

FEATURES & IMPROVEMENTS

- Gated Community with Clubhouse, Pool, Tennis & Pickleball
- Seasonal lake view
- .59-acre lot that backs up to Lake Lanier Corps line
- Adequate room for pool
- Covered boat slip
- Option to purchase 8,000 lb. Marine Specialties boat lift & 2014 21' Chaparral boat
- 2,436 unfinished walk-out basement with covered porch & stubbed for bathroom

EXTERIOR & GARAGE

- Terrace-level overhead/garage door
- 30-year architectural roof shingles
- Custom Therma-Tru® 5-panel fiberglass shaker exterior doors
- Covered outdoor grill space with natural gas supply to deck
- Screened porch with custom Sunspace® Weathermaster collapsing windows
- Basement rear overhead door for golf cart and/or lawn tractor
- Six-zone water sprinkler system
- 3 oversized garages
- Tesla® universal EV charging station
- Guardian Garage ATL "Polyaspartic Polyurea" garage floors with transferrable warranty
- Chamberlain® MyQ WiFi smart garage door openers

MECHANICAL & WHOLE-HOME

- 400 AMP electrical service
- Spray foam attic insulation and between 2nd floor bonus room
- Low voltage wiring enclosure
- Rheem® 9.5 GPM, 199,900 BTU gas, tankless water heater
- Natural gas furnaces
- Sealed, squeak-free subfloor with 5,000+ subfloor screws on both levels
- Ecobee® smart WiFi thermostats
- Kwikset® re-keyable smart door locks
- Amazon Ring® doorbell and chime

INTERIOR

- All bedrooms with en suite baths
- Primary bedroom on main w/ potential for second primary on 2nd level
- Freshly painted walls & ceilings in most of interior
- Newly upgraded Pottery Barn & West Elm lighting in living room, family room & primary bedroom
- Dimmable & color temp adjustable can lights throughout, including both garages
- Designer outlets & switches throughout
- Large closets throughout with custom shelving
- White Oak flooring throughout
- 10' ceilings w/ 8' doors on first level, 9' ceilings second level & 10' basement walls
- 4 and 5 panel shaker interior doors
- Vaulted, gabled, and trey ceilings
- Built-in Pottery Barn style family room cabinet system
- Picture frame accent molding in foyer
- Shiplap accent wall in family room
- Custom-trimmed accent wall in primary bedroom
- Board & batten trim in office w/ 18-lite glass panel french door
- All custom-made John Shadburn cabinets throughout
- Stacked stone floor to ceiling fireplace
- Flat-screen TV wall mounts in living room and bedrooms

KITCHEN & BATH

- Quartz countertops in kitchen and all baths
- Large double-size island with seating for six
- Wolf® 6-burner gas range top w/ optional chrome knobs included
- Large walk-in pantry with hand-crafted wooden shelves
- KitchenAid® appliances including double oven, warming tray & under-counter icemaker
- New Kraus® undermount kitchen sink & Kohler® faucet
- Hans Grohe® thermostatic shower system
- New unused smart toilet w/ heated seat, LED lighting, bidet wash-dry & auto open-close