



4299 Two Bridge Drive

TWIN BRIDGES • BUFORD, GA 30518

OFFERED AT

\$649,000

5

BEDROOMS

3

FULL BATHS

3,143

SQ FT

2

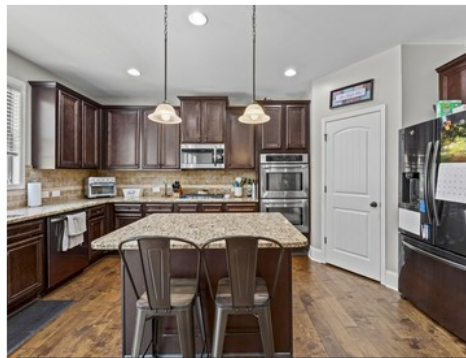
CAR GARAGE

Room to spread out — five bedrooms, a main-level suite & a loft that lives large.

A wall of windows pours light across a family room anchored by a stacked-stone fireplace, flowing straight into a chef's kitchen with a pendant-lit island and walk-in pantry. A full guest suite sits on the main with no stairs, while the vaulted owner's retreat and three more bedrooms wait upstairs — all backing to a private, tree-buffered yard in amenity-rich Twin Bridges.



STACKED-STONE FIREPLACE



GRANITE & ESPRESSO KITCHEN



VAULTED OWNER'S SUITE



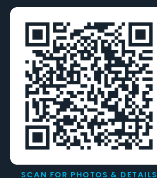
Jennifer K. Lewis

REALTOR® • LICENSE #404188

(470) 326-7077

Jennifer@JenniferInGeorgia.com

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SCAN FOR PHOTOS & DETAILS



FEATURES & FINISHES

- ▶ Main-level guest suite — full bed & bath, no stairs
- ▶ Upstairs loft + media room — flexible bonus space
- ▶ Two-story foyer, 9-ft & tray ceilings, oversized windows
- ▶ Stacked-stone fireplace with tile surround
- ▶ Chef's kitchen: 42" espresso cabinets, granite, travertine backsplash, gas cooktop, double wall ovens
- ▶ Pendant-lit island + walk-in pantry
- ▶ Formal dining: coffered ceiling & full wainscoting
- ▶ Flex front room (home office or playroom)
- ▶ Hardwoods throughout the main level
- ▶ Vaulted, oversized owner's suite — split-bedroom plan
- ▶ Spa bath: granite double vanity, garden tub, glass shower & oversized walk-in closet w/ window
- ▶ Upstairs laundry • private, usable, fully fenced yard

RECENT UPDATES & NOTABLES

- ▶ New roof — January 2024
- ▶ New carpet throughout
- ▶ Added patio slab off the breakfast area
- ▶ New faucets in the owner's bath
- ▶ New toilet in the main-level bath
- ▶ Ceiling fans in every bedroom
- ▶ Pre-inspection complete — report available
- ▶ Vacant — flexible & immediate closing

QUICK FACTS

Built 2015 • 0.20-acre lot
Craftsman brick • Gwinnett County
HOA \$822/yr • Swim & tennis



COFFERED FORMAL DINING



OWNER'S SPA BATH



UPSTAIRS LOFT & BEDROOMS

TWIN BRIDGES COMMUNITY

Pool, tennis courts, playground & splash pad — resort-style amenities down the street.

PRIME BUFORD LOCATION

Minutes to Lake Lanier, Suwanee Town Center, Mall of Georgia, downtown Buford & I-85.

SOUGHT-AFTER SCHOOLS

- ▶ Sugar Hill Elementary • 9/10
- ▶ Lanier Middle School
- ▶ Lanier High School



TWIN BRIDGES POOL, TENNIS & SPLASH PAD



MINUTES TO MALL OF GEORGIA & I-85