



# HOME FEATURES & UPGRADES

1868 SKYFALL CIRCLE | BROOKHAVEN

**1868SKYFALL.COM**

## HOME STATS

- 4 bedrooms
- 2 full bathrooms
- 2 half bathrooms
- 2,824 square feet
- Built in 2017

## OUTDOOR

- Stunning curb-appeal
- Natural-colored brick
- Covered front porch
- Spacious back deck
- Deck overlooks a green space
- Hassle-free shrubbery service provided by HOA
- Prime lot location close to pool & park
- Two-car garage

## INDOOR

- High-end designer finishes throughout
- Open-concept floor plan
- Hardwood floors throughout
- Hand-selected upgraded designer lighting
- Plantation shutters
- Laundry room on upper level
- Sizable secondary custom walk in closets
- Half bathrooms on main and lower levels

## DINING ROOM

- Separate formal dining room
- Open to entry
- Custom wainscoating

## LIVING ROOM

- Shiplap accent wall
- Designer lighting
- Coffered ceiling
- Gas fireplace with custom mantle
- Built-in cabinetry
- Floating shelves
- Wall of windows
- Designer drapery and hardware
- Doors opening to back deck

## KITCHEN

- Eat-at kitchen island with quartz countertops
- Pendant lighting over island
- Double ovens
- Tile backsplash
- Vent hood
- Upgraded hardware
- Custom pantry
- Breakfast table area



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### PRIMARY SUITE

- Spacious primary suite on upper level
- Shiplap accent wall in bedroom
- Luxurious bathroom with double vanities
- Makeup vanity sitting area
- Separate soaking tub
- Separate shower with floor-to-ceiling tile
- Sizable walk-in custom closet

### LOWER LEVEL

- Mudroom
- Bedroom
- Half bathroom
- Storage
- 2-Car Garage Entry

### SKYLAND BROOKHAVEN COMMUNITY

- Lock and leave low-maintenance lifestyle
- Boutique townhome neighborhood
- Community park
- Green spaces
- Swimming pool with in-water ledge seating
- Clubhouse for hosting events
- Fitness center

### PRIME LOCATION

- Located in Brookhaven
- Close proximity to Buckhead, Chamblee, Perimeter and Atlanta
- The ultimate location for convenience
- Easy access to 400, 85 & 285
- Adjacent to Skyland Park with sand volleyball, playgrounds and more



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