

1273 Villa Rica Road, Powder Springs, GA 30127

CUSTOM BUILT 2019 • 5 BEDROOMS • 4 BATHROOMS • ORIGINAL OWNER

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Primary suite on main level
- Game/flex room on main — ideal as home office or gathering space
- Full bonus room upstairs — perfect as theater or playroom
- Oversized deep garage: fits boat, full-size RV, with height for a lift
- PebbleTec gunite pool + hot tub with red cedar heater
- West Cobb school district (highly ranked)
- Smart home: remote thermostats, lighting, cameras, video doorbell & locks

SYSTEMS & MECHANICALS

- Built: 2019 | Roof: ~7 years | Water Heater: ~7 years
- HVAC last serviced: November 2025
- Public water & public sewer
- Active termite bond — re-treatment & repair coverage (transferable)
- No HOA / No CCRs

INCLUDED WITH HOME

FROM THE HOMEOWNER

"This is a great entertainment home — the open concept lets everyone feel part of the event. The pool, hot tub, deck, and bar area upstairs make it truly special. Wonderful neighbors on a quiet street with great community events and lots of wildlife and nature. We are the original owners and have loved every moment here."

— Homeowner

INCLUDED WITH HOME

- Garage door opener + all garage shelving
- Security cameras, video doorbell, carbon monoxide detector, smoke detectors
- EV charging station, dehumidifier
- All appliance manuals included
- Preferred vendor & provider list available

AMY MOLLOHAN & CO.

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