



# HOME FEATURES & UPGRADES

700 WATERVIEW TRAIL | ALPHARETTA

## LOCATION

- Sought-After Waters Cove Community
- Quiet Cul-de-Sac Setting
- Close Proximity to GA-400, Avalon, North Point Mall, Premier Shopping & Restaurants
- Near the Big Creek Greenway & the Alpha Loop
- Zoned for Highly Rated Schools
- Established Neighborhood with Mature Trees & Sidewalks

## MAIN LEVEL

- Bright, Open-Concept Floorplan
- Hardwood Floors Throughout
- Fireside Family Room with Painted Brick Fireplace, Shiplap, & Floating Shelves
- Private Home Office with Custom Barn Doors
- Formal Dining Room with Classic Millwork
- Updated Powder Room with Custom Cabinetry & Shiplap Accents
- Seamless Flow Between Living, Dining & Outdoor Spaces

## KITCHEN

- Fully Renovated Kitchen in 2018
  - Large Quartz Center Island
  - Marble Backsplash
  - Farmhouse Sink
  - Double Ovens & Microwave
  - Beverage Center with Wine Storage
  - Appliance Garage & Pantry Cabinet
  - Open to Living & Keeping Room for Entertaining or Casual Dining
  - Access to Deck & Screened Porch

## PRIMARY SUITE

- Oversized Primary with Fireplace
- Custom Built-Ins Accented with Shiplap
- Sitting Area Perfect for a Home Office or a Reading Nook
- Expansive Custom Closet with Container Store Elfa Storage System
- Walk-Up Attic for Additional Storage with Access in the Closet
- Spa-Inspired Bath with Dual Vanities, Quartz Counterops, Soaking Tub & Walk-In Shower



**VISIT [WWW.700WATERVIEWTRAIL.COM](http://WWW.700WATERVIEWTRAIL.COM) FOR MORE INFORMATION**

## **SECONDARY BEDROOMS & BATH**

- Three Additional Bedrooms Each with Updated En-Suite Baths

## **TERRACE LEVEL / BASEMENT**

- Finished Basement (2003)
- Dedicated Theater Room
- Recreation Room with Custom Bar
- Guest Suite with Full Bath
- Flex Space for Gym, Home Office, or Craft Room
- Walk-Out Access to the Backyard

## **FUNCTIONAL FEATURES**

- Full Laundry Room
- Two-Car Garage
- Full Wildlife Exclusion

## **OUTDOOR LIVING**

- Screened Porch & Expansive Deck Overlooking Private Backyard
- Composite Decking
- Outdoor Storage Room, Concrete Steps & Patio
- Remodeled Front Porch & Exterior
- Patio & Firepit Area for Entertaining
- Playhouse
- Private, Tree-Lined Backyard

## **UPDATES & SYSTEMS**

- Roof & 6" Gutters Installed in 2015 with Transferable Lifetime Warranty
- Roof Inspection Completed in 2026
- Attic Insulation (2024) – \$1,867
- Outdoor Storage Room



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