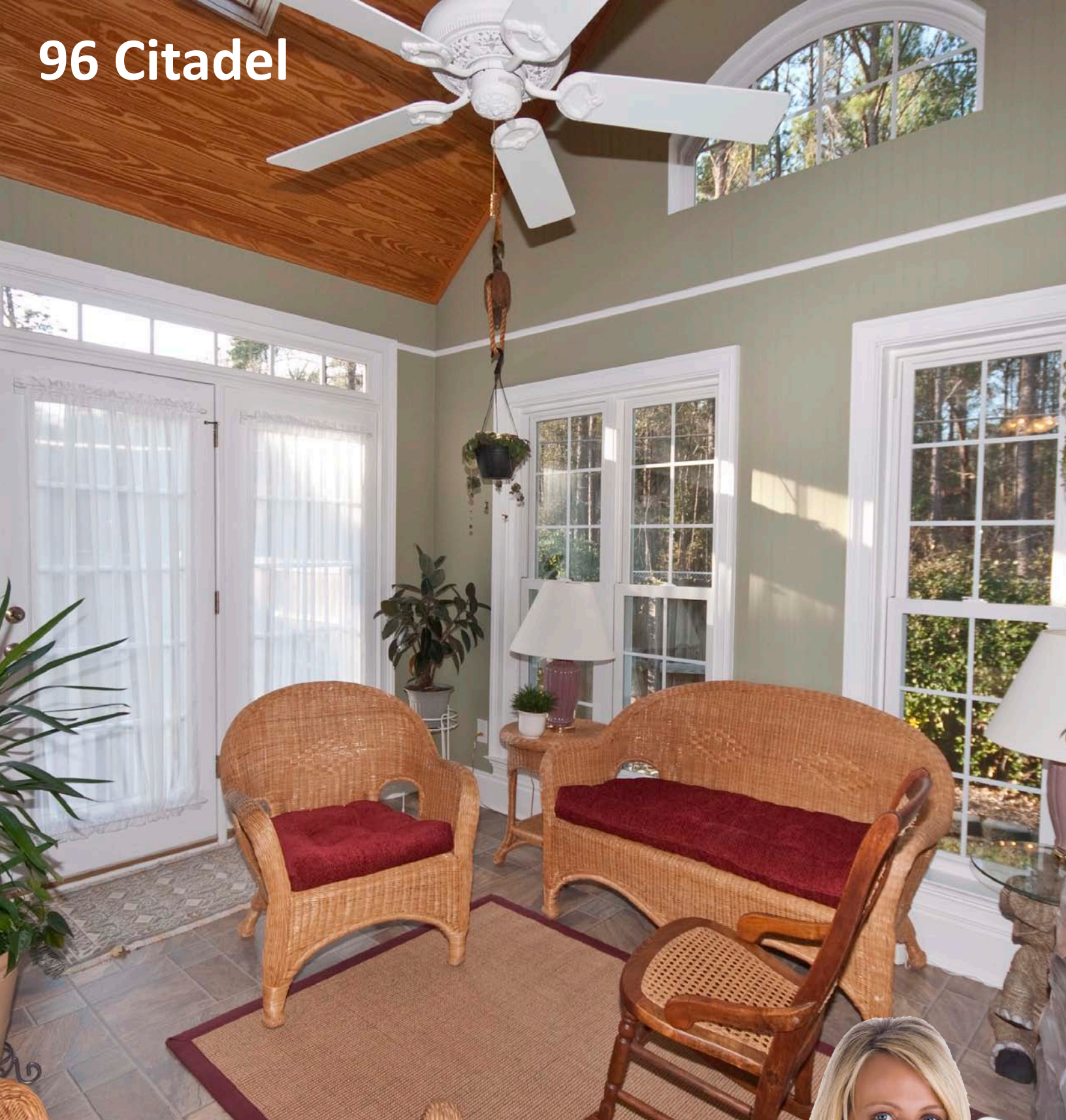


# 96 Citadel



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 SHANNON  
ROLLINGS  
*Real Estate*



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:

- 3/4 ACRE LOT
- WALLPAPER TO BE ELIMINATED SOON
- 2 INCH BLINDS
- WORKSHOP IN GARAGE

**IT'S YOUR MOVE**  
Together let's make it a good



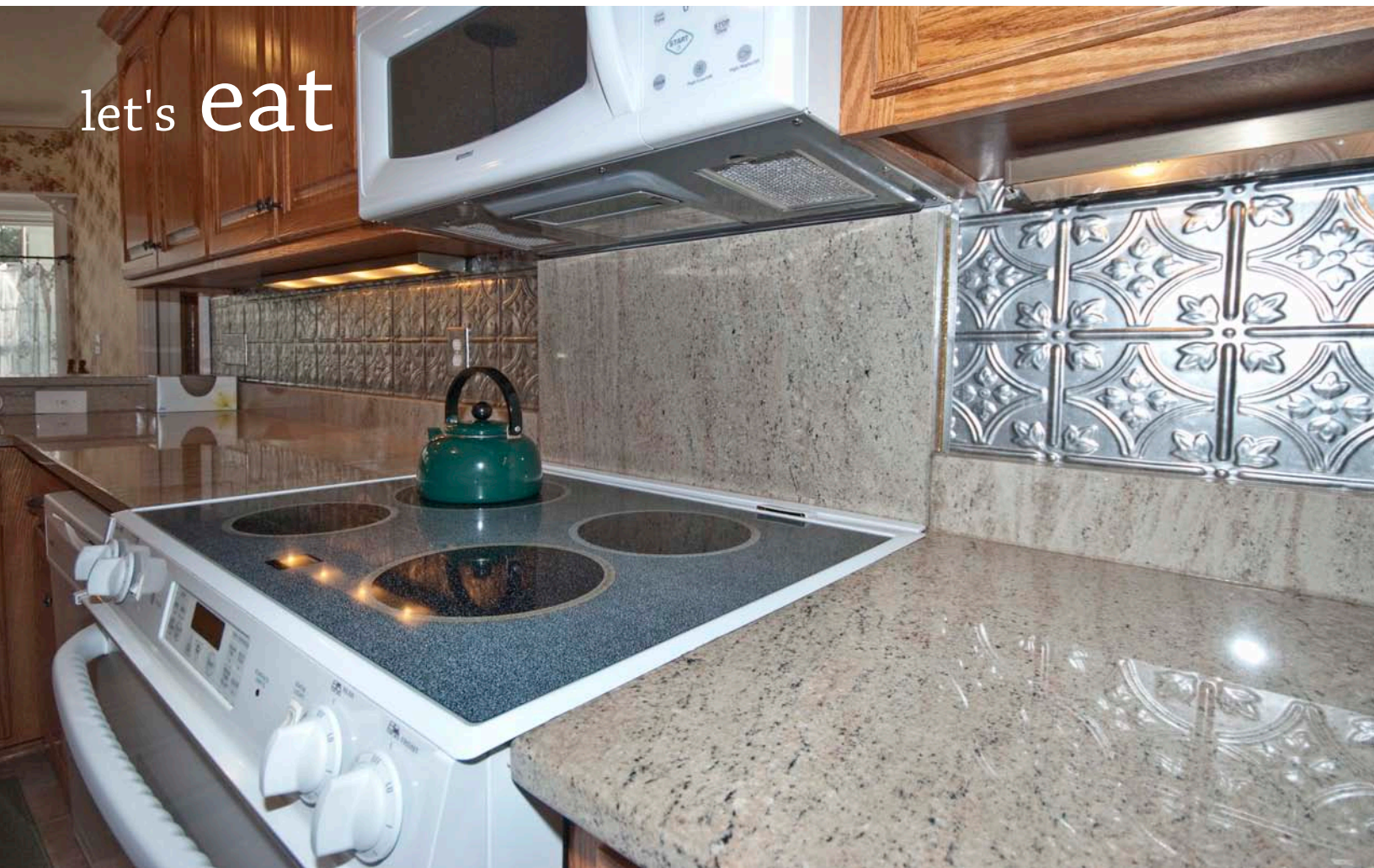
welcome home:



Enjoy this fantastic home on approximately an acre sized lot!! The charming rocking chair porch adds to the curb appeal of this home! With a 2 car garage plus additional parking there is plenty of room for guest parking & turning around! Also, enjoy the great back patio located right off the sunroom making entertaining a breeze! The backyard is fenced in and the grill can stay!!



let's eat



With great cabinet and counter space this kitchen makes preparing meals for the family a joy again! The pantry offers even more storage space!

The kitchen and breakfast room stay bright and cheery with the beautiful bay windows and the snack bar offers extra seating! Wallpaper could easily be removed and painted a nice softer tan to compliment the beautiful granite countertops!!





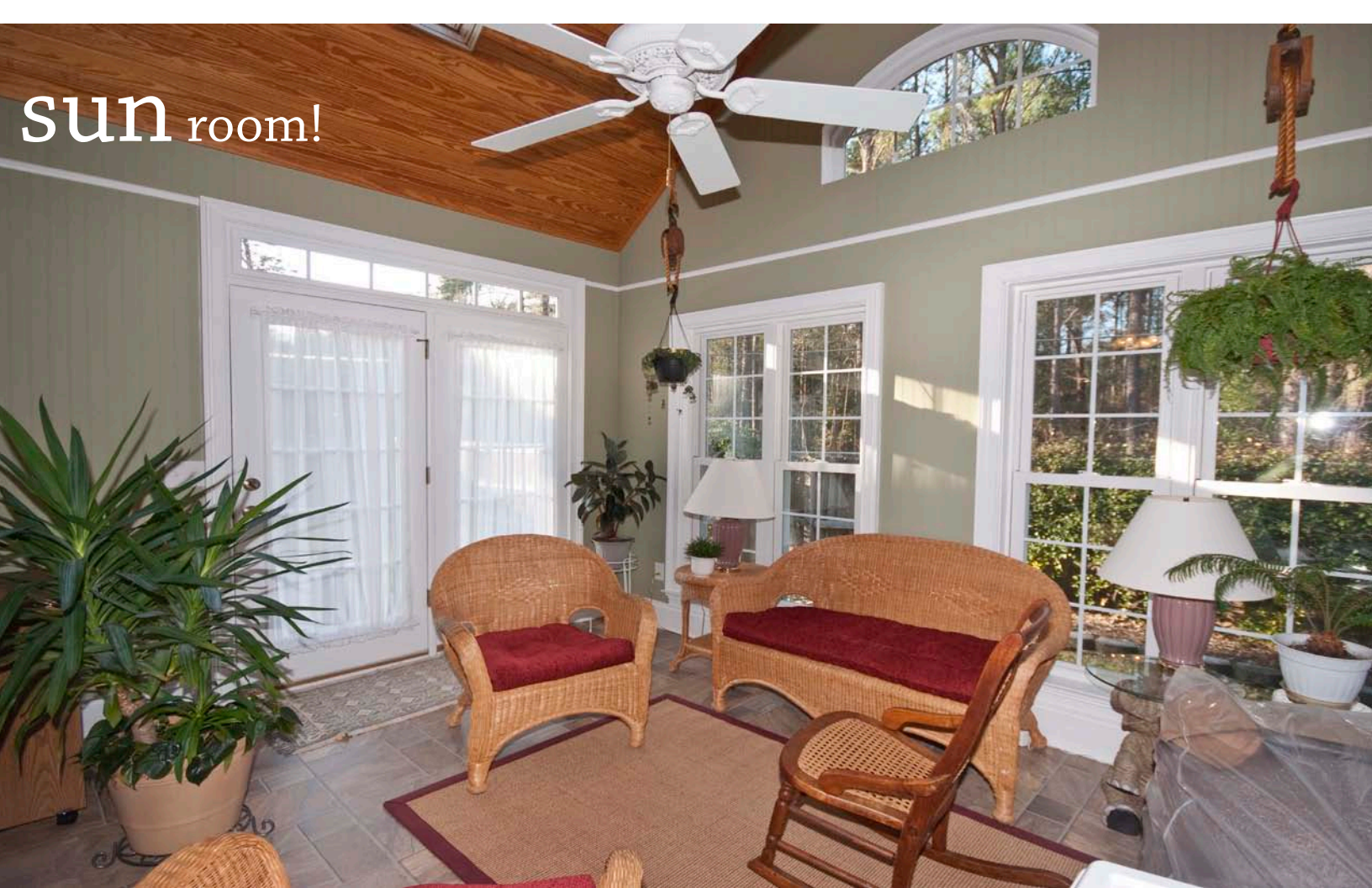
vaulted ceiling



This amazing living room has so much character! The beautiful gas log fireplace and built-ins add to it's charm! Sit back and admire the vaulted ceiling and architectural columns that lead to the sunroom!

The large owners suite features 2 closets plus 2 vanities and tons of extra storage cabinet space! The spare bedroom also has a large walk-in closet. Pictures of these rooms are coming soon!







The 3rd bedroom is currently being used as a den but the seller is willing to install a closet in buyers preferred location! This room features a wonderful vaulted ceiling with ceiling fan!

The sun room is located right off the living room and has access to the wonderful back patio! Enjoy relaxing and entertaining out here with friends and family!

Enjoy the upgraded vanity and mirror in the spare bath!

Take advantage of all the cabinet space in this large laundry room!

