



HOME FEATURES & UPGRADES

2935 COLES WAY | ATLANTA

LOCATION

- Private, 1-Acre, Wooded Lot
- Minutes to GA-400 & I-285
- Close to Perimeter Mall, Buckhead, Shopping, and Dining
- Peaceful, Nature-Filled Surroundings with Mature Landscaping
- Optional HOA

MAIN LEVEL

- Two-Story Foyer with Detailed Millwork
- Updated Lighting
- Formal Living Room (Ideal for Sitting Room or Office)
- Dedicated Dining Room
- Hardwood Floors Throughout Main Level
- Fresh Interior Paint Throughout
- Fireside Family Room with Stone Fireplace
- Custom Built-ins
- Custom Wet Bar for Entertaining
- Spacious Sunroom

KITCHEN

- Granite Countertops
- Stainless-Steel Appliances
- Large Center Island
- Abundant Cabinetry
- Casual Dining Area
- Access to Deck & Outdoor Kitchen

PRIMARY SUITE

- Primary Retreat with Sitting Area
- Spa-Inspired Bath Including:
 - Clawfoot Soaking Tub
 - Marble Countertops
 - Custom Cabinetry
 - Walk-In Shower

SECONDARY BEDROOMS & BATHS

- Three Addition Bedrooms Upstairs
- Guest Suite with Updated En-Suite Bath
- Updated Hall Bathroom
- New Carpet Throughout
- New Ceiling Fans in Bedrooms



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TERRACE LEVEL / BASEMENT

- Fully Renovated Basement Featuring:
 - New Flooring, Ceiling, & Crown Molding
 - Updated Lighting & Mirrors
- Fireside Living Area
- Entertainment Space
- Guest Bedroom & Full Bath
- Flexible Space for Gym, Office or Media

FUNCTIONAL FEATURES

- Laundry Room with Utility Sink
- Washer & Dryer Included
- Two-Car Garage with New Garage Door
- Security System
- New Interior & Exterior Lighting
- New Ceiling Fans in Bedrooms & Sunroom

OUTDOOR LIVING

- Expansive Deck for Dining and Lounging
- Built-In Outdoor Kitchen with New Gas Grill & Sink
- Private Backyard
- Fire Pit Area
- Extensive Hardscaping
- Professional Landscaping with Perennials, Annuals, & Fruit Trees
- Fenced Backyard
- Storage Shed

UPDATES & SYSTEMS

- Roof Replaced (1 year old)
- Hot Water Heater (2 years old)
- HVAC – New, Upper Floor A/C
- Replaced Windows with Infinity by Marvin Windows



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