

8655 HOPE VINE

ROSWELL, GA 30076

4 BEDS ♦ 3.5 BATHS ♦ 3,583 SF ♦ .06 ACRES ♦ 1999 BUILD

OWNER IMPROVEMENTS

2026

- 11 windows on the rear of the house replaced
- Exterior Landscaping of "Natural Area" in back of house
- Standing limbs removed to allow more light to the grass yard (raised the canopy)
- Fallen tree limbs, branches, and debris removed from area between grass and water front
- Vines removed and underbrush trimmed to improve access to water front.
- No standing trees were removed

2025

- Entire house repainted, exterior and interior (all three levels)
 - Exterior trim, decks, and screened-in porch
 - Interior walls, ceiling, doors, windows and wooden blinds
- New carpeting in Primary Bedroom and Walk-in Closet

2016

- Entire Roof Replaced 12/2016

2006

- Whole house was re-carpeted
- Terrace Level was finished to include:
 - Full Bath with over-sized shower and seat
 - Secondary Bedroom w/ Walk-In Closet
 - Additional Exterior Entrance

LOCATION

- Convenient to Alpharetta & Milton
- Easy access from GA-400 Exits 8 through 10
- ½ mi. to Sweet Apple Park & Trail Head
- 5-10 min. to Shopping, Dining & Schools

EXTERIOR

- Duplex End Unit
- All-Brick Exterior
- Covered Front Porch
- Overlooking Crabapple Lake
- Screened Rear Deck
- 2 Covered Rear Patios
- HOA-Provided Landscaping

INTERIOR

- Main Level Primary Suite w/ Private Deck
- Finished Walk-Out Basement
 - Family/Rec Room w/ Fireplace
 - Secondary Bedroom
 - Full Bath
 - Workshop w/ Built-In Workbench
 - Large Unfinished Storage Room
- Eat-In Kitchen w/ Breakfast Bar
- 2-Story Foyer
- Office
- Large Secondary Bedrooms
- Hardwood Main Level Floors
- Carpeted Bedrooms
- Walk-In Closets
- Unfinished 2nd Floor Space over Garage / Potential Future Bonus Room

MECHANICAL / WHOLE HOME

- Entire Roof Replaced 12/2016
- Perimeter alarm system with smoke detection
- 2022 Gas Water Heater
- Ring® Doorbell
- Nest® Thermostats
- Exterior Floodlight Camera
- Termite Protection & Warranty thru 2/2027