



ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Features & Upgrades

13200 FREEMANVILLE ROAD
MILTON, GEORGIA 30004

Complete Renovation and Remodel:

- Structural changes on main level to allow for open concept kitchen and living areas
- Custom solid maple cabinets and quartz counters throughout
- New red oak hardwood flooring throughout main and upper levels, other new floorings include:
 - Handmade concrete tile
 - Marble throughout master bath
 - Brick in mudroom
 - LVT throughout basement
 - Carpet in select bedrooms
- High end kitchen and bath fixtures throughout including Rohl faucets and sinks
- New lighting throughout including all LED recessed cans
- New high end Thermador professional kitchen appliances
- All new mechanicals including:
 - High efficiency 85-gallon water heater
 - 20 SEER HVAC systems
 - Additional electrical panel
- New ceiling fans throughout
- New custom closet shelving systems throughout
- New roofing including metal roof over porch
- Extended back porch
- Spray foam insulation (basement) and additional insulation in attic
- New garage door and motor
- New cement siding on exterior
- New gutters with leaf guards
- Complete horse fence around property with entrance gate
- Radon mitigation system
- Complete basement addition including:
 - Kitchenette
 - Additional laundry room
 - Full bathroom
 - Recreational areas
 - Office
 - Storage area with shelving
- New windows throughout (2022)
- New concrete and slate drive (2023)
- Professional hardscaping/landscaping/irrigation system (2023)
- New septic tank drain field, allowing for walkout from main pool installation

Barn/Second Living Area Addition (Completed 2022):

- Oversized 2 car garage with 10ft ceilings with epoxy flooring and LED lighting
- 240-volt outlet suitable for equipment or EV car charging
- 518 sq ft of conditioned living space with full bathroom, kitchenette, washer/dryer hook ups, and pre-wired for oven installation

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