



# HOME FEATURES & UPGRADES

722 BROOKSHADE PARKWAY | ALPHARETTA

## LOCATION

- Highly Sought-After Brookshade Swim/Tennis Community
- Minutes to GA-400, Downtown Alpharetta, & Avalon
- Close to Parks, Dining, Shopping & Milton/Alpharetta Amenities
- Situated in Top-Rated Cambridge High School District
- Private, Landscaped Setting with Manicured Lawn

## MAIN LEVEL

- Two-Story Foyer with Updated Chandelier
- Elegant Staircase with Upgraded Iron Spindles
- Hardwood Floors Throughout Main Level
- Fresh Interior Paint Throughout
- Main-Level Bedroom
- Formal Living Room & Separate Dining Room
- Fully Renovated Powder Room
- Laundry Room with New Sink
- Fireside Two-Story Great Room

## KITCHEN

- Fully Renovated Kitchen
  - Professional-Grade Appliances
  - New Ultra-Quiet Bosch Dishwasher
  - Large Center Island
  - Custom Cabinetry
  - Casual Dining Area with Accent Wall
  - Seamless Flow to Great Room & Outdoor Living Spaces

## PRIMARY SUITE

- Expansive Primary Retreat
- Spa-Inspired Bath featuring:
  - Dual Vanities
  - Deep Soaking Tub
  - Seamless Glass Shower
  - Walk-In Closet with Custom Closet System

## SECONDARY BEDROOMS & BATHS

- New Carpet Throughout
- Two Bedrooms with Walk-in Closets
- Fully Renovated Jack-and-Jill Bathroom
- Private Guest Suite with Updated En-Suite Bath
- Large Bonus Room



**VISIT [WWW.722BROOKSHADEPARKWAY.COM](http://WWW.722BROOKSHADEPARKWAY.COM) FOR MORE INFORMATION**

## **TERRACE LEVEL / BASEMENT**

- Daylight Terrace Level
- Recreation Room with Billiards Area
- Dedicated Home Theater
- Tiled Space Ideal for Gym or Flex Use
- Guest Bedroom with Custom Closet
- Full Bath with Tub/Shower Combination
- Additional Storage Areas

## **FUNCTIONAL FEATURES**

- Front & Back Staircases
- New HVAC System (Basement)
- Advanced Air Purification System
- New Vents & Registers
- New Roller Window Shades
- New InSinkErator Garbage Disposal
- New Locks Throughout the Home

## **OUTDOOR LIVING**

- Expansive Deck Overlooking the Private Backyard
- Stone Patio for Entertaining & Dining
- Multiple Areas for Gatherings
- Seamless Indoor-Outdoor Flow
- Professionally Maintained Landscaping

## **UPDATES & SYSTEMS**

- Over \$110,000 in Upgrades
  - November 2025 to April 2026
- Newer Roof
- New HVAC System & Air Purification
- Full Interior Paint
- New Carpet & Padding
- Renovated Jack-and-Jill Bath
- Basement Flooring Upgrade
- 12 New Windows + Screens



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