

# THE DUNCAN



**Base Price:**  
**\$226,000(1,646 SF)**

**3 Bedroom 2 Bath**  
**plus..Covered Back Porch**

## INCLUDED FEATURES:

**ALL BRICK** Exterior

2 zone HVAC  
(comfort control system)

Open Floor Plan

Master Bath w/Double Vanity,  
5 ft Shower & Garden Tub

Granite Kitchen Counters

Hardwood Floors  
(Main Living Areas)

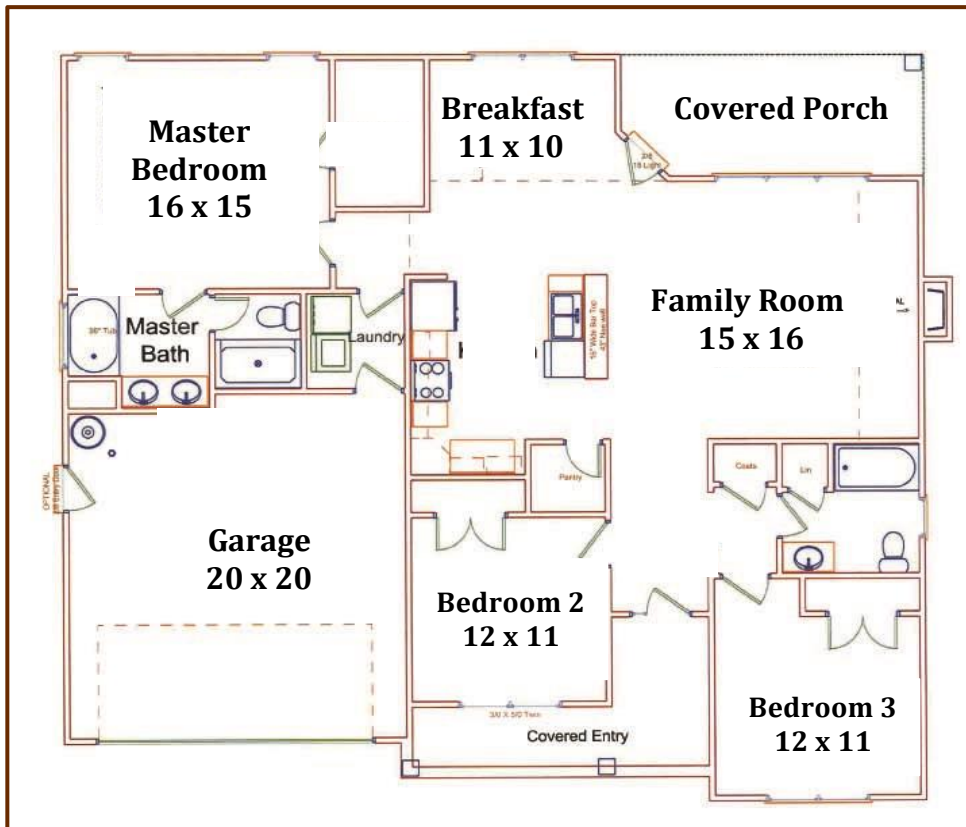
Architectural Shingles

12 x12 Back Patio

Fully Sodded Yard  
(with 3 zone irrigation)

Gas Heat/Water Heater

Craftsman Garage Door



**Marchant**  
REAL ESTATE

Marketed by  
**Shannon Cone**  
**The CONE Team**  
**864-908-6426**

*Continuing a policy of constant research and improvements. McGee Huntley Construction reserves the right to change listed prices, plan, features and specifications without notice. All dimensions are approximate. All information is deemed to be accurate.*

Built by:  
**McGee-Huntley**  
**Construction**

**7/21/17 TM/SC**

