abatement System | | |



PROPERTY DESCRIPTION:

Immaculate Executive Home in highly sought after Sterling on the Lake! Stunning views from the Oversize Screened Porch. Extended deck with gas line for grilling. Guest Bedroom and Bath on main. Gourmet kitchen with large island, Granite, SS, Double Ovens, Gas Cook-top, Refrigerator, Fireside Family room with custom built-in's and view to Kitchen. Owners Suite with spa bath, 3 additional spacious bedrooms, 2 additional Baths. Daylight unfinished basement equipped with radon abatement system, stubbed for bath awaiting your finishing touches to expand. New Roof. Must See!!

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