

# 8010 GRACEN DRIVE

GAINESVILLE, GA 30506 | MLS #: 7095828

**\$430,000** | 3 BEDS | 2.5 BATHROOMS | 2 CAR GARAGE | 2430 SQUARE FEET



View Online: <http://www.viewlisting.info/108097>

For Instant Photos: Text 433502 To 415-877-1411

This immaculate, former model home, has a covered front porch with side swing and is full of top upgrades! Bring your most discerning clients to see this move in ready home before it is gone! From the beautiful hardwoods throughout the main floor, and staircase, to the main floor office with custom barn doors leading into the fireside family room, this home makes a statement at every turn.

Beautiful, open concept kitchen with granite top center island and SS appliances. Custom mudroom with live edge wood bench off the two car garage. The second level boasts an amazing loft overlooking the two story foyer and two secondary bedrooms, one with a custom closet that has been updated with built ins to maximize storage. The oversized primary bedroom with barn door entry into the primary bath features a dual vanity, his and hers walk in closets, separate shower and soaking tub.

You will love the convenient upstairs laundry room. The covered back patio leads to a level, fenced yard, with a charming fire pit area and spacious garden beds ready for your favorite plants and herbs! With top Forsyth County schools, convenient access to Lake Lanier and the North GA Premium Outlets, this is country living at its best!

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- Covered front & back porches
- Custom barn doors in office & primary bedroom
- Upstairs laundry room with custom storage
- Hardwoods on stairs & main level
- Fire pit and large garden area

## AGENT INFORMATION

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## ABOUT MONA COOPER

Mona believes in the biblical principal of serving others and thoroughly enjoys helping people. As a former military spouse, she is a relocation and SFR certified specialist who understands the stresses and demands that go into securing a new home. She is here to be a resource and advocate throughout the entire home buying and selling process. ...

□ □ All measurements and figures are approximate. Source of information is deemed reliable, but not verified.