

## Features and Benefits

3827 Medfield Place, Duluth, Georgia 30097



### Kitchen:

- Light-filled and functional with a smart, intuitive layout
- Rich wood cabinetry paired with granite countertops and stainless steel appliances, including a new 2024 cooktop
- Butler's pantry offers additional storage and prep space
- Seamless flow to both the dining and laundry rooms, making everyday tasks feel effortless
- Window above the sink offers backyard views, and direct access to the screened porch extends your living space
- Ideal setting for casual breakfasts or relaxed evenings with friends

### Main level:

- Primary suite on the main with a private sitting room — perfect for a home office, reading nook, or quiet retreat
- Large en suite bath with double vanities, walk-in shower, soaking tub, and generous closet
- Comfortable family room with fireplace and views of the backyard — a cozy place to unwind
- Spacious dining room for both weeknight dinners and special gatherings
- Laundry room with utility sink tucked away for privacy and convenience
- Updated powder room with modern finishes
- New LVT flooring throughout for added warmth and durability

### Upper level:

- Three well-sized bedrooms, including one with a versatile bonus room — ideal as a playroom, exercise space, media room, or teen hangout
- Recently renovated hall bathroom featuring new custom vanity, updated lighting, tile flooring, and a frameless glass walk-in shower

### Exterior:

- Cul-de-sac setting just a short walk from community amenities, including a pool and two tennis courts
- Screened-in porch overlooks a large, fenced backyard — private and perfect for entertaining or relaxing
- Landscaped front yard with flower beds and a flat driveway for easy parking

### Miscellaneous Updates:

- New Stainless Steel Cooktop in Kitchen - 2024
- New HVAC for the main level - 2023
- New LVT Flooring on main level - 2023
- Remodeled bath on upper level with custom vanity, new lighting, tile flooring, and frameless glass, walk-in shower - 2023

### Sellers favorite things about this home

- The main-level primary bedroom retreat: Having the primary bedroom on the main floor was such a plus. It made day-to-day life easier, and we still had plenty of space upstairs when family came to visit. It was the best of both worlds—convenient for us and welcoming for guests.
- The screened-in patio and backyard: This was our go-to spot for relaxing and entertaining. We spent a lot of time grilling, hanging out with friends, or just watching the grandkids play in the yard. The screened-in porch let us enjoy the outdoors without worrying about bugs or the weather.
- The open floor plan: We loved how open and easy the layout felt. The kitchen flows right into the family room, so we were always part of the conversation—even while cooking. It's a great setup for everyday life and perfect when people are over. The dining room is easy to get to, the laundry room is tucked away on the main floor, and there's a guest powder room that keeps everything comfortable.
- Two neighborhood entrances: This was something we didn't think about when we bought the house, but we quickly came to appreciate it. The main entrance through Canterbury Woods is great, but the second entrance with the traffic light at Peachtree Industrial made getting in and out so much easier—especially during busy times.
- Location, location, location: We were close to everything—shopping, dining, parks, and I-85. We loved being able to catch a show or event at Gas South Arena without going far. Rogers Bridge Park was another favorite, with its dog park, canoe launch, and the pedestrian bridge over the river that connects to Cauley Creek Park in Johns Creek. It's such a beautiful area to explore.