

7210 PINE COURT

Cumming, GA



3 Beds, 2 Baths - 2,304 sq ft - \$450,000

Boat in the Driveway. Lake Lanier in 2 Minutes. No HOA. Paddle out from about 75 feet of Corps of Engineers shoreline, or launch the boat at Young Deer just 2 minutes away. The big-ticket work is done: newer roof (2019), new siding and gutters, full new HVAC and furnace, and a tankless water heater. The remodeled kitchen has new cabinets, tile, all-new appliances, and a butler's pantry built for hosting. The primary bedroom is on the main level. Downstairs, the lake-level family room and entertainment retreat open onto the lakeside patio and fire pit, a few steps from the water. The oversized detached two-car garage holds the trucks, the UTV, and the toys. Lake life without the luxury price tag, at \$450K.



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CENTURY 21.
Results