

311 Lakeside Trace, Canton, Georgia

*Located in Beautiful Cadence,
A Woodmont Country Club Community*

Offered at \$494,900

Kathy and Steve Stevenson

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This quality built home by John Wieland is a great example of what Cadence has to offer. This beautiful home has three bedrooms & three full baths. Numerous upgrades were made and include plank sanded hardwood floor throughout the main level, heavy moldings, wiring and speakers for in-house stereo music, built in niches, granite countertops throughout, upgraded hardwood staircase, epoxy coated garage floor and storage room. Upstairs has a sitting area, third bedroom and bathroom, plus expanded attic storage. Built in 2014 and shows as new. The owners have spent much of their time traveling and have treated this home with the utmost respect. Natural light fills this house and can be controlled with custom mid-rail plantation shutters throughout. A gorgeous lake can be viewed from the gathering room, as well as the master bedroom.



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Three Bedrooms, Three Baths, Two Car Garage, Built 2014

Gorgeous Lake View

Convenient to Walking Trail and Community Clubhouse/Pool.

- ✦ Wiring and Speakers allow for Music Sound System in Gathering Room, Office, Master Bedroom and Courtyard*
- ✦ Wood Crown Molding throughout*
- ✦ Classic Wood Mantel Fireplace with Gas Logs*
- ✦ Built-In Storage Cabinets and Shelves Beside Fireplace*
- ✦ Upgraded Kitchen Cabinets with Under Cabinet Lighting and Soft Close Drawers*
- ✦ Upgraded KitchenAid Appliances including Double Wall Oven and French door Refrigerator with outside Ice and Water.*
- ✦ Built-in Buffet with Under Cabinet Lighting and Soft Close Drawers*
- ✦ Built-In Cabinet Front Trash Compartment*
- ✦ Additional Laundry Room Cabinets plus Rod for Hanging Clothes*
- ✦ Upgraded Granite Countertop and Extra Large Stainless Steel Sink in Laundry Room*
- ✦ Upgraded Cabinets in Master Bathroom with Soft Close Drawers*
- ✦ Master Bath Frameless Shower*
- ✦ Master Bath Vanity with Upscale Accent Mirror plus Soft Close Drawers*
- ✦ Satin Nickel Accented Ceiling Fans in Gathering Room, All Bedrooms, Office, Upstairs Sitting Area and Courtyard*
- ✦ Upgraded Hardwood Flooring on Stairway*
- ✦ Upgraded Plush Frieze Carpet throughout Second Level*
- ✦ Upstairs Thermostat for Comfortable Choice Room Temperature*
- ✦ Attic with Upgraded Additional Floored Storage*
- ✦ Whole-house Steam Humidifier*
- ✦ Additional Pavers Complete the Courtyard*
- ✦ Fire Pit with Extra Pavers and Landscaping Allows for Additional Seating/Entertaining*
- ✦ Custom Plantation Shutters Featuring Mid-rail Open Option*
- ✦ Whole House Surge Protector*
- ✦ Wired and Monitored Security System*
- ✦ Insulated Walls and Ceiling in Garage plus an Epoxy Coated Garage Floor*
- ✦ Sky Lights in Master Bathroom and Courtyard*
- ✦ Landscape Maintenance, as well as Painting Upkeep of Home Exterior, included in Homeowner's Dues.*
- ✦ Tax-friendly Cherokee County*
- ✦ Canned Lights Added Throughout Home*