

A Southern Charm



790 River Rush Dr • Sugar Hill • GA • 30518 MLS #01691646

Minutes From Lake Lanier and Sugar Hill Golf Club!

Extravagant 2-story home sits on approx ³/₄ acre lot and boasts a brick/hardy plank exterior, breezeway connects to oversized 2-car garage with large storage room, extra large fenced-in backyard for children, an oversized deck for entertaining and watching beautiful sunsets, a huge front porch with 2 ceiling fans and a front/back sprinkler system. Beautiful hardwood flooring in the entrance, as well as a staircase, crown molding and a spacious living room with crown molding. The dining room has hardwoods, chair railing, shadow box, large family room with a brick fireplace and a gas starter. The modern kitchen has plenty of maple cabinets, solid surface countertops, dropped plant ledges, a built-in microwave, built-on oven, porcelain sink, stainless steel refrigerator, breakfast area, center island, china closet and a pantry. Relax in MB, which has a sitting area, double tray ceiling, beautiful hardwood flooring, private bath with vanities, a Jacuzzi tub, sep. shower, a walk-in closet and linen closet. There's also an unfinished daylight basement stubbed for bath and has 2 outside entrances. Bonus amenities include: Huge laundry room with tiles flooring, intercom, security sys. and swim/tennis. French door to formal living/bonus room. Second floor 3 more large bedrooms extra large full bath and Jack/Jill baths! Ceiling fans in all bedrooms, and a bonus room. Located in River Rush Swim Tennis Sub-Division.

\$377,910

Built 1999	4 Bedrooms	Hardwood Floors
Full Daylight Basement	3.5 Bath	Large Front & Rear Porch
Lot: 0.65 acre	Swim/Tennis	2 Bonus Rooms
Riverside Elementary	Lanier Middle School	N. Gwinnett High School

\$10,000 Decorating/Painting Allowance

For Information Contact:

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