



COLDWELL BANKER
RESIDENTIAL BROKERAGE
1735 BUFORD HWY
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CONTACT:
PHIL BARAONA
REALTOR

BEAUTIFUL GOLF COURSE VIEW

LENDER APPROVED SHORT SALE



3406 HABERSHAM CLUB CT. CUMMING, GA 30041

Home Features:

- ✓ 3 Bedrooms, 3 1/2 Baths, (incl Bath on Terrace Lvl)
- ✓ Large Bright Kitchen w Breakfast area & lots of cabinetry
- ✓ Large Great Room with Vaulted Ceiling and Cozy Fireplace
- ✓ Master Bedroom w view of Golf Course
- ✓ Full finished daylight basement
- ✓ Large 2 Car Garage, plenty of storage space.
- ✓ Lovely .65 Acre Lot with huge 2 level deck
- ✓ Top School District & Low Forsyth County Taxes
- ✓ Great Location near Shopping, Restaurants and GA 400
- ✓ Motivated seller with approved short sale - BRING OFFERS!

Top School District:

- ✓ Mashburn Elementary
- ✓ Otwell Middle
- ✓ Forsyth Central High

Directions: 400N to Exit 14 & R on GA 20 -Buford Hwy; Aprox 2 Miles turn L on Nuckolls Rd. Then turn R on Habersham Hills, then first L and first R Then Left on Habersham Club Ct, Home is on the right.

Asking Price:

\$250,000

For More Information Contact:

Phil Baraona, Sales Agent: 678-910-5930

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