

## Features and Benefits

5234 Laurel Lane, Gainesville, Georgia 30506



### Kitchen:

- Light-filled and thoughtfully designed with a smart, intuitive layout
- Crisp white cabinetry with soft-close hinges, granite countertops, and stainless steel appliances
- Open to the family room with views of the backyard, perfect for connection and conversation
- Oversized pantry with potential to add a mudroom just off the garage
- Under-cabinet lighting creates a bright workspace by day and a soft, calming glow in the evenings
- A warm, welcoming space ideal for casual breakfasts or relaxed evenings with friends

### Main Level:

- Freshly painted interior in timeless white for a clean, modern aesthetic
- Inviting family room with fireplace and backyard views, a cozy place to unwind at the end of the day
- Spacious dining room perfectly suited for weeknight dinners or festive gatherings
- Private powder room with updated modern finishes
- Durable LVT wood flooring throughout adds warmth, continuity, and easy maintenance
- Convenient garage access with additional storage space

### Upper Level:

- Expansive primary suite with a custom walk-in closet system and spa-inspired en-suite bath
- Primary bath features a soaking tub, glass-enclosed shower, dual vanities, and a linen closet
- Two additional spacious bedrooms, one with a walk-in closet
- Oversized laundry room with cabinetry, folding counter, and space for air-drying and storage, both functional and beautiful
- Secondary hall bath with tub/shower combo and a stylish vanity offering ample storage

### Terrace Level

- 1,158 sq ft of unfinished space, framed, stubbed, and ready for your personal touch
- Fourth bedroom with a large closet and window overlooking the deck and private backyard
- Rough-in plumbing for a full bath already in place
- Dedicated storage area so you can skip climbing attic stairs
- Flexible workspace with access to the side yard, ideal for hobbies, projects, or a home gym

### Exterior:

- Peaceful cul-de-sac street with minimal traffic and serene surroundings
- Inviting rocking-chair front porch with timeless curb appeal
- Beautifully landscaped front yard with flower beds and a flat driveway
- Fenced backyard with multi-level deck, ideal for entertaining or relaxing under the stars
- Multi-level decking to enjoy seasonal lake views, outdoor dining, or morning coffee in nature
- Custom garden shed with French doors and loft offers endless possibilities: creative studio, workshop, playhouse, or backyard office. With utilities added, it could even become an ADU.
- Fenced garden area protected from wildlife, ready for your next harvest

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### Miscellaneous Updates

- Freshly painted interior - 2025
- Multi-level deck with pathway to garden shed - 2023
- Custom Garden shed with french doors, windows, and loft area - 2024
- Whole house well water filtration with UV Light Disinfection Stage - 2022
- Terrace level waterproofing to ensure a moisture free environment and dehumidifier - 2022

### Sellers favorite things about this home

- Sitting on the deck in the mornings, watching the sunlight through the trees, listening to birds, and spotting deer in the yard. It is peaceful and grounding.
- My garden shed, my little sanctuary. With the French doors open and the scent of fresh wood, it is where I journal, read, or enjoy quiet moments.
- The setting, away from the noise of the city and surrounded by nature, yet close enough to reach shopping and dining within minutes.
- All the natural light that fills the home. It feels happy and uplifting, even on cloudy days.
- The location, perfectly balanced between country calm and convenience. Lake Lanier, Don Carter State Park, the Botanical Gardens, and the new Publix at Riverbrook Village are all nearby.