



HOME FEATURES & UPGRADES

2313 GARDEN PARK DRIVE | SMYRNA, GA

2313GARDENPARK.COM

HOME STATS

- 5 bedrooms
- 4 full bathrooms & 2 half bathrooms
- 4811 square feet | 0.46 acres
- Built in 1999

OUTDOOR

- Four-sided brick residence
- Cul-de-sac lot beside community park
- Premium private wooded backyard lot
- Heated swimming pool & spa
- Wrought-iron pool fencing
- New pool heater & freeze detection
- Waterfall spa feature
- Fenced-in private backyard
- Gazebo & built-in grill
- Covered back patio with brick columns
- Covered front porch
- Massive multi-level side deck
- Two-car garage

INDOOR

- High-end designer finishes throughout
- Open-concept floorplan
- Hand-selected upgraded lighting
- Brazilian cherry hardwood floors

MAIN LEVEL

- Large dining room with custom wainscoting
- Designer grasscloth wallpaper in dining room
- Custom lighting throughout
- Spacious office with custom wood wall paneling
- Laundry room
- New custom mudroom
- Custom walk-in storage closet

LIVING ROOM

- Dramatic two-story family room
- Open to kitchen and breakfast nook
- Overlooks gorgeous backyard and pool
- Gas fireplace
- Two-story custom fireplace & mantle

KITCHEN

- Newly renovated custom gourmet kitchen
- Island with honed quartzite countertops
- Ceiling-height custom cabinetry
- Floating wood shelving
- Soft close drawers
- Subzero refrigerator
- Under-counter drink fridge
- ILVE Duel fuel range
- Breakfast table
- Custom walk-in pantry



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PRIMARY SUITE

- Spacious primary suite on main floor
- Adjoining primary office space
- Adjoining primary sitting room
- Luxurious bathroom with dual sinks
- Separate soaking tub
- Separate shower with floor-to-ceiling tile
- Steam room shower capabilities
- Large custom walk-in-closet

UPPER LEVEL

- Spacious secondary bedroom with en suite bath
- Two additional bedrooms
- Jack and Jill shared bathroom

LOWER LEVEL

- Spacious living room area
- Massive outdoor multi-level deck space
- Home theater room
- Home gym
- Bedroom & full bathroom
- Huge unfinished storage rooms

PRIME LOCATION

- Minutes to The Battery, Cobb Energy Center, Cobb Galleria & more
- Gated community
- Private community park
- Walking trails
- Putting green
- Sitting area

SCHOOLS

- Close proximity to schools
- Nickajack Elementary School (0.9 miles away)
- Campbell Middle High School (1.5 miles away)
- Campbell High School (2.9 miles away)



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