

711 Hallbrook Court

DISTINCTIVE FEATURES

*Luxury Living in **White Columns** w/ Primary on Main*
Don't miss the...

MAIN LEVEL

- Welcoming Covered Front Entry
- Dramatic 2-Story Foyer w/ Elegant Millwork & Wide Hardwood Staircase
- Hardwood Floors Throughout Main Level
- Oversized Windows, Neutral Interior & Tranquil Wooded Views
- Office w/ Extensive Trimwork, Plantation Shutters, & French Doors
- Banquet Sized Dining Room w/ Beautiful Molding, Wainscoting & Plantation Shutters
- 2-Story Great Room w/ Cozy Fireplace, Built-ins & Dramatic Wall of Windows w/ French Doors to Screened Porch
- Updated Kitchen w/ Painted Cabinetry, Granite Countertops, Decorative Glass Tile Backsplash, Expansive Island w/ Seating for 6, Newer SS Appliances, Double Ovens, Dry Bar/Butler's Pantry, Desk/Coffee Nook, Spacious Casual Dining Area & Oversized Walk-in Pantry
- Vaulted Keeping Room w/ Built-ins, Stone Fireplace & Access to Screened Porch
- Generous Primary Suite on Main w/ Trey Ceiling, Sitting Area w/ Private Wooded Views & 2 Walk-in Closets
- Renovated, Spa-Inspired Primary Bath w/ Dual Vanities, Quartz Countertops, Oversized Frameless Glass Shower w/ Bench & Soaking Tub
- Elegant Powder Room w/ Designer Wallcovering
- Convenient Drop Zone/Mudroom from Garage Entry
- Covered "Friends Entrance" into Bright Laundry Room w/ Cabinetry, Soaking Sink, Quartz Countertops/Folding Counter & Utility Closet
- Open Staircase to Terrace Level

UPPER LEVEL

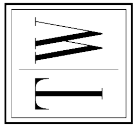
- 3 Spacious Secondary Bedrooms w/ Oversized Closets (One w/ En Suite Bath & Two w/ Shared Bath & Separate Vanity Areas)
- Adjacent Bonus/Flex Room Ideal for Office, Study, Fitness or Storage
- Huge Walk-in Hall Linen Closet
- Walk-in Attic Storage

31 CHURCH ST, ALPHARETTA, GA 30009

BUCKHEAD | INTOWN | ALPHARETTA | MARIETTA | EAST COBB | MOUNTAIN & LAKE |

All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation. Equal housing opportunity.

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DISTINCTIVE FEATURES

TERRACE LEVEL

- Expansive Daylight Basement (2,831 SF) w/ High Ceilings & Access to Covered Patio/Backyard - ENDLESS POSSIBILITIES
- Easily Configured for Future:
 - Entertainment Area w/ Kitchen/Bar Area & Gathering Room
 - Bedroom & Bathroom
 - Home Gym or Office Area
 - Media Room
 - Unfinished Storage Room or Workshop w/ Exterior Access

EXTERIOR & OTHER

- Low-maintenance, 4-sided Brick Traditional
- Meticulously Maintained, Pet-free, Smoke-free Home
- Screened Porch w/ Serene Wooded Views & Ceiling Fans for Comfortable Outdoor Living (Ample Space for Dining & Sitting Areas)
- Private, Wooded 1.17 Acre Lot w/ Irrigation System (Backs to Dry Creekbed)
- Stone Steps to Backyard from Driveway
- 3-Car Side Entry Garage w/ EV Charging Outlet
- Level Driveway w/ Decorative Brick Apron & Plentiful Parking
- Upgraded, Blown-in Attic Insulation
- High Efficiency, XL 80-Gallon Heat Pump Hot Water Heater (2024)
- Radon Mitigation System

COMMUNITY – WHITE COLUMNS COUNTRY CLUB

White Columns Country Club offers World Class Amenities. Membership info:

(<https://www.invitedclubs.com/clubs/white-columns-country-club>) Tours Available!

- Newly Renovated Pool Area: Jr. Olympic Pool, Waterslide, Splash Park, Poolside Cabanas & Snack Bar
- Complete Tennis/Pickleball Program: 7 Hard Courts, 2 Clay Courts, Multi-level Instructional Program, USTA & ALTA, 4 Lighted Pickleball Courts
- Tom Fazio-designed Championship-level Golf Course
- Golf Performance Center & Golf/Tennis Pro Shop
- Clubhouse & Fitness Center
- Full Service Fine & Casual Dining
- Wine Cellar

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