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T I R O N E & W E A V E R
T E A M

CHRISTIE'S
INTERNATIONAL REAL ESTATE

ANSLEY
REAL ESTATE

1040 Admiral Crossing

DISTINCTIVE FEATURES

Luxury Living in Windward – Admiral Ridge

(4 BR/3.5 BA/3-Car Garage/3,839 SF (+ Basement))

Don't miss the...

MAIN LEVEL

- Dramatic Two-Story Foyer w/ Grand Staircase
- Newly Painted Interior, Extensive Trim & Newly Refinished White Oak Hardwood Floors Throughout Main Level
- Banquet-Sized Dining Room w/ Beautiful Molding & Wainscoting
- Office or Sitting Area
- Spacious Living Room w/ Cozy Fireplace & Wall of Windows
- OPEN Floor Plan for Easy Living and Entertaining
- Updated Kitchen w/ White Cabinetry, NEW Quartz Countertops, New Subway Tile Backsplash, SS Dacor Appliances (incl. Warming Drawer, Refrigerator, 6-burner Rangetop w/ Downdraft & Wall Oven) & Expansive Custom Island w/ Seating
- Light-filled Breakfast Room Overlooking the Backyard w/ Access to Deck & Screened-in Porch
- Elegant, Newly Renovated Powder Room
- "Friends Entrance" into Bright Laundry Room/Mudroom w/ Cabinetry, Soaking Sink & Folding Counter

UPPER LEVEL

- NEW Carpet & Fresh Paint Throughout
- Generous Primary Suite w/ Vaulted Ceiling includes Sitting Area w/ Cozy Fireplace, Dual Walk-in Closets & Flex Room (Ideal for Office, Workout or Seasonal Storage)
- Totally Renovated, Spa-inspired Primary Bath w/ Vaulted Ceiling, Dual Vanities, Heated Floors, Soaking Tub & Oversized Shower
- 3 Spacious Secondary Bedrooms (One w/ En Suite Bath & Two w/ Jack & Jill Bath w/ Separate Vanity Areas)
- Convenient Linen Closet

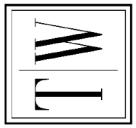
31 CHURCH ST, ALPHARETTA, GA 30009

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 Backyard & Garage - ENDLESS POSSIBILITIES
- 3rd Car Garage w/NEW Garage Door Opens to Flat Lower Driveway for Easy Access to Future In-Law Suite or Workshop
- French Doors Open to Covered Courtyard Area
- Plentiful Unfinished Storage w/ Exterior Access

EXTERIOR & OTHER

- Low-maintenance, 3-sided Brick Traditional
- Newer Systems: HVAC (2025 & 2021), HWH (2025)
- Expansive Deck for Outdoor Living & Entertaining
- Walkout to Level Grassy Play Area
- Oversized Screened Porch w/ Ceiling Fan & Tranquil Views
- Fully Fenced, Park-like backyard w/ Landscape Lighting, Pond, Pergola, Fountain, Low-maintenance Perennials & Garden Paths
- Irrigation System
- 2-Car Side Entry Garage w/ NEW Garage Door & Terrace Level 3rd Car Garage w/ NEW Garage Door
- Level Driveway w/ Plentiful Parking
- Foundation Waterproofing System & Wildlife Exclusion = Peace of Mind

COMMUNITY

- Explore The Beauty of Windward
 - Windward Sports Park w/ Playground, Dog Park, Basketball, Volleyball, LAX Wall, Baseball Field
 - Private, 200-acre Lake Windward, Boat Launch & Pocket Parks
 - Community Walking Path
- Raquet Social Club at Windward Lake - Membership Information
 - <https://www.windwardlakeclub.com/membership>
 - 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, 4 padel courts

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