

HOMESITE 2 | MOVE-IN READY

4991 KYLE DRIVE

See agent for details"

4.99%
30-YEAR
fixed Interest
Rate*

WEST COBB, GEORGIA
KYLE FARM
ADD TO LIFE | EST 2016

Great West Cobb
Location

Award Winning
Amenities

Excellent Schools

Near Downtown
Marietta, with
its shopping and
dining options



THE WELLINGTON A | Large Bonus Room Up | \$819,090

The Wellington A | 4 Bedrooms, 3.5 Bathrooms

3,200 sq ft - MOVE IN NOW! Sought after Wellington A with a beautiful covered deck overlooking the private backyard. On the main level of this open floorplan, you will find on one side of the house an impressive primary suite with a breathtaking spa bathroom. On the opposite side of house, you will find two large bedrooms with a shared bath. There's also a study and separate dining room. Kitchen opens into the family room. Upstairs you will find a bonus room with full bath, and walk-in closet. This versatile room can easily serve as 2nd primary suite, game room or however you choose.

RESORT-STYLE AMENITIES

- Junior Olympic Pool with Clubhouse
- Children's Splash Pad and Outdoor Spa
- Activity lawn with Bocce Ball
- Volleyball and Tennis Courts
- Dog Friendly Community Area
- Kennesaw Mountain National Battlefield with all its Historic Sites
- Shopping, dining and entertainment at The Avenue at West Cobb



770-254-5401 | PMCOMMUNITIES.COM | 4987 KYLE DRIVE | POWDER SPRINGS, GA 30127

5-22-23

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

PATRICK MALLOY
COMMUNITIES

NEW HOMES DIVISION
CONDOS • SINGLE FAMILY • TOWNHOMES

©2023 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Equal Housing Opportunity.