

# MOVE IN SPECIAL!!!\$795 OFF for the 1st Full Month Rent

**(404) 445-7770**

449 Union Station St  
Cartersville, Georgia 30120-6139

**Rent: \$1,695.00**

**3 Beds 2.5 Baths Other**

**Deposit: \$1,695.00 USD**

For more information:  
**<http://No Website>**



## Property Description

449 Union Station Street  
Cartersville, GA 30120

\*449 Union St is our model unit, all applications & leases will be applied to other units in the community. Please reach out for the list of available units. All photos are of model units.

MOVE IN SPECIAL!!!\$795 OFF for the 1st Full Month Rent !!!

Pre-qualify and join our Waitlist with Rent Specials all year round! \*\*\*Open for Students\*\*\*

Bedrooms: 3  
Baths: 2.5

This is a brand new community and does not come up on GPS yet. For GPS directions use 102 Grand Central Way, Cartersville, GA 30120 as the address for GPS driving directions

This townhome was built with the modern family in mind. The main level includes a large entrance area, a guest half bath, and an open floor plan including the living area, dining area, and gorgeous kitchen with granite counters, pantry and all stainless steel appliances! Flooring is luxury vinyl planking for easy cleaning.

Upstairs is the large master suite with walk-in closet, and two more bedrooms. Both the master bath and hall bath are equipped with modern, easy to clean sinks and plenty of counter space. Carpeting upstairs for family comfort. Neutral colors throughout. All electric units! Private patios! Deep one car garage for extra storage space! Bartow County School System!!! Great location off Joe Frank Harris Pkwy with easy access to I-75. Close to shopping and restaurants, including: Largos, Appalachian Grill, Table 20, Fire It Up BBQ, Santana Mexican Grill, Armando's Italian Restaurant, Capri Restaurant, and many more!!!!

We look forward to getting you into the home of your DREAMS!

We accommodate self showings and no contact leasing for social distancing.



## Compass Property Management Group

Office Location  
1275 Shiloh Rd Suite 2950 (map)  
Kennesaw, Georgia 30144

**Leasing Department**  
**(404) 445-7770**



Compass Property Management Group is a company that cares about its tenants and treats them with the care they deserve!

\*\*\* BEWARE. SCAMMERS ARE RAMPING UP AND CREATING FALSE ADS USING OWNERS' PICTURES TO SCAM PEOPLE. FOR THIS REASON, ALL OF OUR PROPERTIES HAVE LIVE CAMERAS AND ALARMS. INSTRUCTIONS WILL BE GIVEN TO YOU PRIOR TO YOUR VIEWING. IF YOU ARE ASKED TO PAY CASH TO ANYONE, YOU ARE BEING SCAMMED! CALL THE POLICE IMMEDIATELY \*\*\*

\*\*\*BEWARE! WE REPORT ALL FAKE DOCUMENTS AND IDS TO THE POLICE. DO NOT SUBMIT FAKE DOCUMENTATION.\*\*\*

#### UTILITIES:

Water: City of Cartersville

Gas: All Electric

Electric: GA Power

Give us a call today to schedule a viewing of the property or for more information -- (404) 445-7770.

Please Note: All of the information contained within this ad is deemed reliable but is not guaranteed.

COMPASS PROPERTY MANAGEMENT GROUP, LLC IS A LICENSED REAL ESTATE BROKER. BROKER MAY BE REACHED AT 404-445-7770.

ALL TENANTS MUST OBTAIN RENTERS INSURANCE WHILE OCCUPYING THE PROPERTY

If you decide to apply for one of our properties, there is a \$75 per adult application fee that is non-refundable. Anyone aged 18 or above who will be residing at the property must apply. We will (1) check your credit report; (2) check for any past evictions; (3) verify your employment, if applicable; (4) personal income must be sufficient and verifiable; (5) verify your previous landlord references; and (6) perform a criminal background screening; (7) be aware that some associations also have application fees. For more information about our application and screening process, visit us online at: <https://www.compasspropertymanager.com/tenants/application-criteria/> .

#### Restrictions

**Dogs:** No Dogs

**Cats:** No Cats

**Smoking:** No Smoking