

20 Timothy Crossing North Augusta, SC 29860



803.278.1818
706.339.4984
www.shannonr.com
shannon@shannonr.com



Whether Shannon Rollings is embarking on a home renovation project, vacationing with her husband or helping her clients achieve their real estate dreams, one thing always remains the same. This motivated individual always starts with a plan. That's because Shannon understands that a plan is the most critical component when it comes to maximizing her time, increasing her efficiency and achieving her goals.

If you're in the market to make a move in the CSRA, don't depend on luck. Turn to a seasoned professional who will craft A Plan For Your Success. Make the most of your real estate opportunities and call Shannon Rollings today.



SC: 803.278.1818 | GA: 706.339.4984



ADDITIONAL FEATURES:

- SPRINKLER SYSTEM
- 1/2 ACRE LEVEL LOT
- UPGRADED CEILING FANS
- SOME WOOD FLOORS
- QUALIFIES FOR 100% FINANCING

IT'S YOUR MOVE

Together let's make it a good one



relax outdoors:



This fantastic home has tons of curb appeal with the landscaped yard and side entry two garage. Plus this half acre lot creates the perfect place to relax outdoors with the fabulous level backyard featuring a patio great for grilling and screened in porch.



let's eat:



This efficient cooking zone maximizes every inch of space with the gorgeous white cabinetry and snack bar. The kitchen also features a built in microwave, flat top range, refrigerator that can stay and a deep double sink with upgraded faucet.

Entertaining will be a pleasure with this fantastic open floor plan where the kitchen opens up nicely to the breakfast area featuring upgraded lighting and access to the screened in porch. Plus the dining room featuring beautiful lighting, chair rail and a wonderful view of the backyard is conveniently located just off the kitchen & breakfast area.

Separate laundry room located off the kitchen features shelving and washer & dryer that can stay! Plus you do not have to walk through from the garage.







owner's suite



The fantastic living room welcomes you into the home and exudes warmth with the creamy wall color and gorgeous gas fireplace, while the vaulted ceiling opens up this large room.

This owner's suite provides a sanctuary with nice sized walk in closet, tray ceiling and upgraded ceiling fan. The owner's bedroom is complimented by a fabulous bathroom with double sink vanity, garden tub, separate shower & water closet providing extra privacy.





bed time





Three additional spacious spare bedrooms featuring nice sized closets complete this fantastic home. Plus with the wonderful spare bath with nice vanity this home is perfect.

