



Start the New Year in your New Home!

Lot 19 | Vivienne C | 8305 Beryl Overlook

Ready Early January | ~~\$738,000~~ | ^{NEW PRICE} \$723,000

5 bed / 4.5 baths | 2 Car Garage | Basement | 3,143 sq.ft. | Private lot backs up to trees. Guest Suite with full bath on first floor. Walk-in pantry and quartz countertops in the kitchen. Laundry room attached to primary closet. Vaulted ceiling in primary bedroom. Additional walk-in storage just off of the primary closet. Full, very open, unfinished basement with lots of natural light.



Lot 6 | Grace B | 8015 Beryl Overlook

Ready Early January | \$728,000

5 bed / 4.5 baths | 3 Car Garage | Slab | 3,660 sq.ft. | Our largest home, includes a formal dining room and butler pantry. Office and private guest suite on first floor. Laundry room is accessible through the huge primary closet...as well as additional walk-in storage. There is also more unfinished storage off of one of the other bedrooms.

» LAKE FRONT OPPORTUNITIES! «



LAKE LANIER COMMUNITY FEATURED AMENITIES

8 Lake Lanier Lakeside Homesites | Lake Access, Community Courtesy Docks with Swim/Fishing Platforms
 Gathering Area Pavilion/Gazebo with Fireplace and Restrooms | Highly rated East Forsyth School District
 Convenient Location off Hwy 306 & GA 400 | Close to shopping, dining, North Georgia Outlet Mall & Gainesville

7970 BERYL OVERLOOK | GAINESVILLE, GA 30506

\$17.5K Towards Closing Costs or Interest Rate Buy Down* *See agent for details with preferred lender.



DAVID PATTERSON
HOMES

Listing Agent:
Stefanie Bloom: 404-821-9807
 Office: 678-578-6833
 DAVIDPATTERSONHOMES.COM

BERKSHIRE HATHAWAY HOMESERVICES | GEORGIA PROPERTIES

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