



**5525 Hancock Lane
Cumming, GA 30041**



Well Maintained & Move In Ready

PROPERTY INFORMATION SHEET

PRICE: \$249,999 **ACREAGE:** 0.59 acres **COUNTY:** Forsyth **AREA OF COUNTY:** North
BEDROOMS: 3 **BATHS:** 2 **½ BATHS:** 0 **BASEMENT:** Partial, Finished
HVAC: Central, Natural Gas **LAUNDRY:** Hall **EXTERIOR:** Vinyl **FIREPLACE:** Gas Log
SUBDIVISION: Sidney Mill **LOT#:** 726 **DUES/FEES:** \$200 Annually

DESCRIPTION: *Delightful and modern ranch located in a quiet neighborhood. This well maintained home sits on a level lot with a great fenced in back yard for the kids or entertaining. Interior features include three bedrooms, two baths, vaulted ceiling, gas log fireplace in the living room, breakfast room, granite countertops with tumbled tile backsplash in the kitchen, adjoining separate dining room and a spacious family/rec room in the basement. Tile in both baths, central air conditioning, natural gas heat, and workshop in the two-car garage. Easy access to Highway 400 with quick commutes to shopping in Dawsonville or Alpharetta.*

SQUARE FT: 2,219+/- (public records) **TAXES:** \$1,915 (2016) **YEAR CONSTRUCTED:** 2005
SCHOOL-ELEM: Chestatee **MIDDLE:** Little Mill **HIGH:** North Forsyth

SETTING/LAND: *Attractive neighborhood with quick access to Highway 400.*

WATER SOURCE: Public **OTHER BUILDINGS ON PROPERTY:** None
STREET/ACCESS: Paved **DRIVEWAY:** Concrete

DIRECTIONS: *From Atlanta: Take Highway 400 North to Exit 17. Turn right onto Keith Bridge Road. Travel approximately 1.6 miles and turn left onto Hancock Lane. Home is on the left.*

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