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44 American Walk

Like-New Townhome in Peachtree City 2 BR's + Sunroom & Large Office

City	Peachtree City	County	Fayette	GAMLS #	2774931
HOA Fee	\$220 / year	Year Built	2004	Subdivision	American Walk Townhomes at Centennial
Living Room	18'- 0" x 15'- 0"	Taxes	\$2,892 (2008)	Air Conditioning	Central / Electric
Dining Room	15'- 0" x 12'- 3"	Master Bedroom	15'- 0" x 13'- 0"	Heat	Central / Gas
Kitchen	15'- 1" x 8'- 6"	MBR Sitting Room	12'- 0" x 9'- 0"	Exterior	Brick
Breakfast Area	12'- 0" x 11'- 6"	Bedroom #2	12'- 6" x 12'- 0"	Foundation	Partial Basement w/ Finished Rooms
Sunroom	12'- 0" x 9'- 0"	Office (Basement)	33'- 1" x 15'- 2"	Fireplace	Yes, in Living Room
Powder Room	Yes (Main Level)	Security System	Yes	Garage	1-Car w/ Electric Opener
Laundry Room	Yes (Upper Level)	Central Vacuum	Yes	Amenities	Exterior & Lawn Maintenance/Pool/Clubhouse
Elementary School	Peachtree City	Middle School	J.C. Booth	High School	McIntosh

Consider the Many Features of this Fine Home: Like-New 2 Bedroom / 2.5 Bath Townhome in Peachtree City; Brazilian Cherry Hardwood Floors throughout Main Level; Large Open Living Room with Fireplace, Crown Molding & Bay Window; Dining Room with Mirrored Wall Accent and Crown Molding; Kitchen with Stainless Steel Appliances, Granite Counter Tops, Custom Cabinets, Tile Backsplash and Breakfast Bar; Breakfast Area; Sunroom with French Doors to Private Deck overlooking Greenbelt; Powder Room with Pedestal Sink on Main Level; Master Bedroom with Vaulted Ceiling & Ceiling Fan; Master Bedroom Sitting Room with Vaulted Ceiling and Walk-In Closet; Master Bath with Brazilian Cherry Hardwood Floors, Custom Cabinetry, Cultured Marble Countertops, Double Sink Vanity, Separate Shower with Custom Tile and Huge Garden Tub with Custom Tile; Bedroom #2 with Walk-In Closet; Additional Full Bath with Marble Countertop on Upper Level; Laundry Room with Shelf on Upper Level; Large Finished Room (Office) in Basement; Security System; Central Vacuum; 1-Car Garage with Electric Opener; Homeowners Association Dues include Exterior and Grounds Maintenance and Use of Pool and Clubhouse; Located in Peachtree City, near Shopping, and convenient to I-85, Atlanta and Hartsfield-Jackson Airport



Each office independently owned and operated

Mike Robinson & Associates

RE/MAX Around Atlanta Results

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for a "Virtual Tour" of this home, please visit:

www.mike-robinson.com

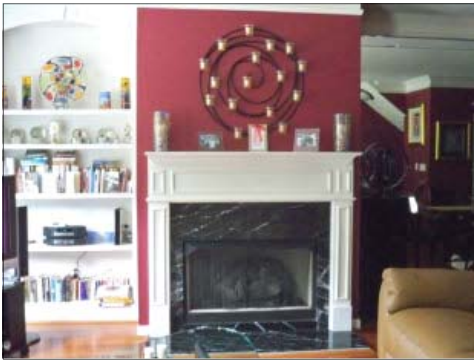


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The information contained herein is believed to be correct, but is subject to errors, omissions and changes.

44 American Walk



Living Room



Living Room



Dining Room w/ Mirrored Accent



Kitchen



Breakfast Area



Master Bedroom



Master Bath



Bedroom #2