

440 Newport Heights

DISTINCTIVE FEATURES

Luxury Living in Windward – Newport Bay

(5 BR/5.5 BA/3-Car Garage/6,996 SF (6,008 Fin SF))

Don't miss the...

MAIN LEVEL

- Welcoming Covered Front Entry
- Dramatic Two-Story Foyer w/ Grand Hardwood Staircase
- Newly Painted Interior, 10' Ceilings, Oversized Windows, Extensive Trim & Hardwood Floors Throughout
- Banquet-Sized Dining Room w/ Beautiful Molding & Wainscoting
- Office or Sitting Area w/ Bar Nook
- Spacious Living Room w/ Marble Fireplace, Coffered Ceiling, Built-ins & Wall of Windows
- Updated Kitchen w/ Newly Painted Custom Cabinetry to Ceiling, Marble Countertops, Kitchen Aid Appliances (incl. Wine Cooler & 6-burner Range) & Expansive Island
- Cozy Keeping Room w/ Built-ins, Plantation Shutters & Access to Deck
- Elegant Powder Room
- Covered "Friends Entrance" into Bright Laundry Room/Mudroom w/ Cabinetry & Soaking Sink
- Back Staircase from Kitchen for Easy Access to Upper-Level Bedrooms
- Open Staircase to Terrace Level

UPPER LEVEL

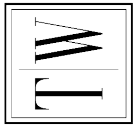
- 10' Ceilings & NEW Carpet
- Generous Primary Suite w/ Trey Ceiling includes Sitting Area w/ Marble Fireplace, Dual Walk-in Closets & Built-in Wardrobes
- Spa-inspired Primary Bath w/ Dual Vanities, Abundant Storage, Soaking Tub & Oversized Shower
- 4 Spacious Secondary Bedrooms w/ Generous Closets (Two w/ En Suite Baths & Two w/ Shared Jack & Jill Bath)
- Huge Linen Closet & Walk-in Attic Storage (Dedicated Staircase)

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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TERRACE LEVEL

- Partially Finished Daylight Basement w/ Walkout Access to Patio/Backyard - ENDLESS POSSIBILITIES
- Open Entertainment Space w/ Kitchen/Bar Area, Full Bath, Flex Room
- French Doors Open to Large Patio to Extend Gathering Space
- Plentiful Unfinished Storage plus Workshop w/ Exterior Access

EXTERIOR & OTHER

- Low-maintenance, 3-sided Brick Traditional w/ Hardcoat Stucco Accents
- Expansive, Multi-level Deck (NEW) for Outdoor Living & Entertaining w/ Ample Space for Dining & Sitting Areas - Walkout to Level Play Area or Future Pool
- Irrigation System (Front and Sides)
- 3-Car Side Entry Garage
- Driveway w/ Decorative Brick Apron & Plentiful Parking
- Foundation Waterproofing System

COMMUNITY

- Explore The Beauty of Windward
 - Windward Sports Park w/ Playground, Dog Park, Basketball, Volleyball, LAX Wall, Baseball Field
 - Windward Boat Launch
 - Pocket Parks
 - Private, 200-acre Lake
 - Community Walking Path
- The Club at Windward - Optional Membership Information
<https://www.windwardlakeclub.com/services-5>
 - Marina, Two-acre aquatic center w/ 150-ft waterslide, zero entry pool, splash park, diving well, Jr. Olympic pool, swim team, 20 lighted tennis courts, 4 lighted pickleball courts

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