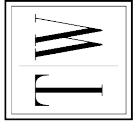


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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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351 Senna Street

## FEATURES & UPGRADES

*Modern Luxury & Easy Living in Promenade at the Square*

*Don't miss the...*

### MAIN LEVEL

- Welcoming Covered Entry w/ Craftsman Style Double Doors
- Bright, Neutral Interior & Blinds Throughout
- LVP Flooring - Main Level, Upper Hall & Primary Suite
- OPEN FLOOR PLAN & Hardwood Staircase
- Spacious Dining Room w/ Bar Nook & Coffered Ceiling
- Generous Family Room w/Cozy Fireplace, Built-in Cabinetry, Floating Shelves, Wall-mounted TV & Access to Porch
- Covered Porch w/ Walkout Access to Fenced Backyard
- Chef's Kitchen w/ Painted Cabinetry, Quartz Countertops, Subway Tile Backsplash, S/S Appliances, Pot Filler, Undercabinet Lighting & Expansive Island w/ Counter Seating (2025 Refrigerator Included)
- Light-filled Casual Dining Area
- Walk-in Pantry
- Stylish Powder Room (Tucked Away for Privacy)
- Convenient Drop Zone from Garage Entry
- Huge Storage Closet Under the Stairs
- 2-Car Garage w/ Ceiling Storage Racks

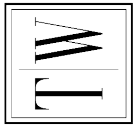
31 CHURCH ST, ALPHARETTA, GA 30009

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

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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## FEATURES & UPGRADES

### 2nd LEVEL

- Generous Primary Suite w/Trey Ceiling & Spa-like Primary Bath w/ Golf Course Views, Dual Sinks, Quartz Countertops, Standalone Soaking Tub, Frameless Shower & (2) Walk-in Closets (One w/ Custom Closet System)
- Covered Porch off The Primary Bedroom
- Three Spacious Secondary Bedrooms (One w/ En-Suite Bath & Two w/ Shared Bath w/ Dual Sinks)
- Private Covered Porch w/ Golf Course Views off Front Bedroom
- Oversized Laundry Room w/ Storage Cabinetry & Hanging Rack (Nearly New Washer/Dryer Included)
- Hall Linen Closet

### EXTERIOR & OTHER

- Quiet, Cul-de-dac Lot
- Plentiful Outdoor Living - 3 Covered Porches - Main Level, off Primary Suite & off Front Bedroom (w/ Golf Course Views)
- Fully Fenced & Professionally Landscaped Lot w/ Irrigation System & Golf Course Views
- Lawn Maintenance by HOA
- Low Maintenance Exterior
- Tankless Hot Water Heater
- Abundant Storage: 2-Car Garage w/ Ceiling Racks, 2 Walk-in Closets in Primary, Pantry, Drop Zone, Under Stair Closet & Spacious Closets in Secondary Bedrooms
- Smart Home: Thermostats, Front Door Lock, Home Security System (Includes Doorbell & Cameras)
- Community Pool & Walkable to Marietta Square

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