

Home Features

225 Anglin Walk, Alpharetta, GA 30009
5 Bedrooms | 5.5 Bathrooms | 3,491 Square Feet

— Version 2: Organized by Investment Value —

PREMIUM INVESTMENTS

Features valued at \$10,000 or more

Home Elevator — \$63,000

Step-less living across all 3 floors. Full accessibility, future-proof aging-in-place, and high-value resale feature.

Professional Kitchen Appliances — \$35,980

Sub Zero Refrigerator, Pro Industrial 36" Wolf Range (6-burner), Cove Kitchen Smart Dishwasher, professional-grade pot filler, purified water dispenser.

Custom Built-in Cabinets/Buffet — \$16,500

12 soft-close drawers, solid wood construction.

Custom Window Treatments — \$12,225

Professional window treatments and hardware throughout.

7 Custom Closets + Pantry — \$10,500

Includes Rev-a-Shelf corner turntable in pantry.

SIGNIFICANT UPGRADES

Features valued \$2,000 – \$9,999

Quartz Kitchen Island — \$8,500

Extended for seating with custom bookend shelving.

Custom Bar Area — \$4,200

Glass-paneled cabinet doors, glass shelves, interior & under-cabinet lighting (dimmable).

Custom Stair Runner — \$4,200

With surging, covers 4 stair sets across 3 floors + inside elevator.

Restoration Hardware Lighting — \$2,800

5 library/art lights, all dimmable.

Washer & Dryer — \$2,580

Included with purchase.

Front Porch Pendant Lights — \$2,400

Custom LED pendant lights.

Fireclay Apron Sink — \$2,300

White ceramic farmhouse style.

Kitchen Island Lighting — \$2,200

Custom pendant LED lights on dimmable switch.

California Closets Laundry — \$2,200

Custom shelving unit.

QUALITY UPGRADES

Features valued \$500 – \$1,999

Primary Bedroom LED Fixtures — \$1,775

Over bed with his/her dimmable switches.

All Televisions + Mounts — \$1,500

7 total (55"–75") with custom mounts & sound bars.

Dining Room LED Fixture — \$1,400

Custom fixture with dimmable switch.

Guest Bedroom LED Lights — \$1,350

Hard-wired over bed with dimmable switch.

Back Deck Recessed Lights — \$950

LED recessed lighting.

Primary Suite Ceiling Fan — \$699

Minka Lavery with remote.

Family Room Ceiling Fan — \$699

Minka Lavery with remote.

3rd Floor Chandelier — \$750

Custom with dimmable switch.

Primary Bath LED Mirror — \$760

Oversized with 3 light settings + fog sensor.

Back Deck Ceiling Fan — \$625

Minka Lavery with remote.

Family Room Mirrors — \$500

Oversized mirrors flanking fireplace.

Larson Screen Doors — \$475

Pocket screens for porch & deck.

INCLUDED FEATURES & WARRANTIES

- Media room lit mirror with color settings — \$350
- Guest bedroom ceiling fan — \$225
- 24 new LED recessed + gimbal lights across 3 floors with switches/dimmers
- Dual primary closets with quartz countertop island + built-in drawers
- Custom oversized shower with dual showerheads + overhead waterfall
- Built-in cabinets flanking gas fireplace with floating mantle
- Under-counter beverage cooler
- 10' ceilings on Main, 9' on Terrace & 3rd Levels
- Crown molding throughout Terrace & Main Levels + tray ceiling in Primary
- Elegant paneled millwork in Office/Guest BR & Terrace Level
- Lennox Heat Pumps + A/C, Gas Furnace — 10 year warranty
- GE Smarter Laundry System — 10 year warranty
- AT&T; Fiber + expanded whole-house WiFi coverage

Total Documented Upgrades: Approximately \$180,000+