

**120 Maybelle Street
Cartersville, GA 30120**

HOME ADVANTAGES

Zoned multi use (live and work situation)
4 Bedroom with two living spaces – approximately 1900 square feet
Refinished beautiful hardwood floors throughout
Every room has been newly painted
Blinds on each window
Ceiling fans in LR, Den and each bedroom
Attic space is available for possible expansion and storage

HOME IMPROVEMENTS

Hybrid hot water heater – newly installed
Washer dryer hookups – newly installed
2 A/C units – one is under 2 years old – other has been recently serviced
Extra large electrical box with additional available open slots
Close to I-75, restaurants and close to downtown
Water lines – main supply and drain lines newly replaced

CONFERENCE ROOM OR ENTERTAINMENT SPACE

Living Room up front – potential conference room space
Den in rear for additional meeting/working or family space

KITCHEN

Large remodeled kitchen with L shape new butcher block countertop
Lots of cabinet storage
Pantry with extra storage
Appliances – all nice gray no fingerprint - side by side refrigerator, stove, microwave, dishwasher

BEDROOM

4 Bedrooms –all are newly painted and new closet doors

BATHROOMS

1 bathroom with tub/shower and new sink/vanity cabinet
½ bathroom with handicap sink and handicap toilet
New LVP in both bathrooms
Both bathrooms newly painted

OUTSIDE

Paved driveway and paved parking in front and rear for up to 8 spaces (parking can be expanded)
Entry in rear has handicap ramp
Also front entry available (3rd entry could be used for employee entrance)
New out building for storage
Leaf Guard - gutters