

Notable Features

Setting + Approach

- Gated, winding entry at the end of a quiet cul-de-sac on the south side of Lake Lanier
- 1.5-acre double point lot with over 300 feet of deep-water shoreline
- Expansive brick parking area with room for multiple vehicles
- 3-car attached garage with built-in workshop and storage area
- Additional 2-car covered carport

Outdoor Living

- Heated infinity-edge pool + spa with waterfall feature overlooking the lake
- Multi-level slate patios
- Wood-burning stone fireplace beneath covered pavilion featuring rough-sawn pine beams, steel trusses, and tongue-and-groove ceiling
- Built-in outdoor bar with sink, mini-fridge, and prep space
- Three-zone outdoor audio system
- Professional landscape lighting
- Additional stone fire pit near the shoreline

Lake + Shoreline Features

- Landscaped path from the pool terrace to the shoreline
- 32x32 double-slip party dock, largest size permitted on Lake Lanier constructed of composite decking and steel framing
- Additional guest platform dock
- Year-round deep-water access
- West-facing orientation providing panoramic sunset views over the lake

Landscape & Grounds

- Professionally designed and maintained landscaping with flowering beds and mature trees
- Irrigation system supporting all key lawn and garden zones
- Accent lighting along walkways, patios, and shoreline
- Stone retaining walls and steps integrated into the natural grade

Interior Features

- Approximately 6,200 square feet of finished living space with 4 bedrooms and 4.5 baths
- Abundant natural light and panoramic water views from nearly every room
- Large center island kitchen, stone countertops, stainless steel appliances, and walk-in pantry
- Expansive great room with vaulted ceiling and double-sided fireplace
- Finished terrace level with entertainment areas, ideal for hosting or short-term rental flexibility
- Three brand-new 2.5-ton, two-stage HVAC heat pump systems with new modern thermostats, providing energy-efficient, zoned comfort throughout the home
- Hardwood flooring, custom millwork, and architectural detailing throughout
- Dedicated laundry and mudroom with built-ins for storage and lake-life functionality

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