

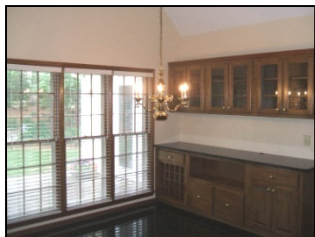
East Cobb Excellence!

738 Robinson Farms Drive
Robinson Farms Subdivision

\$400,000

4 Bedrooms, 3 Full Baths

- **Exterior Enhancements to the HILT** – 3 sided brick w/ Hardi Plank siding, Leafguard® gutters, French drains, 4 yr old roof w/architectural shingles, copper flashing & metal pest control guards, triple pane low E windows & more!
- **Great East Cobb Schools** – Walton, Dodgen, East Side!
- **Kitchen** – Wood Cabinets, recessed lighting, granite counter tops & floors, island, breakfast bar, pantry, NEW KitchenAid double ovens, GE Monogram smooth surface cook top & ultra quiet Bosch dishwasher!
- **Breakfast Room** – Bright & Sunny w/vaulted ceiling, wall of windows & custom built-in cabinet/server w/wine rack!
- **Family Room** – Spacious w/soaring vaulted ceiling, built-in bookshelves with hidden wet bar, brick fireplace w/gas logs and gas starter, judge's paneling/wainscoting, ceiling fan & French door leading to the patio and backyard!
- **Sunken Living Room** – boasts designer concrete floor; NEW triple pane, krypton gas, low E bay windows; chair rail, crown molding & plantation shutters!
- **Separate Dining Room** – with chair rail, crown molding, plantation shutters & designer tray ceiling!
- **Fabulous Master Suite** – Has walk-in closet w/shelving system, tray ceiling, chair rail, crown molding, plantation shutters & Pella French doors leading to the patio!
- **Elegant Master Bath** – His & her vanities, whirlpool tub, separate tile shower, tile floor & low flow commode!
- **Large Secondary Bedrooms** – each with 2" blinds, crown molding, ceiling fans & one w/wall of built-in shelving!
- **Lush, Professionally Landscaped Lot** – Abundance of specimen plants, paver walk ways & parking pad, accent lighting & irrigation system! Enjoy the view from the patio!
- **Fabulous swim/tennis community** – with option to join!



Directions:

75N to Exit 263 /S. 120 Loop, turn right , exit right to 120/, right on 120, rt. on Robinson Rd. , right into Subdiv., home on left. Or Johnson Ferry, left on 120, left on Robinson Rd., left in Subdiv, home on left.

Call: Debby Braun

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Schools:

Elementary: East Side

Middle: Dodgen

High: Walton

FMLS #: 4065494

GAMLS#: 02872293

MAP #: 690H6