

Home Features

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

— Version 3: Organized by Lifestyle Benefits —

CHEF'S DREAM KITCHEN

Professional-grade appliances and custom finishes for the home chef

- Sub Zero Refrigerator
- Pro Industrial 36" Wolf Range (6-burner)
- Cove Kitchen Smart Dishwasher
- Professional-grade pot filler
- Purified water dispenser at kitchen sink
- Fireclay White Ceramic Apron Sink — \$2,300
- Quartz Island extended for seating — \$8,500
- Custom built-in cabinets/buffet (solid wood, 12 soft-close drawers) — \$16,500
- Custom pendant LED lights over island (dimmable) — \$2,200
- Large pantry with Rev-a-Shelf corner turntable

Appliance Package Value: \$35,980

ENTERTAINING SPACES

Designed for hosting and memorable gatherings

- Custom bar area with glass-paneled cabinet doors — \$4,200
- Glass shelves, interior & under-cabinet lighting (dimmable)
- Under-counter beverage cooler
- Custom LED dining fixture (dimmable) — \$1,400
- Built-in cabinets flanking gas fireplace with floating mantle
- Restoration Hardware library/art lights (5 total, dimmable) — \$2,800
- Oversized mirrors on either side of fireplace — \$500
- Media room with lit oversized mirror (color settings) — \$350

OUTDOOR LIVING

Extended living spaces for year-round enjoyment

- Larson pocket screen doors (porch & deck) — \$475
- Front porch custom LED pendant lights — \$2,400
- Back deck LED recessed lights — \$950
- Back deck Minka Lavery ceiling fan with remote — \$625

COMFORT & RELAXATION

Thoughtful touches throughout for everyday luxury

- Primary suite: Minka Lavery ceiling fan with remote — \$699
- Primary bedroom LED fixtures over bed (his/her dimmers) — \$1,775
- Primary bath oversized LED mirror (3 settings + fog sensor) — \$760
- Dual primary closets with quartz countertop island + built-in drawers

- Custom oversized shower with dual showerheads + overhead waterfall
- Guest suite LED lights over bed (dimmable) — \$1,350
- Guest suite ceiling fan — \$225
- Family room Minka Lavery ceiling fan with remote — \$699
- Custom window treatments throughout — \$12,225
- 10' ceilings on Main, 9' on Terrace & 3rd Levels
- Crown molding throughout + tray ceiling in Primary Bedroom

SMART HOME & TECHNOLOGY

Modern connectivity and entertainment throughout

- 7 televisions (55"–75") with custom mounts & sound bars — \$1,500
- 24 new LED recessed + gimbal lights across 3 floors
- Comprehensive dimmer switches throughout
- AT&T; Fiber + expanded whole-house WiFi coverage
- GE Smarter Laundry System (10 year warranty)

ACCESSIBILITY & FUTURE-PROOF LIVING

Designed for all stages of life — \$63,000 elevator investment

- **Full Access for All:** Guests or family members with mobility challenges enjoy every level comfortably.
- **Simple One-Person Tasks:** Move furniture, boxes, and décor between floors without strain.
- **Effortless Daily Living:** Groceries, laundry, cleaning supplies—all travel floor-to-floor easily.
- **Recovery Support:** Critical during temporary mobility limitations from injuries or surgery.
- **Aging in Place:** Long-term accessibility for peace of mind as needs change.
- **High-Value Resale:** A sought-after luxury amenity that strengthens market appeal.
- Custom stair runner with surging (4 stair sets + elevator) — \$4,200

QUALITY & ORGANIZATION

Premium storage solutions and home systems

- 7 custom closets throughout home — \$10,500
- Custom pantry with Rev-a-Shelf corner turntable
- California Closets custom shelving in laundry room — \$2,200
- Custom 3rd floor landing chandelier (dimmable) — \$750
- Elegant paneled millwork in Office/Guest BR & Terrace Level
- Washer & dryer included — \$2,580
- Lennox Heat Pumps + A/C, Gas Furnace — 10 year warranty

Total Documented Upgrades: Approximately \$180,000+