



John A. Williams, REALTOR®
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RE/MAX EDGE REALTY

Cross Property Buyer Full (LARGE)



Residential #3911776 **Active** List Price: \$199,900
[5818 Perry Hills Dr SW, Canton, OH 44706](#)
Subdiv/Complex: Camden Meadow Sold Price:
Subtype: Single Family Closing Date:
Twp: Perry Twp Auction Date:
County: Stark
Parcel ID: 04319195
Area: STA08 - Perry
Directions: Genoa Road SW to Wentworth Rd. to right on Perry Hills Drive - Near Nave Ave SW.

Annual Taxes: 372 Homestead: No Assessments: No School Dist: Perry LSD
Bedrooms: 3 Above SqFt: 1324/Owner
Baths: 2 (2 0) Total SqFt: 1324
Rooms: Acres/Source: 0.2901/Auditors Website
Fireplaces: 0 Lot Front/Depth: 78 x 162 Year Built: 2017
Stories: 1 Irregular Lot: Construction: Actual YBT
Full Bath level/#: lower: 0 main: 2 upper: 0 Exterior: Vinyl
1/2 Bath level/#: lower: main: upper: Roof: Asphalt/Fiberglass
Style: Ranch Dwelling Type: House Faces: North
Basement: Yes/Full Water/Sewer: Public Sewer, Public Water
Heating Type: Forced Air / Gas Disability Feat:
Cooling Type: Central Air Warranty: Yes
Garage # Cars: 2 Driveway: Paved Fixer Upper:
Garage Features: Door Opener, Drain, Electric, Water Available Public Trans:
Appliances/Equip: Garbage Disposal, Smoke Detector, Sump Pump

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Great Room	19 x 13	First			
Kitchen	12 x 11	First			
Dining Room	11 x 11	First			
Master Bedroom	14 x 13	First			Carpet
Bedroom	11 x 10	First			Carpet
Bedroom	10 x 10	First			Carpet
Laundry Room	8 x 6	First			Vinyl

Under Construction - New, energy efficient, open ranch plan on level lot in desirable Camden Meadow, Perry Township from Williams Custom Homes. Enjoy one-floor living with first floor laundry, nice master suite with walk-in shower and walk-in closet. Painted white trim throughout; maple kitchen with granite counters includes center island/bar and pantry that is open to dining and great room, all with vaulted ceilings. Full basement perfect for future living space or recreation room, plus large 2-car garage. 30-year Tuff-n-Dri dry basement warranty. Under construction now with August completion/occupancy. Hurry to make some fixture, color and flooring choices. Other lots and plans available or bring us your plans and ideas for a new build from the \$180,000's. Agent interest.

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Building On Over 40 Years Of Experience

**5818 Perry Hills Drive SW Specifications
Camden Meadow – Perry Township**

Home Features:

- **1,324 Square Feet; 3 Bedrooms; 2 Full Baths**
- **Tuff-N-Dri 30-Year Dry Basement Warranty**
- **Craftsman-Style Architecture with Shake Siding Accents**
- **Merillat Spring Valley Maple Cabinets & Granite Kitchen Countertops**
- **R-38 Attic Insulation**
- **2 x 6 Exterior Walls Construction**
- **Hand-scraped Wood-look Laminate Flooring in Kitchen, Dining, Great Room & Foyer**
- **95% High Efficient Payne by Carrier Furnace with Central Air**
- **Floor Plan includes Master Suite with Walk-in Closet & 5-Foot Shower**
- **Open Kitchen/Great Room with Vaulted Ceiling**
- **12-Course Basement with Glass Block Windows**
- **Maintenance-Free Exterior**
- **Painted White Pine (real wood) Trim Throughout**
- **Moen & Delta Faucets with Lifetime Warranty**

For questions, please contact: John A. Williams, Builder/REALTOR®

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**** John A. Williams is a licensed Real Estate Agent with RE/MAX Edge Realty ****