



**8950 Yellow Pine Court
Gainesville, GA 30506**



Open Concept Interior For Entertaining!

PROPERTY INFORMATION SHEET

PRICE: \$438,000 **ACREAGE:** 0.21+/- acres **COUNTY:** Forsyth **AREA OF COUNTY:** North
BEDROOMS: 5 **BATHS:** 4 **½ BATHS:** 0 **BASEMENT:** Full, finished, Daylight **GARAGE:** 3 Car
HVAC: Gas & Electric **LAUNDRY:** Room **EXTERIOR:** Brick Front, Hardiplank **FIREPLACE:** 1
SUBDIVISION: Vanns Tavern **LOT#:** 72 **DUES/FEES:** \$1,275 Annually

DESCRIPTION: *POLISHED WITH STYLE & DISTINCTION. Two story floor to ceiling barreled windows in greatroom, coffered ceilings (greatroom, kitchen and terrace level), rock faced fireplace, hardwood flooring, chef's gourmet kitchen, granite counters/slate backsplash, upgraded trim, mouldings & custom built-ins, laundry room on second floor, guest bedroom on main, upgraded lighting, zoned (3) HVAC and outdoor rock fireplace & grill for entertaining. Terrace level complete with kitchenette, den, exercise room, hobby/play room and space for overnight guest. Swim/Tennis Community adjacent to Lake Lanier & Vanns Tavern Park. Minutes to boat storage and marina.*

SQUARE FT.: 4,978 +/- **TAXES:** \$3,700 (2016) **YEAR CONSTRUCTED:** 2007

SCHOOL-ELEM: Chestatee **MIDDLE:** Little Mill **HIGH:** North Forsyth

SETTING/LAND: Manicured lawn, irrigation system & private backyard with custom rock fireplace & grill.

WATER SOURCE: Public **OTHER BUILDINGS ON PROPERTY:** None.

STREET/ACCESS: Paved, Public Maintained. **DRIVEWAY:** Concrete.

DIRECTIONS: *From Highway 400: take Highway 53 E, right onto 306 W, left onto Waldrip Road, left onto 369 E for, right onto McBride Lane, left onto Waldrip Circle, right onto Vanns Tavern Road, right onto Cypress Oaks Place, right onto Maple Run Trail, right onto Yellow Pine Court to 8950 Yellow Pine Court on right.*

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