



## Price Reduction

3/C Garage

2408 Meadow Church Rd , Duluth GA 30097

MLS: 7383386    PRICE: \$885,000.00



**Bedrooms:** 4  
**Full Baths:** 4  
**Half Baths:** 1  
**Lot Size:** .34  
**Sqft:** 2926

**Subdivision:** Castlegate at Sugarloaf  
**Year Built:** 2024  
**HOA:** None  
**Parking:** 3 Cars  
**Floors:** 2



### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ High/Vaulted ceiling
- ❑ Tile floor
- ❑ Dishwasher
- ❑ Granite countertop
- ❑ Laundry area - inside
- ❑ Central heat
- ❑ Walk-in closet
- ❑ Family room
- ❑ Stove/Oven
- ❑ Stainless steel appliances
- ❑ Balcony, Deck, or Patio
- ❑ Fireplace
- ❑ Hardwood floor
- ❑ Dining room
- ❑ Microwave
- ❑ Basement
- ❑ Yard



### PROPERTY DESCRIPTION:

Location! Location! This stunning new construction custom-built home in Duluth offers the perfect blend of luxury and convenience. Boasting 4 bedrooms and 4.5 bathrooms, this spacious residence is nestled in a charming 5-home community, providing a sense of exclusivity and privacy. The property features a full unfinished basement, offering endless possibilities for customization and additional living space. Situated conveniently close to I-85, residents can enjoy a short and easy commute to Atlanta, making it an ideal location for professionals or city enthusiasts. Surrounded by a variety of shopping and entertainment options, this home ensures that residents have everything they need right at their doorstep. What's more, with no homeowners association to contend with, homeowners can enjoy greater freedom and flexibility in how they use and maintain their property. For car enthusiasts or environmentally-conscious individuals, the property comes equipped with a 3-car garage complete with EV plug, making electric vehicle charging a breeze.



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