LINDSEY HAAS REAL ESTATE TEAM

KELLERWILLIAMS. REALTY SIGNATURE PARTNERS

GRANTHAM PARK · ACWORTH, GEORGIA

243 Derby Court

Acworth, GA 30102

ACTIVE $338,400



3	3 + 1	2,000	800 sf	2005
BEDROOMS	FULL + HALF BATHS	SQ FT ABOVE GRADE	FINISHED LOWER LEVEL	YEAR BUILT







Highlights

- Updated **end-unit townhome** with a side yard and extra natural light, in Grantham Park
- All new interior paint, new carpet, newer HVAC, renovated baths, updated lighting and vanities
- Kitchen with white cabinets, granite counters, stainless appliances and a breakfast bar
- **Finished lower level** with a bedroom or media room and a full bath
- Freshly restained deck with a park-like view
- HOA handles landscaping and lawn care; community pool, playground and sidewalks

Square footage is from public records. Please verify all details independently.

About this home

Welcome to this beautifully updated end-unit townhome in sought after Grantham Park at the Acworth/Woodstock line, offering three levels of living space, abundant natural light, and a convenient Acworth location just off Bells Ferry Road and lower Cherokee County taxes. Meticulously maintained and truly move-in ready, this home has been refreshed with all new interior paint, new carpet, a newer HVAC system, renovated bathrooms, newer flooring, updated lighting and vanities, and a freshly pressure-washed exterior. Air ducts cleaned. The open concept main level is designed for easy everyday living and entertaining, featuring low maintenance flooring, crown molding, a spacious family room, separate dining area, and a gas log fireplace with an updated tile surround. The kitchen offers white cabinetry, granite countertops, tile backsplash, stainless steel appliances, and a breakfast bar with additional seating. As an end unit, the home enjoys a side yard and four additional side windows that bring exceptional natural light into the living spaces. Upstairs, spacious bedrooms offer walk-in closets and updated baths, while the primary suite provides a relaxing retreat with a beautifully renovated bathroom. New carpet with upgraded padding adds comfort throughout the bedroom level. The home also includes a convenient laundry area located just outside the bedrooms. Outside, enjoy a freshly restained deck with views of a parklike setting, perfect for relaxing, grilling or entertaining. The finished lower level offers another bedroom or media room and a full bathroom. A spacious garage provides additional storage and one attached garage parking space, with room for up to four vehicles total with parking at the front door. Termite coverage is also included for additional peace of mind. The HOA takes care of landscaping and lawn maintenance, giving you more time to enjoy the community pool, playground and sidewalks. Conveniently located near Kennesaw State University, Town Center, Downtown Woodstock, The Outlet Shoppes at Atlanta, restaurants, entertainment and I-575, this updated end unit combines low maintenance living, generous space and an exceptionally convenient location to everything. It's hard to find a townhome with all that's included and a basement for you to enjoy.

Property details

Price	$338,400 · Active
County / community	Cherokee County · Grantham Park
Style	Townhome · end unit (one common wall) · brick front · 2 stories plus lower level
Year built	2005
Living area	2,000 sq ft above grade plus about 800 sq ft finished below grade (public records)
Bedrooms / baths	3 bedrooms · 3 full + 1 half baths · two bedrooms and two baths upstairs, a bedroom and full bath on the lower level, a half bath on the main
HOA	Yes · covers grounds maintenance and swim · community pool, playground, dog park, park, lake and sidewalks
Schools	Clark Creek Elementary · E.T. Booth Middle · Etowah High
Water / sewer	Public water · public sewer
Interior	Crown molding, walk-in and his and hers closets, gas log fireplace with updated tile surround; carpet, ceramic tile and hardwood-look flooring
Kitchen	White cabinets, granite counters, tile backsplash, stainless steel appliances, pantry, breakfast bar
Appliances	Dishwasher, disposal, electric range, microwave, refrigerator, washer, dryer
Laundry	Laundry closet on the upper level, outside the bedrooms
Heating / cooling	Central heat and central air · newer HVAC
Lower level	Finished, with a bedroom or media room and full bath; exterior and interior entry
Parking	Attached garage (one space, rear-facing, with opener) · level driveway · room for up to four vehicles
Outdoors	Freshly restained deck, back yard and side yard, trees and woods view



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