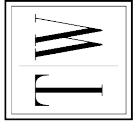


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T I R O N E & W E A V E R
T E A M

CHRISTIE'S
INTERNATIONAL REAL ESTATE

ANSLEY
REAL ESTATE

445 Newport Heights

DISTINCTIVE FEATURES

Luxury Living in Windward – Newport Bay

*(5 BR/4 Full & 2 Half BA/3-Car Garage/Primary on Main,
6,068 Fin SF + 977 Unfin SF)*

MAIN LEVEL

- Welcoming Front Entry
- Dramatic Two-Story Foyer w/ Marble Floor
- Grand Staircase w/ Iron Ballusters
- Neutral Interior, 10' Ceilings, Oversized Windows, Extensive Trim
- Newly Refinished White Oak Hardwood Floors Throughout Living Areas
- Banquet-Sized Dining Room w/ Beautiful Molding & Convenient Butler's Pantry
- Light-filled Two-story Living Room w/ Marble Fireplace & Wall of Windows
- Bright Kitchen w/ White Cabinetry & Sunny Breakfast Area
- Cozy Keeping Room w/ Fireplace & Access to Deck
- Elegant Powder Room
- Generous Primary Suite w/ Trey Ceiling includes Sitting Area w/Cozy Fireplace & Dual Walk-in Closets
- Spa-inspired Primary Bath w/ Dual Vanities, Abundant Storage, Soaking Tub & Oversized Shower
- "Friends Entrance" into Bright Laundry Room/Mudroom w/ Storage Cabinetry, Soaking Sink & Folding Table
- Back Staircase from Keeping Room for Easy Access to Upper-Level Bedrooms (NEW Carpet)

UPPER LEVEL

- 4 Spacious Secondary Bedrooms w/ LVP Flooring & Generous Closets (Two w/ Updated Private Baths & Two Share an Updated Jack & Jill Bath w/ Separate Vanity Areas)
- Convenient Linen Closet

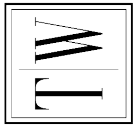
31 CHURCH ST, ALPHARETTA, GA 30009

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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DISTINCTIVE FEATURES

TERRACE LEVEL (1,815 SF Finished / 977 Unfinished)

- Open Entertainment Space = Endless Possibilities
 - TV Area
 - Billiards/Ping Pong/ Play Space
 - Wet Bar
- Also Includes: Office, Flex Room, Gym, Half Bath
- Plentiful Unfinished Storage
- Workshop/Lawn Equipment Storage w/ Exterior Door

EXTERIOR & OTHER

- Low-maintenance, 3-sided Brick Traditional
- Expansive Composite Deck for Outdoor Living & Entertaining (Ample Space for both Dining & Sitting Areas)
- Walkout to Level Backyard – Ideal for Pets, Play or Future Pool
- Irrigation System (Front)
- 3-Car Side Entry Garage
- Level Driveway w/ Basketball Goal, Decorative Brick Apron & Plentiful Parking
- Roof - 2018
- HVAC Systems - 2020

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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