

Stunning 3-Bedroom Townhouse with Open Floor Plan & Gas

16785788474

1245 Fischer Trace
Cumming, Georgia 30041

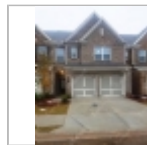
Rent: \$2,250.00 **Size:** 1850 SqFt

3 Beds **2.5 Baths** **Single Family House**

Deposit: \$2,250.00 USD

For more information:

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



Property Description

Step into this beautiful townhouse and bask in the warm, inviting glow of great natural light that floods the open floor plan, accentuating the gleaming hardwood floors throughout the main level.

The living/dining room beckons with the cozy allure of a gas fireplace, perfect for relaxing evenings or entertaining guests. The beautiful kitchen is a chef's dream, boasting 42" upper cabinets, granite countertops with a stylish tile backsplash, and a full suite of modern appliances including a refrigerator, stove/oven, microwave, dishwasher, and garbage disposal.

Convenience is key with a separate laundry room equipped with a washer and dryer, ensuring your chores are a breeze. Parking is a delight with a spacious 2-car garage providing ample space for vehicles and storage.

Located behind Costco at the end of Market Place Blvd, this home offers easy access to 400, Lake Lanier, shopping, restaurants, and excellent schools, making it the ideal blend of comfort, style, and convenience. Don't miss out on the opportunity to make this your new home sweet home!

Pets: 1 pet under 25 lbs only!

Voucher Accepted: No

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



Atlanta Property Management Group

Office Location

300 North Highland Ave NE (map)

Suite B

Atlanta, Georgia 30307

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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, Fireplace, 2-Car-Garage

Restrictions

Date Available: Immediately

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