

Example Booklet

Your Private Equestrian Estate



... No Rules

... Just Ride



- *14.06 acre private estate*
- *5 bedroom, 3 bath ranch with full basement*
- *Screen porch, patio, 2nd kitchen in basement, hot tub*
- *Six+ acres of pasture, 7+ acres of mature woods*
- *Barn with 3 large box stalls, tack room, hot/cold water*
- *Shed for storage, hay and equipment*

Example Booklet



Built with a purpose.....

- Privacy was a must when the original purchase was made in 2001. There was just under 12 acres and the original ranch home from 1997.
- In 2001.....the work began..... Barn (3 box stalls, tack room, wash rack, hot/cold water) was added, clearing and grading of the land for pastures completed and three board fencing installed. Riding arena, 72 ft. x 120 ft. was established. House basement was fully completed/renovated with full basement kitchen.
- In 2005/2006 an additional 2.2 acres was purchased, which allowed a buffer of mature woods around all the pasture areas. The hay shed was built and more clearing/pasture renovation took place. 14 acres in total, with 6+ acres of fenced pasture.
- The creation of pastures /barn/fencing were all built with a working horse farm in mind... the layout allows for easy care and movement of horses from barn and paddocks to pastures.
- 2008 – 2012 the main house was updated: bathrooms, appliances, kitchen counters, light fixtures, low flow toilets, cabinetry refinished, painting, HVAC systems, roof, chimney, flooring, landscaping, fire pit and hot tub. Floor plan is very open, ranch on full basement with over 4,000 square feet. Extended screen porch and patio area. Attic storage. Large, level backyard.
- Well cared for home, total privacy, no restrictions on land use with agricultural zoning, perfect setup to care for and enjoy horses..... watch wildlife and/or raise a family. It was built with a purpose.....the time has come to pass that purpose on to someone who will continue to love and enjoy it.



Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

Barn and Shed

Home is where the horses are.....

- 3 box stalls (two 12 x 12, one 16 x 12)
- Stall flooring is matted
- Feed/Tack Room
- Barn has window a/c unit for summer and space heater for winter
- Wash rack with hot/cold water
- Electricity/power outlets
- Equipment area 16 x 12, paved aisle
- Shed for hay and storage
- Horses can exit directly into paddock from barn



Robby Robinson

Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com

(cell) 770-354-8950

All information is approximate and is subject to change.

Map of Example property:

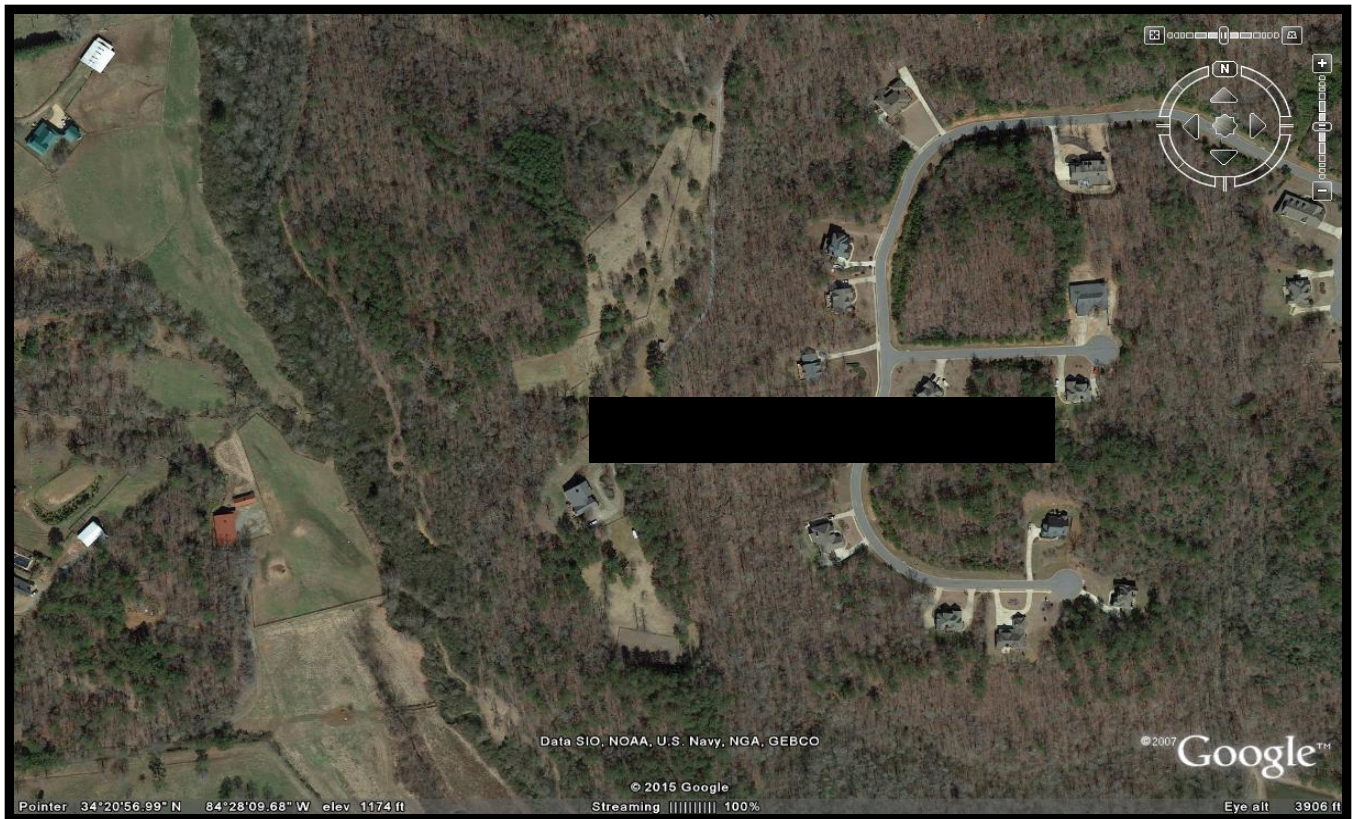
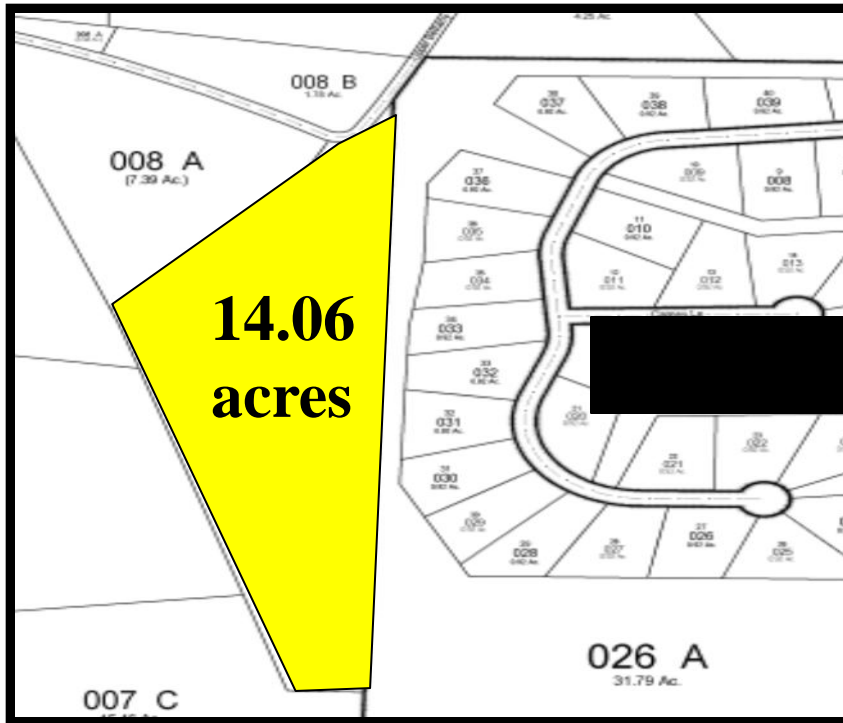


Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

Map of property and surrounding area:



Robby Robinson

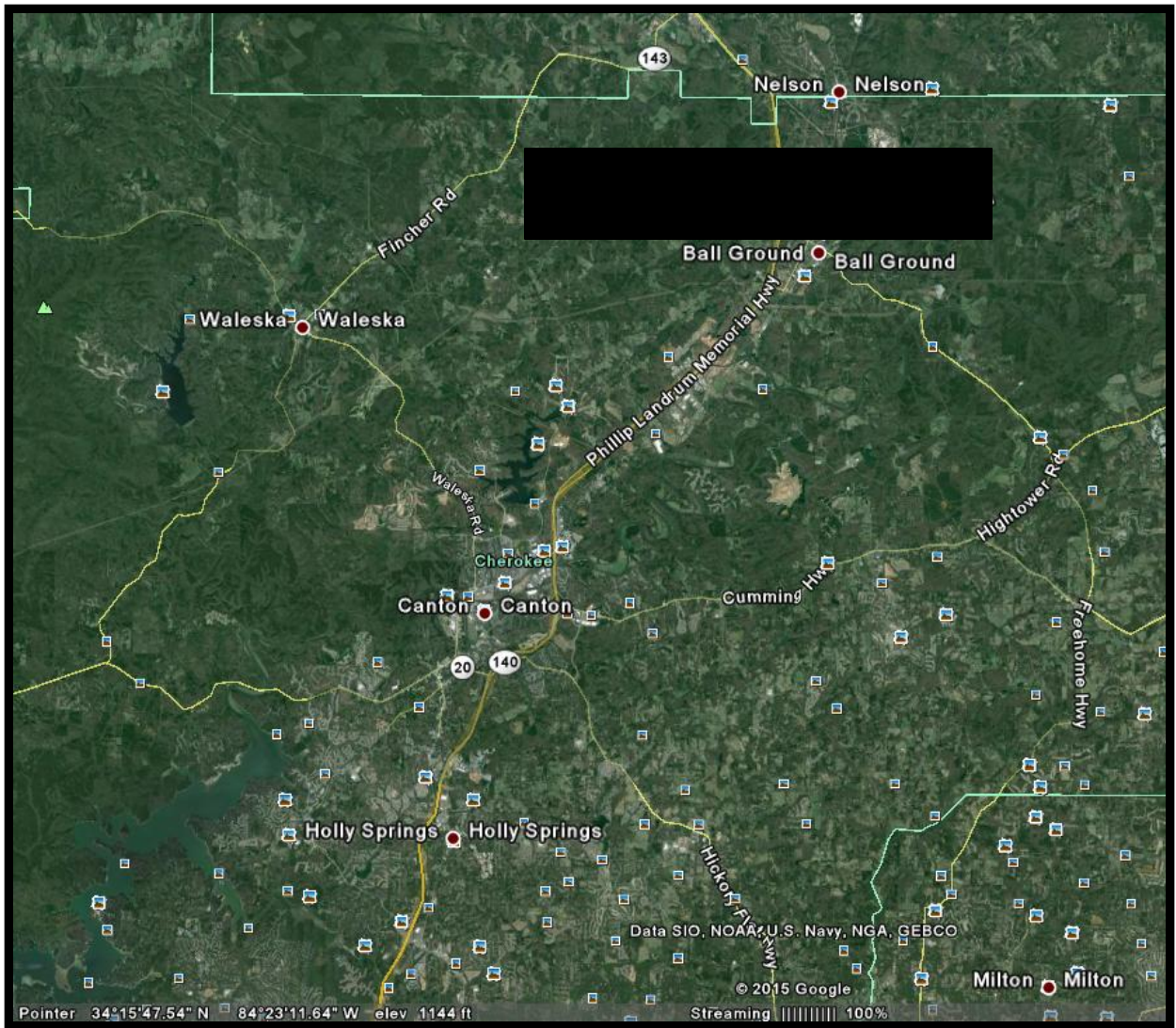
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com

(cell) 770-354-8950

All information is approximate and is subject to change.

Proximity to Example property:



Shopping and Restaurants – 15 – 20 minute drive:

- Canton Marketplace, <http://www.cantonmarketplaceshopping.com/>
- Publix, 1451 Riverstone Pkwy, Canton, GA 30114.
- Publix at Laurel Canyon, 15 Laurel Canyon Village Circle, Canton, GA. 30114.

Horse riding and trails

- 20 minutes to Garland Mountain Trails

Hospital

- 19 minutes to Northside Cherokee, <http://www.northside.com/cherokee>



Robby Robinson

Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com

(cell) 770-354-8950

All information is approximate and is subject to change.

Annual Property Taxes:

Property Taxes	Date
\$1,406.00 (per tax records)	2014

Additions, renovations and upgrades:

Descriptions
Purchased additional 2.2 acres
Clearing, grading and pasture preparation, 6+ acres
3 board fence around 6+ acres
Barn - stalls, tack room, wash rack, hot/cold water
Equipment area in barn and additional shed for hay
Riding arena, 72' x 120', graded base M-10, river sand footing
House - hardwood floors main level, carpet for basement
House - Roof, 30 year Timberline HD architectural shingle
House - two 13 seer HVAC Trane heat pumps
House – Both kitchen appliances, countertops and lighting
House – All 3 bathroom full renovations (walk-in tile showers, countertops, flooring, lighting, cabinetry)
House – Extended screen porch and attic storage area
House – Hot tub and extended patio area
House – Professional landscaping, custom fire pit
House – interior and exterior painting
TOTAL INVESTMENT IN PROPERTY = \$675,000+



Robby Robinson www.ExpectMoreNow.com
Robbyrobinson10@bellsouth.net (cell) 770-354-8950

All information is approximate and is subject to change.

Example Booklet



Private equestrian estate on 14.06 acres, 6+ acres of fenced pasture, 7+ acres of mature woods, barn and hay shed, 3 large box stalls, riding ring and a 4,000+ sq. ft custom built ranch house on full basement.

- 5 bedroom, 3 baths
- Open floor plan, ranch, master on main
- Hardwoods on main level
- Kitchen – island, breakfast bar area, corian countertops, newer appliances
- Great room, natural light, brick fireplace
- Two car garage with extra parking pad
- Extended screened porch
- Extended covered patio area (hot tub)
- Full basement with large open recreation room, full kitchen, two bedrooms, full bath, wood stove, storage
- Level backyard area with fire pit (professional landscaping)
- All 3 full baths have been fully renovated
- No HOA, zoned agricultural

Excellent Schools:

Elementary:
Clayton

Middle:
Teasley

High:
Cherokee



FMLS#: XXXXX
MLS#: XXXXXX
Built: 1997

Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950





FRONT PORCH AREA

- View of barn and paddocks

GARAGE/PARKING AREA

- Two car garage – side entry
- Extended parking pad
- Circular driveway
- Area to park horse trailer



PATIO AREA

- Extended patio area
- Covered
- Ceiling fans
- Brick columns



Robby Robinson
 Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
 (cell) 770-354-8950

All information is approximate and is subject to change.



GREAT ROOM/LIVING ROOM

- Approximate Dimensions 19 ft. x 17 ft.
- Trey ceiling
- Crown molding
- Hardwoods
- Fireplace – brick surround, gas logs
- Upgraded lighting
- Access to screened porch

KITCHEN AREA

- Generous storage - 36 cabinets/drawers
- Breakfast bar
- Corian counters
- Upgraded lighting/canned lights
- Crown molding
- Hardwoods



BREAKFAST AREA

- Approximate Dimensions 13 ft. x 12 ½ ft.
- Crown molding
- Hardwoods
- Access to screened porch



Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

DINING ROOM

- Approximate Dimensions 16 ft. x 13 ½ ft.
- Trey ceiling
- Crown molding
- Chair rail trim package
- Hardwoods



MASTER BEDROOM

- Approximate Dimensions 16 ½ ft. x 16 ft.
- Trey ceiling
- Crown molding
- Access to screened porch
- View of backyard
- Laundry room is off master
- Full bath



MASTER BATH

Renovation

- Trey ceiling
- Tile flooring
- Walk-in tile shower
- Faucets and cabinets
- Corian counters
- Lighting
- Walk-in closet



Robby Robinson
 Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
 (cell) 770-354-8950

All information is approximate and is subject to change.

BEDROOM # 2

- Approximate Dimensions 13 ft. x 11 ft.
- Hardwoods
- Double door closet
- Access to screened porch
- Full bath (2nd)



BEDROOM # 3

- Approximate Dimensions 12 ½ ft. x 11 ft.
- Crown molding
- Hardwoods
- Double door closet
- View of front area
- Access to full bath



SCREENED ROOM/PORCH

- Approximate Dimensions 42 ft. x 14 ½ ft.
- Screened porch
- 3 ceiling fans
- Views of backyard



Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

BASEMENT – RECREATION ROOM

- Approximate Dimensions 30 ft. x 18 ft.
- Access to patio
- Wood burning stove
- Walk-in closet



BASEMENT - BEDROOM # 4

- Approximate Dimensions 17 ½ ft. x 14 ft.
- Double door closet
- Access to patio area
- Access to full bath
- Storage closet, 11 ft. x 8 ft.



BASEMENT - BEDROOM # 5

- Approximate Dimensions 24½ ft. x 11½ ft.
- Double door closet
- Access to patio
- Full bath (3rd)



Robby Robinson
 Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
 (cell) 770-354-8950

All information is approximate and is subject to change.

BASEMENT – KITCHEN

- Generous storage - 40 cabinets/drawers
- Breakfast bar
- Double sink
- Formica counters
- Tile backsplash



BACK OF HOME

- Screened porch and patio areas
- Deck area



BACKYARD AREA

- Large, level backyard
- Hot-tub
- Fire pit
- Wooded/Private



Robb Robinson
RobbRobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

Example property – Schools:



ADDRESS
221 UPPER BURRIS ROAD
CANTON, GA 30114
770.479.2550

<http://www.cherokee.k12.ga.us/Schools/clayton-es/default.aspx>



ADDRESS
151 HICKORY LOG DRIVE
CANTON, GA 30114
770.721.5420

<http://www.cherokee.k12.ga.us/Schools/teasley-ms/media/default.aspx>



ADDRESS
930 MARIETTA HIGHWAY
CANTON, GA 30114
770.721.5300

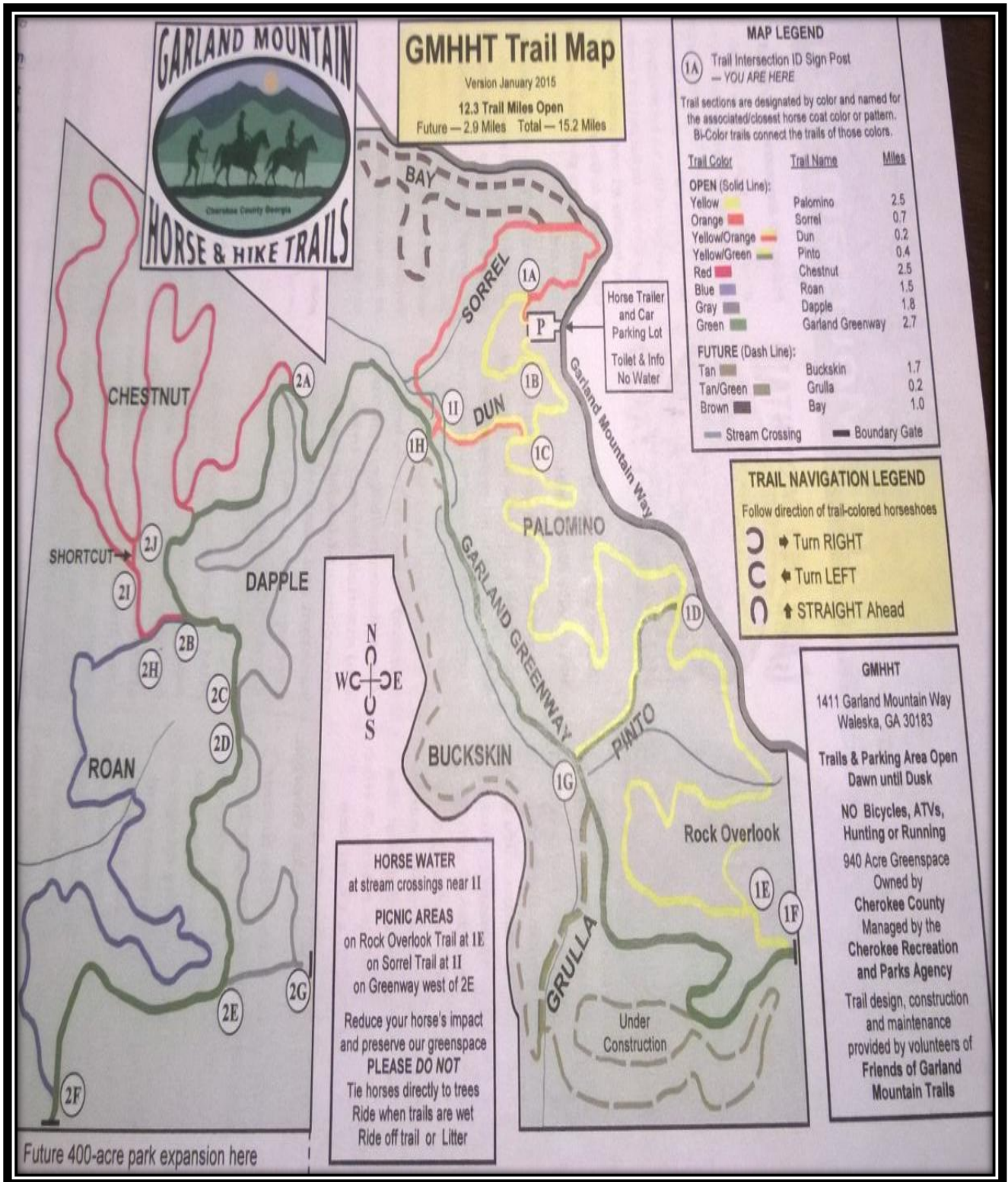
<http://www.cherokee.k12.ga.us/Schools/cherokee-hs/default.aspx>



Robb Robinson www.ExpectMoreNow.com
RobbRobinson10@bellsouth.net (cell) 770-354-8950

All information is approximate and is subject to change.

Garland Mountain Information:



Robby Robinson
Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com
(cell) 770-354-8950

All information is approximate and is subject to change.

Cherokee County Information:

CHEROKEE COUNTY ⇒

***“UNIQUE SELLING POINTS”
(USP'S)***

EMOTIONAL

- Room to breathe
- Foothills of Blue Ridge Mountains
- Water Recreation – Rivers & Lakes
- Equine Character
- “Pro Business”
- Native American Heritage
- Two-thirds ‘Greenspace’



PRINCIPLES & PRIORITIES:

- ECONOMIC DEVELOPMENT
- FISCAL INTEGRITY
- QUALITY GROWTH
- ENVIRONMENTAL STEWARDSHIP

Vers: 24 August 2014

RATIONAL

⇒ PUBLIC SAFETY

- Nat'l Law Enforcement Accreditation
- State Marshal Accreditation – only 4 in GA
- New fire training center – ISO 5 to 3
- #1 EMS Agency in State – 2009
- New law enforcement training center
- E911 National Accreditation

⇒ METRICS

- Second Highest SAT's in State
- Top 10 lowest General Fund Tax in State
- 2nd Lowest Tax Burden/spend in Metro
- Lowest Employee Per Capita in Metro
- High Bond Rating AA+ (AAA is highest)

⇒ INFRASTRUCTURE

- Drought & Drinking Water Resources
- # 1 Waste Water and Water Treatment Plants of year in Georgia
- Airport Expansion / new Terminal
- Northside Cherokee expansion Regional Hospital/MOB - \$300 million +
- Diverse Labor force / 'White Collar initiative'
- New Outlet Center – opened mid-2013

⇒ RESOURCES

- Opportunity Zones : S/W & North Central
- 'Cherokee Office of Economic Development'
- Cabela's first store in Georgia August 2014
- Expanding Technical College/Reinhardt Univ
- \$90 Million Recreation Expansion Plan – parks, trails, aquatic center, greenspace
- Bluffs Parkway – Class A offices
- Development Services Center (DSC)-State award for excellence
- Atlanta Gas Light \$100 million expansion
- Five diverse Cities
- Gibbs Gardens – Agri-tourism



Robby Robinson

Robbyrobinson10@bellsouth.net

www.ExpectMoreNow.com

(cell) 770-354-8950

All information is approximate and is subject to change.