

Cumming Home for Rent in Burt Bridge at Settendown! 4 B

470-300-1606

4430 Pleasant Woods Dr
Cumming, Georgia 30040

Rent: \$2,600.00 **Size:** 2281 SqFt

4 Beds 2.5 Baths Single Family House

Deposit: \$2,600.00 USD
Contingent on Application
Qualifying Guidelines

Application Fee: \$75.00 USD

Included Utilities:
No Utilities Included

Schools: Please contact County School District to confirm school zones, as they are subject to change.

For more information:
<http://www.platinumrentalproperty.com>



Property Description

Beautifully, well maintained 4 bedroom / 2.5 bath home features an inviting Foyer w/ Rich Hardwoods throughout the main level. Bright Dining room w/ Wainscoting leads into the Gourmet Kitchen with tons of storage, Stainless Appliances and Pantry. The Sitting Area off kitchen features French doors overlooking the spacious Fenced Backyard. Cozy Family Room w/ flagstone Fireplace. Lower level offers an Office/Flex space complete w/ half bath, ideal for working from home. Upstairs, Elegant Owner's Suite boasts a spa-inspired ensuite with walk-in closet. Easy Access to spacious walk-in laundry room. The 3 secondary bedrooms share a full bath. Relax on the walkout patio. Enjoy neighborhood walking trails with direct access to Matt Park. Community amenities feature Swim/Tennis/Playground/Bocce Ball court. Front lawncare included w/ rent.

SCHEDULE A TOUR:

<https://app.tenantturner.com/listings/platinumrentalpropertycom> or call 470-839-3114 if you have further questions. Listen to prompts 1-3.

UTILITIES:

Tenant is responsible for all utilities, plus lawncare (only front lawncare included w/ rent)

SCHOOLS:

Please contact County School District to confirm school zones, as they are subject to change.

NO PETS

QUALIFICATIONS:

- Minimum 550+ Credit Score,
 - No Evictions,
 - No Repossessions,
 - No Excessive Collections (\$3,000+)
 - No Utility or Landlord Collections,
 - Income minimum (3x Advertised Rent),
 - Criminal/Background Check,
 - Employment and Rental/Home Ownership Verification,
 - App Fee: \$75 PER applicant over the age of 18
- <http://www.platinumrentalproperty.com/FAQRetrieve.aspx?ID=57504>
-Additional security deposit 1.5x required for co-signers.

LICENSED AGENTS:

Register your clients here - www.platinumrentalproperty.com/client-registration-form
24 hours' notice required.

To qualify, your client must be personally registered, by you, using this online client registration. You must have brought your client to the home, and registered them, on the initial visit. After



Platinum Property Management

Office Location
212 Kelly Mill Rd (map)
Cumming, Georgia 30040

Laura Birr
470-300-1606



your client is registered in your name, he is protected as your client for the home you viewed, regardless of how many times he visits, and whether he rents this home in your presence, or not. Furthermore, you must have a Current GA Real Estate license. The terms of this discretionary program are subject to change without notice, and Platinum is the final arbitrator of any and all issues.

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<https://www.platinumrentalproperty.com/atlanta-homes-for-rent/#subscribe>

DISCLAIMER:

Advertising is subject to errors; All information is believed to be accurate but not warranted. Equal Housing Opportunity. Tenant(s)/applicant(s) to rely on their own visual observations as to what amenities and community offers. Accuracy of all information deemed reliable but not guaranteed and should be independently verified. All Cities and Counties are subject to specific ordinance codes pertaining to the occupancy of a dwelling. Please refer to the County and/or City in which you are applying for further details.

Move in Special: Wipe down hotel clean before move-in and rekey

Restrictions

Dogs: No Dogs

Cats: No Cats
No pets

Smoking: No Smoking

Lease Details

12 month minimum

Date Available: Immediately