



HOME FEATURES & UPGRADES

125 ROWAN AVENUE | ALPHARETTA

LOCATION

- Sought-After Braeden Community Built by John Weiland
- Resort-Style Pool & Gathering Areas
- Steps to Avalon & Downtown Alpharetta Dining, Shopping & Events
- Minutes to the Alpha Loop & Greenway Trails
- Easy Access to GA-400 for Commuting
- Top Rated North Fulton Schools

MAIN LEVEL

- Open-Concept Floor Plan
- Abundant Natural Light Throughout
- Spacious Living Room with Shiplap Accented Fireplace
- Dedicated Flex Space Ideal for an Office or Main Level Bedroom
- Main Level Full Bath with Updated Finishes
- Screened-In Porch for Indoor-Outdoor Living
- Charming Front Porch

KITCHEN

- Chef's Kitchen with Oversized Quartz Island
- Subway Tile Backsplash
- Stainless-Steel Appliances
- Custom Cabinetry with Ample Storage
- Walk-In Pantry
- Custom Built-in Bar/Coffee Station with Floating Shelves
- Casual Dining Area
- Seamless Flow to the Living Room

PRIMARY SUITE

- Spacious Primary Bedroom Retreat
- Large Walk-In Closet
- Spa-Inspired Bath
 - Deep Soaking Tub
 - Walk-In Shower
 - Dual Vanity Layout
 - Quartz Counters



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SECONDARY BEDROOMS & BATH

- Spacious Secondary Bedrooms
- Well-Appointed Full Bathroom
- Functional Layout for Guests or Family
- Private Balcony for One Secondary Bedroom

FUNCTIONAL SPACES

- Dedicated Laundry
 - Quartz Folding Counters
 - Custom Cabinetry & Storage
- Thoughtfully Designed Terrace Level Living Area
- Mud Room Entry for Everyday Storage
- Exercise Area/Optional 5th Bedroom
- Terrace Level Half Bath
- 3-Car Garage with Storage

UPDATES & IMPROVEMENTS

- New Interior Paint (2021 & 2026)
- Exterior Paint (2026)
- New Water Heater (2022)
- New Carpet in Primary & Secondary Bedrooms (2026)
- New Tile Flooring in Upstairs Hall Bath (2026)
- Built-In Coffee Bar / Cabinetry (2021)
- Laundry Room Cabinets with Quartz Counters (2021)
- Shiplap Fireplace Feature Wall (2021)
- Board & Batten Accent Wall in Dining Room (2021)
- Custom Shelving in Office Closet (2021)



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