

297 Mill Branch Way
North Augusta, SC 29860



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

 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:

- TONS OF UPGRADES ADDED BY CURRENT OWNERS
- SPLIT BEDROOM PLAN
- EASY ACCESS TO I-20
- UPGRADED 2 INCH BLINDS THROUGHOUT
- BOTH ELECTRIC FIREPLACES CAN STAY
- NEWLY ADDED UPGRADED CROWN MOLDING THROUGHOUT

IT'S YOUR MOVE

Together let's make it a good one



This wonderful all one level home features a two car attached garage, beautiful landscaping leading up to the front door and welcoming you home and a large almost completely privacy fenced in backyard with patio great for grilling.



welcome home





This kitchen maximizes every inch of space with the beautiful white cabinets, gorgeous granite countertops, nice sized pantry, while the crown molding, upgraded 16 inch ceramic tile floor and stainless steel appliances that can all stay add extra style to this efficient cooking zone.

The dining room just off the kitchen and living room provides the perfect flow for entertaining guests and features a great view of the fenced backyard through french doors, fantastic lighting, crown molding and elegant wainscoting.



let's eat



open floor plan



This fantastic open floor plan is perfect for entertaining with the dining room opening up to the spacious living room with vaulted ceiling, ceiling fan and newer hardwood floors.

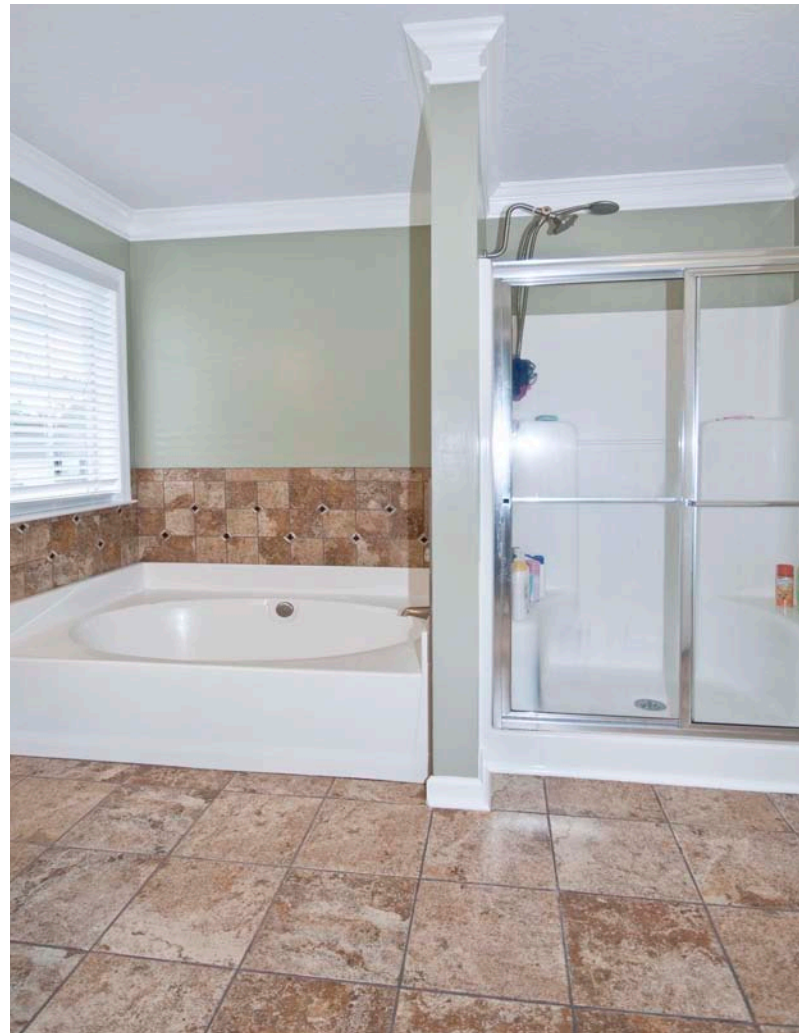
Separate laundry room conveniently located off the living room features storage cabinets, upgraded ceramic tile floor and crown molding.

The wonderful owner's suite features an elegant tray ceiling with added crown molding, ceiling fan and nice sized closet

The owner's bath compliments the bedroom perfectly with the large double sink granite top vanity, garden tub, ceramic tile, separate walk in shower, upgraded lighting, newer crown molding and separate water closet



owners suite





Friends and family will enjoy relaxing after a long day in the nice spare bedrooms each with two closets, ceiling fans, newer crown molding and hardwood floors.

The upgraded spare bath features a granite top vanity, crown molding and beautiful ceramic tile floor.



bed time