

Features and Benefits

9495 River Lake Drive, Roswell, Georgia 30075



Kitchen:

- Fully Renovated & Expanded Kitchen. Designed for the home chef with a dedicated breakfast area for casual mornings.
- Oversized kitchen island featuring an undermounted sink, custom shelving, and ample seating for "sous chefs" and guests.
- Double built-in pantries paired with a custom wine/coffee bar for a clutter-free lifestyle.
- Large windows and a hooded stainless cooktop overlook the lush backyard, making every meal prep a joy.

Main Level:

- Family Room is a comfortable retreat with a fireplace and framed views of the private, wooded backyard.
- An elongated dining room layout designed to host your largest holiday dinner parties with ease.
- The Quiet Office: Tucked away at the front of the home to ensure a peaceful, productive workspace.
- The Screened-In Sanctuary: A Trex-floored screened porch and deck that acts as an outdoor living room, overlooking your private forest.
- Laundry room with storage or hanging area.

Upper Level:

- Primary Oasis: Featuring a fully renovated bathroom with a zero-entry shower, double vanity, and a custom Container Store closet system.
- The "Secret" Bonus Room: Located off the primary closet, this massive space is perfect for seasonal storage or a hidden hideaway.
- Thoughtful Layout: Three additional spacious bedrooms and an updated shared bath provide everyone with their own "elbow room."

Terrace Level

- The Ultimate Flex Space: Featuring high ceilings and an expansive footprint, this walk-out basement offers incredible flexibility to adapt to your changing needs.
- Ready-to-Use Foundation: Already equipped with a half-bath, extensive built-in shelving, and direct exterior access, this level is perfectly prepped to be finished or used immediately as a professional workshop or home gym.
- Endless Storage: Forget climbing attic stairs; the terrace level provides massive, organized storage space for holiday decor, gear, and more.

Exterior:

- Level & Accessible: Classic brick construction on a flat lot with a level driveway and front yard.
- The Quiet Life: Situated on a peaceful, low-traffic street where nature dominates.
- Outdoor Living Perfected: Transition seamlessly from the kitchen and family room to the Trex screened-in porch and deck, designed for relaxation and to take in the sounds and beauty of nature.
- Lush & Low-Maintenance: Professionally landscaping is kept vibrant year-round by an integrated front-and-back sprinkler system.
- A Hiker's Paradise: The perfect blend of nature and convenience; you are minutes from Canton Street and surrounded by Roswell's most iconic trails, including Vickery Creek and the many parks and trails along Riverside Road and Azalea Drive, following the Chattahoochee River.

Features and Benefits

9495 River Lake Drive, Roswell, Georgia 30075



Miscellaneous Updates

- New HVAC (12-year warranty): 2025
- New Water Heater: Feb 2025
- Replaced Deck & Screened-in Porch with Trex: 2024
- New Carpet and Smooth Ceilings (Upstairs): 2021
- Replaced Windows and Blinds: 2019
- Renovated Primary and Hall Bathrooms: 2017
- Custom Primary Closet (Container Store): 2017
- Renovated Main Level: 2015
- Roof Replacement and New Gutters: 2014
- Exterior Painting: 2014
- Renovated Kitchen: 2013
- Fireplace Gas Logs: 2011
- Installed Hardwood Flooring on Main Level: 2011
- Front Porch and Basement Wall Support: 2011
- Replaced Driveway: 2007

Sellers favorite things about this home

- A Vibrant Community: Our neighborhood is filled with friendly neighbors in all stages of life, creating a welcoming and supportive environment for everyone.
- The Porch Life: We enjoy sitting out on the screened-in porch with a cup of tea, listening to the birds sing and watching the squirrels and chipmunks scamper around.
- Generational Adventure: Our backyard and wooded area provided endless adventure for our children and now our grandchildren. They explored and played for hours.
- The Roswell Lifestyle: We have the best of both worlds, the energy of Canton Street's restaurants and farmers markets, and immediate access to the Vickery Creek Trails and Chattahoochee National Forest. With Riverside Park undergoing a major renovation and miles of paved trails along Riverside and Azalea Drive leading to the Chattahoochee Nature Center, the river is truly our backyard.
- Perfect Proximity: Easy access to GA-400 makes it simple to head north for mountain adventures and shopping or south for Atlanta sporting and cultural events.