



# HOME FEATURES & UPGRADES

866 MONROE DRIVE NE | MIDTOWN ATLANTA

## LOCATION

- 1.5 Blocks from Piedmont Park
- 1.5 Blocks to the Atlanta BeltLine
- Top Dining, Shopping & Entertainment
- Close Proximity to Ponce City Market, Virginia-Highland & Midtown Hotspots
- Close to Everyday Conveniences
- Near the Atlanta Botanical Gardens & Museums
- Easy Access to Downtown
- Close to Marta Transit

## MAIN LEVEL

- Bright, Open-Concept Floorplan
- Soaring 10' Ceilings
- Expansive Walls Ideal for Displaying Art
- Hardwood Floors Throughout
- Oversized Windows
- Convenient Main-Level Powder Room
- Seamless Flow between Living, Dining, & Outdoor Spaces
- Great Entertaining Flow
- Balcony Overlooking Private Backyard
- Welcoming Front Porch

## KITCHEN

- Chef-Inspired Kitchen Designed by Professional Chef, Richard Blais, Winner of Bravo's Top Chef
- Premium Jenn-Air Appliances
- Honed Granite Countertops
- Large Center Island for Prep & Gathering
- Walk-In Pantry
- Open to Generous Dining Area with Seating for 12+ Guests
- Great Flow to the Living Room
- Direct Access to Outdoor Deck

## PRIMARY SUITE

- Private Retreat with Walls of Windows & Abundant Natural Light
- Large Walk-In Closet with Safe
- Private Balcony with Sunset Views
- Spa-Inspired Bathroom Featuring:
  - Double Vanity
  - Deep Soaking Tub
  - Glass-Enclosed Shower with Multiple Body Sprays



**VISIT [WWW.866MONROEDRIVENE.COM](http://WWW.866MONROEDRIVENE.COM) FOR MORE INFORMATION**

## **SECONDARY BEDROOMS & BATH**

- Spacious Secondary Bedrooms
- One Bedroom with Private Front-Facing Balcony with Sunrise Views
- Updated Hall Bath with:
  - Modern Cabinetry
  - Honed Granite Countertops
  - Custom Tile Finishes
  - Tub/Shower Combo

## **FUNCTIONAL SPACES**

- Versatile Top Level Flex Space with Full Bath & Storage/Mechanical Room
- Basement Storage Room
- Full Laundry Room with Sink
- Two-Car Attached Garage with Room
- Additional Guest Parking
- Gated Driveway Entry

## **UPDATES & DESIGN HIGHLIGHTS**

- Great East/West Exposure for a Natural Light
- Wrap Around Rooftop Terrace
- Front Porch
- 2 Additional Decks
- Private Backyard
- Contemporary Interior with Clean Lines & Gallery-Style Walls
- Seamless Indoor-Outdoor Flow
- Thoughtfully Designed for Entertaining & Everyday Living
- Exceptional Combination of Privacy, Space, & Location
- Very Low HOA Dues (\$50/month)
- New Hot Water Heater
- New HVAC Unit Upstairs



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