



\$ 329,900

304 Sunset Ct, Jasper, GA 30143



- » Beds: 3 | Baths: 2 Full
- » MLS #: 7703845
- » Single Family | 1,532 ft<sup>2</sup> | Lot: 44,867 ft<sup>2</sup> (1.03 acres)
- » More Info: [304SunsetCt.IsForSale.com](http://304SunsetCt.IsForSale.com)



Katie Witmer Hall  
 Rhonda Witmer  
 (706) 766-9222 (Katie Cell)  
 kwitmer6@gmail.com  
<http://www.georgiahomespecialists.com>



Craft, Inc.  
 858 Bent Tree Drive  
 Jasper, GA 30143  
 (770) 893-2186

This ranch home over a crawl space sits on 1.03 acres in a quiet area of Bent Tree close to the back gate. It is only a few minutes walk to the dam on Lake Tamarack and it backs up to the pasture of a horse farm. The kitchen features a gas range on an island with a granite countertop, a new vent hood, and bar seating. There is also a dishwasher, a refrigerator, a microwave, and a stainless steel sink. The great room is open to the kitchen and has lots of room for furniture. There is a sunroom off of the kitchen which has an electric fireplace, lots of windows for natural light, and two glass doors. The primary bedroom has a large walk-in closet and a full bath attached to it. There are two additional bedrooms and a full bath which contains the laundry area. The oversized detached garage is located just steps away from the rear entry of the home. There is a workshop area in the crawl space with electricity. Bent Tree encompasses 3500 acres and features 24/7 security, a 110-Acre private, stocked lake perfect for fishing and kayaking, an 18-Hole Joe Lee designed golf course, tennis and pickle ball courts (both inside and outside), two pools, a beach area, hiking trails, waterfalls, its own fire department and water system, a dog park, bocce ball court, basketball court, playground, corn hole area, boat storage, boat launch area, clubhouse, restaurant, and hiking trails. Bent Tree is also one of the only equestrian neighborhoods in North Georgia featuring a stable area, paddocks, riding rings, and riding trails.

