

7430 SHADBURN FERRY RD

CUMMING GA 30041

6 BEDS

6 ½ BATHS

7,363 SF

7.14 ACRES

1996 BUILD

WHOLE HOME & EXTERIOR

- No Homeowner's Association
- 7+ acres
- Room for sports court, guest house, or future subdivision (subject to Forsyth Co. code)
- 2 Gated Entrances
- Circular Driveway
- 8-Car Garage (4+4) with Epoxy Flooring
- Clay Tile Roof - Durable & Fire-Resistant
- Dual Irrigation Systems
- Secondary Private Entrance on Main Level
- Updated Interior & Exterior Paint
- Ring® Doorbell at both Main Level Entrances
- Ring® Cameras - Pool & Back Side Yard
- Exterior Lighting

OUTDOOR LIVING

- Refurbished 18'x30' Private Dock on Deep Water
 - 10'x26' Slip
 - 3-Bay Jet Ski Port
 - Party Deck
- 12' Deep Saltwater Pool
 - Diving Board
 - Resurfaced StoneScapes® Pebble Finish
- 6-Person Hot Tub
- Two Shade Cabanas
- Covered Outdoor Kitchen
 - Viking® Professional Grill with Rotisserie
 - Ice Maker, Beverage Cooler & Sink
- Flagstone Fire Pit

WALK-OUT FINISHED TERRACE LEVEL

- 8 ½' Ceilings
- Family/Living Room with Fireplace
- Wet Bar with Full-Size Refrigerator
- Game/Rec Room with Pool Table
- Home Theater with Chairs & AV Equipment
- Exercise Room
- Secondary Bedroom
- Full Bathroom

INTERIOR - MAIN LEVEL

- 10' Base Ceiling with 19' Vaulted Ceilings
- Refinished Hardwood Floors
- Updated Light Fixtures
- Solid Custom Cabinetry Throughout
- Built-In Audio Speaker System
- Recessed Lighting
- 2-Story Lake-View Great Room with Fireplace
- 2-Story Entrance Foyer
- Open Dining Room
- Dedicated Office Space
- Powder Room
- Mud Room with Built-Ins
- Laundry Room
- Primary Suite with Lake View
 - Private Lake-View Balcony
 - Stone Gas Log Fireplace
 - Lake-View Sitting/Dressing Room
 - Dual Closets & Dual Vanities
 - Steam Sauna Shower | Jacuzzi Bathtub
- Semi-Private Office/In-Law Suite
 - Direct Access from Garage & Exterior
 - Secondary Bedroom | Full Bath
 - Living Room/Den with Wet Bar
- Kitchen
 - Viking® Professional 6-Burner Gas Range w/ Griddle, Pot-Filler Faucet & Vent Hood
 - KitchenAid® 36" French Door Refrigerator
 - Viking® Dishwasher | KitchenAid® Trash Compactor
 - Granite Counters & Island
 - Sharp® 30" 1,000-Watt Microwave Drawer
 - Lake-View Breakfast Area

SECOND LEVEL

- Open Office/Study Area
- Three Secondary Bedrooms
 - Lake-View Ensuite Bedroom with Juliette Balcony
 - Second Ensuite Bedroom
- Three Full Bathrooms (Two Ensuite)