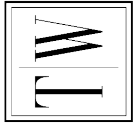


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T E A M

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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REAL ESTATE

1325 Rolling Links Drive

## DISTINCTIVE FEATURES

*Luxury Lakeside Living in Gated White Columns*

*Don't miss the...*

### MAIN LEVEL

- Welcoming Rocking Chair Front Porch w/ Brick Floor
- Double Entry Doors
- Dramatic 2-Story Foyer w/ Elegant Trim & Wide Hardwood Staircase
- Hardwood Floors Throughout Main Level & Upper-Level Hall
- Oversized Windows, 8' Doors, Extensive Millwork & Plantation Shutters
- Abundant Natural Light & Tranquil Lake Views
- Office/Sitting Room off the Foyer
- Banquet Sized Dining Room w/ Beautiful Molding
- Inviting Great Room w/Stone Fireplace, Built-ins & Dramatic Wall of Windows
- Updated Kitchen w/ White Cabinetry, Granite Countertops, Herringbone Marble Tile Backsplash, Viking Double Ovens, Viking 6-Burner Cooktop, Dry Bar/Butler's Pantry, Generous Casual Dining Area & Walk-in Pantry
- Vaulted Keeping Room w/ Lake Views, Stone Fireplace & Deck Access
- Spacious Guest Suite Overlooking the Lake w/ En Suite Bath
- Stylish Powder Room
- Cozy Children's Reading Nook (a.k.a. Harry Potter's "Cupboard Under the Stairs")
- Covered "Friends Entrance" into Bright Laundry Room/Mudroom w/ Cabinetry, Soaking Sink, & Drop Zone

### UPPER LEVEL

- Grand Primary Suite w/ Wall of Windows, Triple Trey Ceiling, Fireside Sitting Area, Private Covered Porch w/ Lake Views & Expansive Custom Closet
- Spa-Inspired Primary Bath w/Dual Vanities, Sizable Shower w/Bench & Soaking Tub
- 3 Generous Secondary Bedrooms w/ En Suite Baths & Walk-in/Oversized Closets
- Convenient Dual Staircases & Hardwood Flooring in Hall

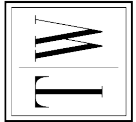
31 CHURCH ST, ALPHARETTA, GA 30009

BUCKHEAD | INTOWN | ALPHARETTA | MARIETTA | EAST COBB | MOUNTAIN & LAKE | COASTAL | ATHENS

All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation. Equal housing opportunity.

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## DISTINCTIVE FEATURES

### FINISHED TERRACE LEVEL

- Expansive Daylight Basement w/ High Ceilings & Lake Views = ENDLESS POSSIBILITIES (2,495 Total SF, 2,071 Fin SF)
- Open Entertainment Area w/ Wet Bar, Accent Wall & TV Room w/Built-ins
- Bedroom/Office w/ Side Courtyard Access & Full Bath
- Home Gym/Flex Room
- Unfinished Storage Room, Hobby Space or Workshop (424 SF Unfinished)

### EXTERIOR & OTHER

- Timeless Brick & Cedar Shake Traditional
- Meticulously Maintained, Pet-free, Smoke-free Home
- Oversized Deck Overlooking the Lake (Ample Space for Separate Dining & Sitting Areas) Plus Secondary Deck off Keeping Room
- Private, Covered Porch off Primary Suite
- Wooded 1.42 Acre Lake Lot w/ Flat Play Area
- Pathway to Lake from Driveway & Right Side of Home
- 3-Car Side Entry Garage
- Level Driveway w/ Decorative Brick Apron, Basketball Hoop & Plentiful Parking
- Irrigation System – Front, Sides & Back
- Golf Cart Community – Private Path to Birmingham Falls Elementary

### COMMUNITY – WHITE COLUMNS COUNTRY CLUB

World Class Amenities Include:

- Newly Renovated Pool Area: Jr. Olympic Pool, Waterslide, Splash Park, Poolside Cabanas & Snack Bar
- Complete Tennis/Pickleball Program: 7 Hard Courts, 2 Clay Courts, Multi-level Instructional Program, USTA & ALTA, 4 Lighted Pickleball Courts
- Tom Fazio-designed Championship-level Golf Course
- Golf Performance Center & Golf/Tennis Pro Shop
- Clubhouse & Fitness Center
- Full Service Fine & Casual Dining plus Wine Cellar
- Active Social Program

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