



**COMPLETE RENOVATION!
AMAZING HOME IN THIS
PRICE RANGE!**

100% FINANCING AVAILABLE
see reverse for sample financing options



**2790 Bay Berry Drive
Marietta, GA 30008
4 Bedroom, 2 Bath
\$129,900**

GORGEOUS TOP TO BOTTOM REMODEL... FANTASTIC BUY!

Model home... move in ready! Open floor plan with NEW gleaming hardwoods, NEW plush carpet, NEW designer tile, NEW paint throughout.

Beautiful, NEW kitchen with cherry cabinets, Travertine backsplash, island/breakfast bar, lots of counter space. ALL NEW stainless steel appliances (including refrigerator!) and washer/dryer stay.

Huge NEW great room with french doors to bonus room/4th bedroom -and- french doors to NEW deck! Professionally landscaped, huge corner lot with outbuilding and plenty of room for a carport addition.

EVERYTHING IS BRAND NEW! JUST MOVE IN AND ENJOY!!!



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2790 Bay Berry Drive, Marietta

4 Bedroom, 2 Baths... Stunning, Must-See Home

- Bright, sunny, spacious, open floor plan
- New great room with gorgeous hardwood floors, recessed lighting and french doors to new deck
- New kitchen with custom cherry cabinets, breakfast bar/ island, travertine backsplash and stainless steel appliances
- Relaxing master bedroom with spa-inspired master bath and custom tile shower
- French doors to 4th bedroom/ bonus room/ media room with bay window and huge closet
- New laundry/ utility room... washer & dryer stay
- New windows, doors, lights, faucets, fixtures, vanities, carpet, tile, ceiling fans, paint (inside & out)
- Absolutely beautiful, immaculate, move-in ready!

\$129,900

Sample Financing Options:

LOAN PROGRAM LOAN TYPE LOAN TO VALUE	FHA 30 YR 97%	CONV 30 YR 95% - LPMI	CONV 30 YR 80%
SALES PRICE	\$124,900.00	\$124,900.00	\$124,900.00
1ST MORTGAGE AMOUNT	\$121,153.00	\$118,655.00	\$99,920.00
MIP PREMIUM/FUNDING FEE	\$1,817.30		
TOTAL MORTGAGE AMOUNT	\$122,970.30	\$118,655.00	\$99,920.00
INTEREST RATE - 1ST APR	6.000% 6.785%	6.500% 6.850%	5.875% 6.540%
INTEREST ONLY			
P&I - 1ST MTG	\$737.27	\$749.98	\$591.06
P&I - 2ND MTG*			\$-
PROPERTY TAXES	\$104.08	\$104.08	\$104.08
HAZARD INSURANCE	\$22.90	\$22.90	\$22.90
MORTGAGE INS	\$52.50		
TOTAL PAYMENT	\$916.75	\$876.96	\$718.05



For Financing Information, Call:
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