



MOTIVATED SELLER

Just Reduced!

260 Roberts Road , Suwanee GA 30024

MLS: 7577809 PRICE: \$649,900.00



Bedrooms: 5
Full Baths: 3
Half Baths: 1
Lot Size: .46
Floors: 2

Subdivision: Ruby Forest
Year Built: 1995
HOA: 500
Sqft: 3114

PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Office/Den
- Dishwasher
- Stainless steel appliances
- Balcony, Deck, or Patio
- Central heat
- Walk-in closet
- Family room
- Dining room
- Stove/Oven
- Attic
- Yard
- Fireplace
- Hardwood floor
- Living room
- Breakfast nook
- Microwave
- Laundry area - inside



OTHER FEATURES:

- Quartz countertop



PROPERTY DESCRIPTION:

Beautifully Updated and Meticulously Maintained 5-Bedroom 3.5 Bath home in highly sought-after Ruby Forest subdivision. Just steps from Roberts Elementary, with a neighborhood trail only one house away and with convenient school bus service. Fantastic North Gwinnett Schools. welcoming foyer that leads to a spacious formal dining room, ideal for entertaining, and a versatile living room that can easily serve as a home office. The oversized great room features a cozy fireplace with gas logs and flows seamlessly into the beautifully updated kitchen, complete with white cabinetry, quartz countertops, a classic subway tile backsplash, and stainless steel appliances. The main-level primary suite is generously sized and features a luxurious, upgraded bath with a seamless glass shower. A convenient half bath is also located on the main floor. Upstairs, you'll find a second primary suite with a private sitting area and a spa-like bath offering a separate tub and shower. Three additional upstairs bedrooms feature large closets, with a shared bathroom that includes a shower/tub combination. Recent updates include fresh interior paint, new flooring on the main level, and plush new carpeting upstairs. The home also boasts a side-entry two-car garage with an upgraded insulated garage door and a brand-new front door. Exterior highlights include durable Hardie plank siding, newly installed triple-pane windows,

