



Features & Improvements

1017 AVERY ROAD

Property Highlights:

- Custom-built by Ricky Fowler Construction Company
- Almost new-construction estate on 7.35 private acres
- Located in the coveted Creekview High School district (Avery ES, Creekland MS, Creekview HS)
- Close to downtown Canton, upscale shopping, restaurants, and major highways (5 miles to 575)
- Zoned Agricultural
- No HOA

Land & Exterior Features:

- Two-story barn – ideal for horses, hobby farming, storage, workshop, car/vehicles or “party barn”
- Covered porch with stone fireplace and separate grilling deck
- Sweeping views of greenery and pastures
- Pool-ready lot with completed design
- Grand monument entrance with gas lanterns
- 25-zone irrigation system for landscaping

Interior Features:

- 4 bedrooms | 3 full baths | 2 half baths
- Soaring ceilings, expansive windows, warm textures, custom architectural finishes throughout
- Gourmet kitchen: White Patagonia quartzite countertops/ backsplash, Wolf appliances, Sub-Zero refrigerator, custom cabinetry
- Primary suite: vaulted ceilings, exposed beams, stone fireplace, brick accent wall
- Spa-inspired primary bath: herringbone-honed marble, oversized dual shower, level four quartz countertops
- Executive office
- Custom theater with state-of-the-art sound
- Sonos audio system with wired speakers throughout, including porch

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— GROUP —

Additional Lifestyle Features:

- Private gym above three-car garage with panoramic estate views - can be used for office space, or anything!
- Full, daylight Terrace level prepped with rough-ins for bath, sauna, and steam room - ready for you to finish
- Tankless water heaters for endless hot water

*All information provided is to the best of our knowledge and deemed reliable. However, we recommend independently verifying any important details prior to making decisions.

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