



# Features & Improvements

3810 DUCKCOVE WAY

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## EXTERIOR FEATURES

- 1.59 acres flat professionally landscaped property with no HOA
- Recently refinished tennis court with lights and covered viewing pavilion
- Newly built custom covered outdoor kitchen with granite counters, Kamado grill, Scotsman ice maker and bar seating (2021)
- Heated Pebble Tec pool with diving board and fountain
- New hot tub with brand new cover (2022)
- Separate outdoor pool bathroom
- Covered pool cabana
- Oversized outdoor stone gas fireplace
- Young Deer Creek Cove
- Deep Water Dock:
  - 32'L x 24'W Corp permit
  - Party deck
  - Hydro Hoist Boat lift
  - Pump for irrigation to all potted plants and flower beds on property
  - Flat wide path to dock
- 50 Amp RV hookup
- 40KWH natural gas whole home generator with automatic transfer switch
- Putting Green

## INTERIOR FEATURES

- Fully renovated custom kitchen (2021)
  - All new top of the line Thermador appliances
  - Pot filler
  - Double oven with 6 gas burner cooktop as well as grill and griddle top
  - Built-in espresso machine, wine cooler, drink fridge, and separate ice maker
  - Honed quartzite counters
  - Built-in air fryer, warming drawer, warming shelf, Wolf vacuum sealer

**BONNIE SMITH**  
— GROUP —

## INTERIOR FEATURES CONTINUED

- Primary bedroom new hardwood floors, custom automatic drapes, double side gas fireplace
- Private screened-in porch off of primary bedroom
- Primary bath has newly painted cabinets, heated travertine floors, steam shower, oversized jet bathtub and custom built closet
- Fully renovated secondary bath with quartzite counters, travertine floors (2020)
- Custom automatic sun shades on majority of windows
- Custom California closets in secondary bedrooms
- Epoxy flooring in garage with custom built in cabinetry
- Separate access basement level garage

## LOCATION

- Easy access to GA-400 and close proximity to restaurants and shopping
- Conveniently located near:
  - Cumming City Center (6 miles)
  - Northside Hospital Forsyth (7 miles)
  - Halcyon (13 miles)
  - North Georgia Premium Outlets (12 miles)
- Only 45 minutes to Atlanta International Airport, Mercedes Stadium and downtown Atlanta.
- Head north 30-45 minutes to the stunning Blue Ridge Mountains offering world class hiking and mountain biking trails as well as many Vineyards located in the quaint towns of Dahlonega, Helen, and Blue Ridge.
- South lake Lanier with top rated Forsyth Co. schools: Chattahoochee ES, Little Mill MS, East Forsyth HS

## ITEMS FOR SALE AND NEGOTIATION

- 2017 Malibu 23LSV boat 100 Hrs - price negotiable
- Club Car - price negotiable
- Furniture negotiable

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