

8510 BLUE HERON DR

GAINESVILLE GA 30506

4 Bedrooms ♦ 4 Full Baths ♦ 2 Half Baths ♦ 7,470 SF ♦ .73 Acres

PROPERTY OVERVIEW

- Lake Lanier - Forsyth County, GA
- Brand-new custom construction
- Lyonesse Estates - small, exclusive gated community
- Level cul-de-sac lot with 112' of prime water frontage
- Ranch floor plan over fully finished walk-out terrace level
- Covered boat slip at community dock with party deck
- 3-sided brick exterior with stacked stone rear façade
- 6-car garage with LiftMaster® MyQ smart openers

RESORT POOL & OUTDOOR LIVING

- 41' x 25' heated saltwater pool w/ 3-sided vanishing edge
- 12' x 8' raised spillover spa — seats up to 12 guests
- Jandy® gas heating system for year-round comfort
- Color-change LED lighting + corner fire bowls
- Jandy® iAquaLink WiFi smart pool & spa control
- Integrated in-floor pop-up cleaning system
- Covered lake-view deck with gas fireplace & cable railings
- Covered pool-side patio
- Artisan® 42" built-in gas grill
- Alfresco® 14" 2-burner gas cooking unit with griddle
- Falmac® 48" outdoor 1,200 CFM vent hood
- Polk® deck & patio surround sound speaker system
- Outdoor recessed & landscape lighting throughout
- Outdoor rinse shower

ARCHITECTURE & INTERIOR FINISHES

- 10' main-level ceilings | 16' vaulted beamed great room & kitchen | 16' vaulted primary bedroom
- Integrity Architectural Millworks stained white oak front doors
- 8' shaker-style interior doors throughout
- Custom KBDG cabinetry — precision-built, designer-specified
- Interior finishes & fixtures curated by *Cotton & Steel Design*
- Azzura Crystal Quartzite countertops and island
- Iron stair railings with custom detailing
- Stained columns & tongue-in-groove porch ceilings with recessed lighting
- Designer light fixtures
- Brizo®, Kohler® & Delta® plumbing fixtures
- CertainTeed® Landmark Moiré Black architectural roof shingles
- Closets pre-framed for future elevator installation
- Qolsys® Panel 4 wireless smart home system — 100+ integrations
- Dual 50-gal. Rheem® electric water heaters
- Landscape irrigation system

CHEF'S KITCHEN & SCULLERY

- Dedicated scullery for seamless prep and post-event cleanup
- Wolf® 60" 6-burner professional gas range — dual ovens, double griddle, wok grate & pot-filler faucet
- SubZero® 36" panel-front column refrigerator with internal water dispenser
- SubZero® 36" panel-front column smart freezer
- 60" custom vent hood with 1,200 CFM blower
- Cove® 24" cabinet-front smart dishwasher
- KitchenAid® 24" built-in 1,000w microwave
- Miele® VitroLine 24" built-in coffee system
- Scotsman® 85 lb/day nugget ice maker
- 3-sided island with dining alcove
- Azzura Crystal Quartzite island and counters

PRIMARY SUITE

- Lake-view bedroom — wake up to the water every morning
- Sitting room / office with gas fireplace
- Expansive dressing room & walk-in closet with island & custom shelving
- 3-head walk-in shower — Brizo® Invari fixtures & Mr. Steam system
- Freestanding claw-foot Kohler® garden tub
- Smart toilet
- LED-illuminated vanity mirrors
- Electric wall fireplace
- Hidden-door safe room

MAIN LEVEL

- Grand 2-story entry foyer
- Open-concept great room with custom stone gas fireplace
- En suite secondary bedroom — ideal for guests or multigenerational living
- Mud room with built-in organization
- Powder room
- Dedicated laundry room with built-ins & sink
- Dog wash station & enclosed dog run

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TERRACE LEVEL

- Covered patio with direct pool and lake access
- Great room with custom bar & full entertaining area
- Scotsman® 15" 26-lb ice maker
- Beverage & wine coolers
- Gym / game room
- Private sauna
- Media room / home theater
- Office or flex room
- Two secondary bedrooms — one designed for future bunk room
- Two full bathrooms
- Pool half-bath for seamless indoor/outdoor flow
- Stackable washer/dryer closet
- Unfinished storm shelter
- Unfinished mechanical and storage room

SMART HOME & MECHANICALS

- Qolsys® Panel 4 wireless smart home — 100+ device integrations
- LiftMaster® MyQ smart garage door openers
- Jandy® iAquaLink WiFi smart pool & spa control
- Ubiquiti® wired exterior cameras covering perimeter with smart access
- Ubiquiti® wired doorbell camera with smart access
- Polk® whole home & rear deck/patio surround sound system
- Dual 50-gal. Rheem® Professional Series electric water heaters
- Landscape irrigation system

Every detail has been intentionally crafted for the buyer who refuses to compromise.
This is lakefront luxury, fully realized.