

Windward

1115 LAKE SHORE OVERLOOK, ALPHARETTA, GA 30005

Impeccably designed and flawlessly executed, this lakefront residence in the prestigious Windward community is the definition of turnkey luxury. Every detail, from the foyer's statement chandelier to the private boat dock and pool, has been thoughtfully crafted to blend refined design with effortless livability. Step inside and experience a home where every element is perfectly in place and ready to be enjoyed from the very first day.

HOME OVERVIEW & STANDOUT FEATURES

- 7 Bedrooms | 7.5 Bathrooms | 7,346 Sq. Ft. | 3-Car garage with epoxy flooring
 - Primary suite on main level
 - 5 bedrooms with en suite baths located upstairs
 - 1 Bedroom and 1 full bath located on the terrace level
- Stunning lakefront estate, remodeled with the finest quality materials and elevated designer finishes
- Private boat dock - enjoy sunset views, cruises & watersports right from your yard!
- Resort-style outdoor living with heated saltwater pool, spa, and waterfall feature - perfect for summer gatherings!
- Great room showcases a dramatic 2-story, porcelain-panel fireplace
- Light-filled terrace level with walls of windows - an entertainer's playground overlooking the pool and lake
- **Offered for \$3,300,000**



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INTERIOR HIGHLIGHTS

Elevated Elegance - Restoration Hardware statement chandeliers grace the foyer, dining room, primary bedroom and primary bathroom.

A Culinary Masterpiece - This remodeled kitchen is designed for effortless entertaining and everyday living. Features include:

- Brazilian marble countertops
- Double Wolf wall ovens
- Warming drawer
- Cove dishwasher
- Subzero refrigerator
- Subzero wine fridge
- Stainless steel appliances
- Kohler hardware and pot filler

Refined Comfort - Oversized primary suite on main featuring an elegant sitting area with bay window overlooking the pool - the perfect place for morning coffee!

Spa-Inspired Serenity - Discover how luxury finishes create a true retreat experience. This elegant primary bathroom features:

- Freestanding modern Bain Ultra bubble tub
- Steam shower by Mr. Steam
- Cromotherapy lighting system
- Upgraded spotless glass shower doors
- Matte porcelain white onyx tile flooring
- Stunning Restoration Hardware chandelier
- Restoration Hardware drawer pulls
- French bidet

The Art of Entertaining - A terrace level designed for both lively gatherings and relaxed evenings, all enhanced by beautiful views of the pool and lake. Features include:

- Oversized walk-behind bar - invite your friends!
- Bar features leathered quartzite countertops, wine cooler, drink cooler, dishwasher, ice machine & sink with garbage disposal.
- Movie theater room
- Walls of windows overlooking the pool and lake
- Dedicated exercise room
- Game room
- Ample lounging areas for gatherings
- Private office with French doors



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EXTERIOR HIGHLIGHTS

Thoughtfully designed outdoor spaces create a private lakefront retreat for entertaining, relaxing, and enjoying the views. Features include:

- Heated, saltwater pool with spa and waterfall feature - Your own private resort!
- Firepit overlooking Lake Windward
- Cedar deck overlooking stone patio and pool
- Solid stone pathway leading to private boat dock
- Backyard includes large grass play area
- Aluminum fencing
- Landscape lighting

INFRASTRUCTURE

A collection of quality systems and recent upgrades ensures the home is as functional and efficient as it is beautiful. Improvements include:

- New roof - 6 years
- Pella windows installed 2017
- Whole-house water filtration system installed 2025
- New pool heater and equipment installed 2024
- Nest thermostat
- Air filtration system to neutralize bacteria and viruses
- 3.5 inch plantation blinds
- Invisible fence
- Sprinkler system
- Foam attic insulation

