

Gorgeous 4-Bedroom Home with Luxury Amenities and Ideal

16785788474

4845 Roseman Trail
Cumming, Georgia 30040

Rent: \$2,475.00 Size: 2474 SqFt

4 Beds 2.5 Baths Single Family House

Deposit: \$2,475.00 USD

For more information:

<https://www.atlantapropertymanagement.com/?tclid=FRS>



Property Description

Discover Elegance and Comfort in this Stunning Family Home

Step into a world of charm with this exquisite house, boasting a delightful covered front porch that welcomes you into a life of serene comfort. The heart of the home is bathed in abundant natural light, creating an inviting ambiance perfect for family gatherings or quiet evenings. Featuring a cozy gas fireplace in the living room, this space is ideal for creating memorable moments.

The kitchen is a chef's dream with rich, dark cabinetry that exudes elegance and sophistication. It is fully equipped with modern appliances including a refrigerator, stove/oven, microwave, dishwasher, and garbage disposal, making meal preparation both enjoyable and convenient. The dining area is enhanced by a stunning coffered ceiling, adding a touch of luxury to your dining experience.

Outdoor entertaining is a breeze on the spacious patio, ideal for BBQs and family gatherings, all enclosed within a private, fenced-in yard. The property also includes a practical 2-car garage, ensuring ample space for vehicles and storage.

Modern comforts are at your fingertips with a gas water heater, efficient gas heating, and a central cooling system, along with convenient washer and dryer hook-ups. Living in this vibrant community offers exclusive access to top-notch amenities such as a mushroom fountain, a well-appointed clubhouse, tennis and basketball courts, a playground, and an array of social activities.

Located near Highway 400, the scenic Lake Lanier, and the Dawsonville Outlet Mall, this home not only provides beautiful surroundings but also unparalleled convenience for shopping and leisure. Embrace a lifestyle of luxury and convenience in a home designed for ultimate comfort and style.

Pets: Yes

Pet Fee: One-time non-refundable \$300 per pet fee if allowed + \$25 Pet Verification Fee per pet due on application

Voucher Accepted: Yes

Utilities: Tenant Pays All

Application Fee: \$65 per app

Security Deposit: One month's rent (Please note that in certain cases, a double deposit may be required)

Leasing Administrative Fee: \$200-\$250 please refer to the website for details

All Evernest residents are enrolled in the Resident Benefits Package (RBP) for \$39.99/month and



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Atlanta Property Management Group

Office Location
300 North Highland Ave NE (map)
Suite B
Atlanta, Georgia 30307

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**EQUAL HOUSING
OPPORTUNITY**

the Building Protection Plan of \$11/month which includes credit building to help boost the resident's credit score with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, our best-in-class resident rewards program, on-demand pest control, and much more! More details upon application. The Building Protection Fee is used to help protect the property against certain damages and loss potentially caused by residents and satisfies the lease requirement to carry liability insurance.

In Evernest we are always looking for improvements! If you notice any habitability or safety concerns in this property, please let us know. Reach out to us with photos via e-mail.

The first person to pay the deposit and fees will have the opportunity to move forward with a lease. You must be approved to pay the deposit and fees.

Please verify all the information listed above with the appropriate authority at support@evernest.co prior to leasing. For applications, the most up-to-date information, and for instructions on how to view the home. We do not accept Zillow applications or any other third party, all applications have to be submitted through us.

- ***Beware of Scammers! Consider the following points***:
- 1. Evernest acts as the Property Manager for this property, and ONLY we are responsible to lease it. The owner(s) will not seek to lease the house on their own. If someone contacts you claiming to be the owner, they are probably trying to steal your money or personal information.
 - 2. We do not list our properties on Craigslist.
 - 3. All future residents 18 or older must apply and meet our application criteria posted on our official Evernest website.
 - 4. We will always lease the property for the exact price and deposit required; this information is posted on Tenant Turner's website, as well as our Evernest website.
 - 5. Evernest will never ask you to wire money nor remove the key from the Smart Digital lockbox in order to move in.

Amenities: Refrigerator, Stove/Oven, Microwave, Dishwasher, Garbage-disposal, Washer/Dryer-Hookups, Patio, 2-Car-garage, Ceiling-Fans, Fenced-In-yard, Fireplace-Gas, Laundry: Hook Ups

Restrictions

Date Available: Immediately

Dogs: Dogs (ok)
Cats: Cats (ok)