



# LEGACY DOWNS



## THE STERLING

4 Bedrooms | 3.5 Bathrooms | 2-Car Garage | 3,198+ Square Feet

### Homesite 50

436 Edgewater Trace, Canton GA 30115

Estimated Move-In Ready: Aug

**\$662,565 - \$60K YOUR WAY PRICE \$602,565**



### FEATURES:

Spacious Great Room with Fireplace Opens to Dining, Kitchen and Screen Patio

Gourmet Island Kitchen with Walk-in Pantry and Family Entry From 2-Car Garage

Private First Floor Guest Bedroom or Study with Walk-in Closet and Full Bath

Second Floor Primary Suite Features a Luxurious Bathroom with Stand Alone Tub and Large Walk-in Closet

Oversized Loft, Laundry Room, Two Secondary Bedrooms and Bath Complete the Second Floor

SIGNATURE HOMES FROM THE LOW \$600S

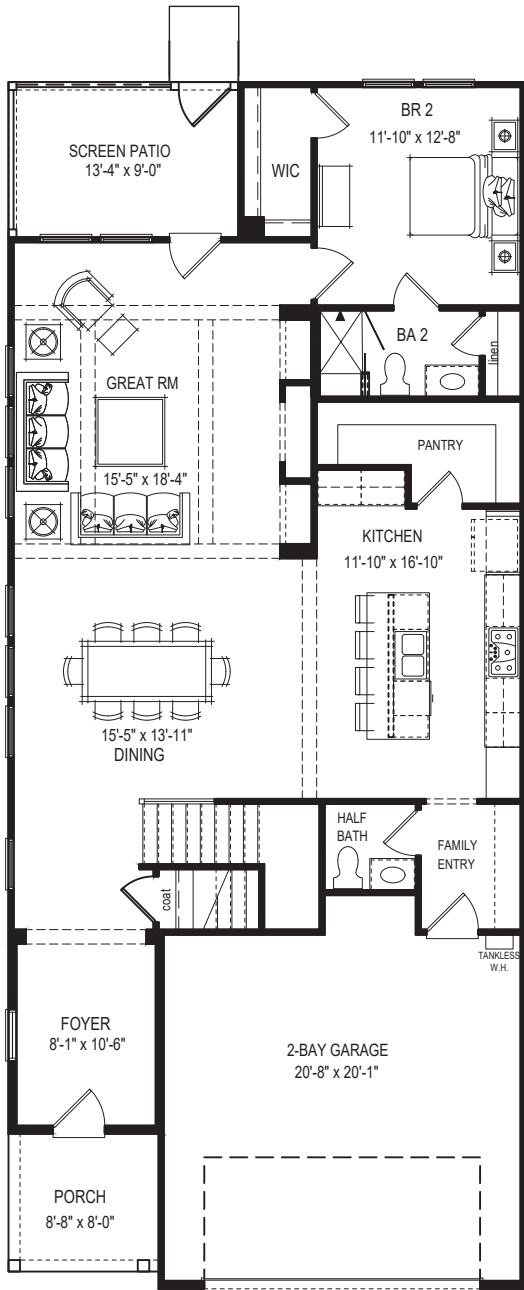
226 Legacy Downs Drive | Canton, GA 30115 | 943-302-0221 | windsonglife.com

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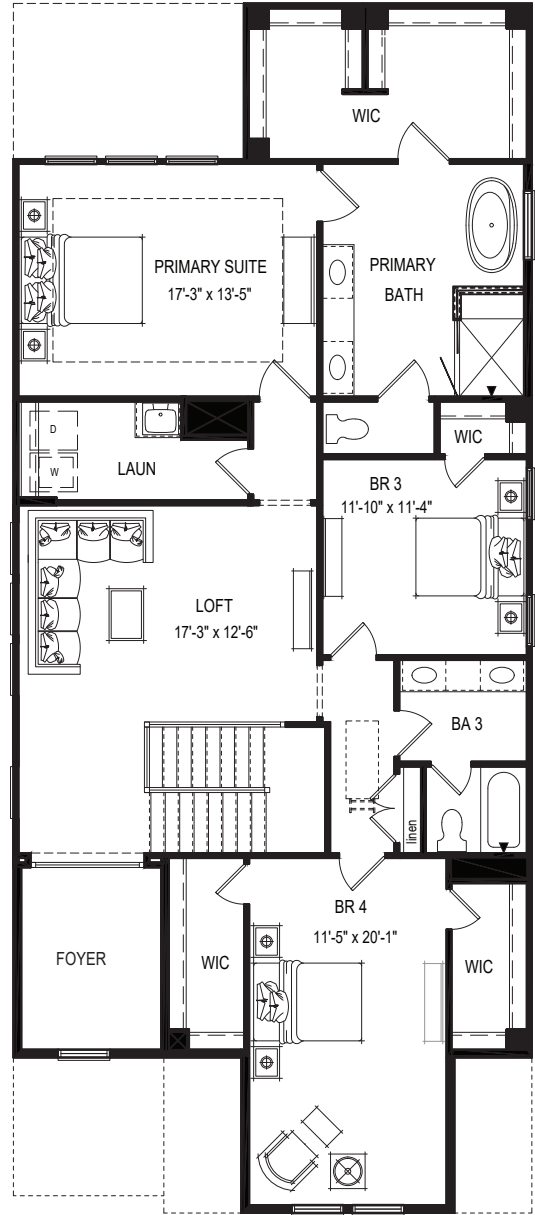


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FIRST FLOOR



SECOND FLOOR



This offer valid on new home contracts written by May 31st that can close on or before December 17th, 2026. Offer is not valid for homes already sold, or homes currently under contract. Not valid on contingent contracts and only valid with a Windsong preferred lender. Offer of up to \$60,000 to be used for design selections, closing costs, buy down rate, or sales price reduction. Information is believed to be accurate but not warranted and is subject to changes, errors, and omissions. See sales for more information. 4.1.26

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