



# HOME FEATURES & UPGRADES

3795 NEWPORT BAY DRIVE | WINDWARD | ALPHARETTA

## OUTDOOR & SYSTEMS

- 3-Car Garage
- Private Wooded Lot with Level Play Area
- Spacious Screened Porch
- Roof 8 Years Old & Gutters 5 Years Old
- Hot Water Heater 3 Years Old
- HVAC Unit #1 Complete Unit Installed in 2020
- HVAC Unit #2 Furnace Installed in 2023 & A/C Installed in 2013

## MAIN LEVEL

- Two-Story Foyer
- Refinished Hardwood Floors Throughout
- Fresh Paint & New Lighting Throughout
- Main Level Office with French Doors
- Renovated Full Bath
- Main Level Guest Suite
- Generous Dining Room with Columns
- Two-Story Living Room with Fireplace & French Doors Leading to the Screened Porch

## KITCHEN

- Expanded Layout
- Quartz Countertops & Subway Tile Backsplash
- Stainless-Steel Appliances Including Two Sinks, Dishwasher, Trash Compactor, Oven, Sub Zero Refrigerator with Wood Panel, & Warming Drawer
- Spacious Island
- Window Seat Overlooking Backyard
- Eat-in Kitchen with Chandelier
- Butler's Pantry with Wine Storage

## PRIMARY SUITE

- Trey Ceilings & Sitting Room with Fireplace
- Two Walk-in Closets with Custom Organization Systems
- Completely Renovated Primary Bath Including Quartz Counters, Freestanding Tub, & Custom Walk-in Shower.
- Storage & Laundry with Custom Barn Door



**VISIT [3795NEWPORTBAYDRIVE.COM](http://3795NEWPORTBAYDRIVE.COM) FOR MORE INFORMATION**

## UPPER LEVEL

- Three Generous Secondary Bedrooms
- Updated Jack & Jill and EnSuite Bath

## TERRACE LEVEL

- Finished Basement for Entertaining & Multi-Generational Living
- Kitchenette with Room for a Refrigerator & Second Laundry Connections
- Spacious Guest Suite
- Full Bath with Quartz Counters
- Living Room with Fireplace
- Home Gym Area with Mirrored Wall
- Unfinished Area for Storage

## WINDWARD

- Minutes to Downtown Alpharetta, Avalon, & Halcyon
- Easy Access to GA 400
- Premier Swim/Tennis Community
- Tennis & Pickleball Courts with Active ALTA Teams
- Clubhouse, Playgrounds, & Pavilion
- Private Greenway Access
- Community Social Events Throughout the Year

## SCHOOLS

- Top Rated Public Schools
  - Lake Windward Elementary
  - Webb Bridge Middle
  - Alpharetta High



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