



**STONE MARTIN  
BUILDERS**



**1534 Everly Drive  
Opelika, AL 36801  
Cannongate**

**\$475,519**

**Plan: Kennebec II**

**SQ FT: 2,710**

**Beds: 4**

**Baths: 3.5**

**Garage: 2**

## ABOUT THIS HOUSE

The "Kennebec II" floorplan boasts 4 bedrooms and 3.5 bathrooms with 2,710 square feet. This plan is the entertainer's dream. The foyer and mud room lead into a vast kitchen, breakfast area and great room. It brings a whole new meaning to the phrase "open concept". The adjoining space allows for time together with everyone, without feeling cramped or crowded. Off the kitchen, you will find a flex room that can be made into the perfect room for you. The foyer leads to 3 additional bedrooms downstairs and a full bathroom. The downstairs is completed with a luxurious primary retreat with a double vanity, separate shower, soaking tub and abundant storage space in the large walk in. The upstairs features the bonus room and full bathroom.

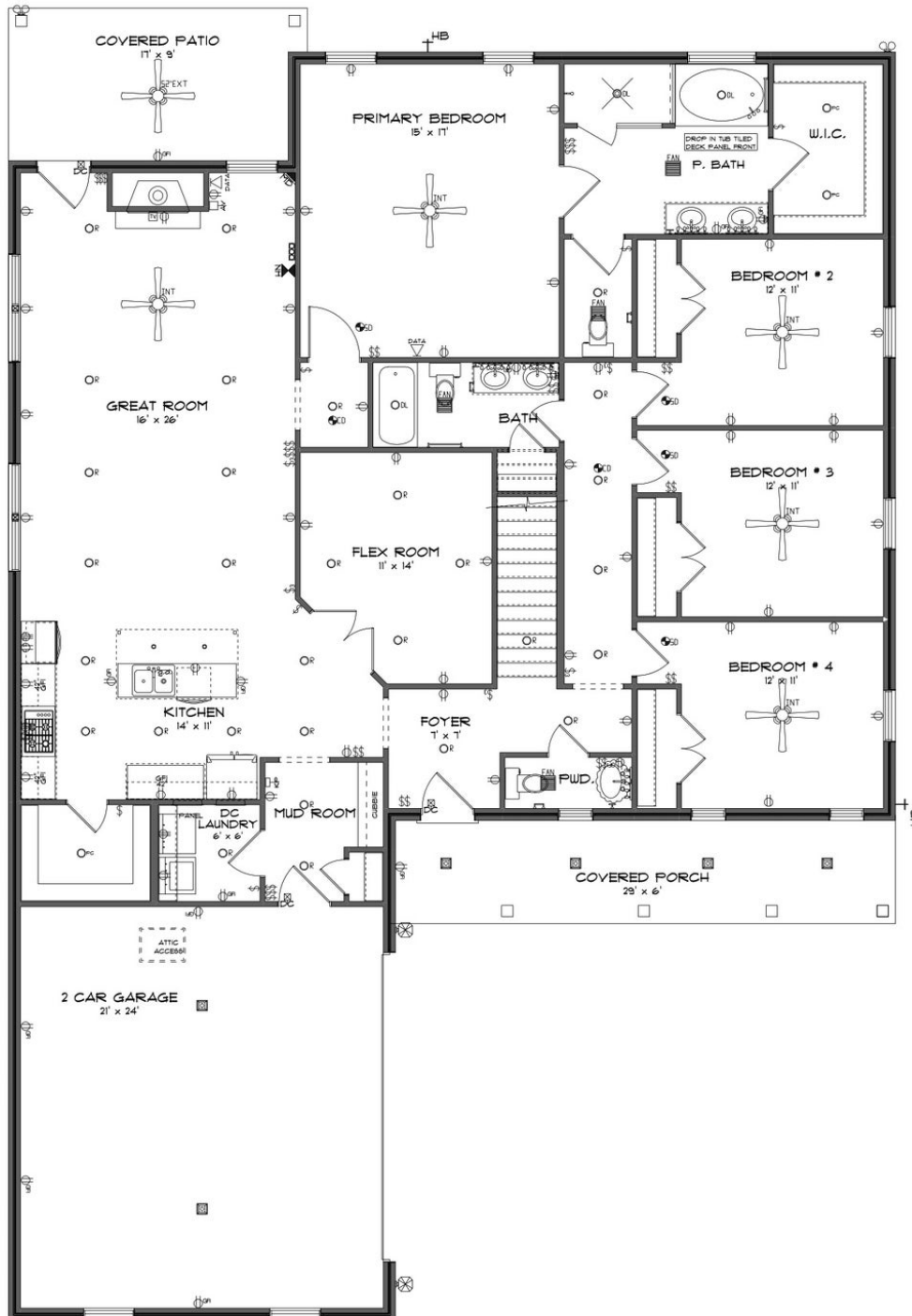
## ABOUT CANNONGATE

Experience the pinnacle of modern living at Cannongate, a vibrant new home community by Stone Martin Builders. Nestled just 1.5 miles from Opelika's lively Downtown at the Tracks, this enclave strikes the ideal harmony between tranquility and urban allure. Boasting an array of spacious floorplans ranging from 2,400 to 4,780 square feet, our homes are crafted with meticulous attention to detail, showcasing high-quality construction and energy-efficient design. Cannongate invites residents to indulge in a lifestyle enriched by an impressive suite of community amenities. Dive into leisure at the sparkling community swimming pool or let the kids thrive in the playground. Embrace the future with integrated smart home connectivity, effortlessly enhancing your living experience with modern technology. Revel in the convenience of easy access to restaurants, a distillery, three breweries, and charming boutiques—all just moments away. Ready to experience the Stone Martin Builders difference? Schedule a visit to Cannongate and meet with our knowledgeable Sales Professionals. Explore available homes and embark on the journey to find your personal oasis in Opelika, AL.

Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artists depictions only and may differ from completed improvements. All prices subject to change without notice. Please contact your sales associate before writing an offer.



# FIRST FLOOR



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## SECOND FLOOR

