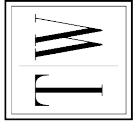


Tammy Weaver
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T I R O N E & W E A V E R
T E A M

CHRISTIE'S
INTERNATIONAL REAL ESTATE

ANSLEY
REAL ESTATE

415 Baroque Drive

DISTINCTIVE FEATURES

Luxury & Lifestyle. Unbeatable Location.

(5 BR/4.5 BA, Spacious Guest Suite on Main, Finished Terrace Level – 5,175 Total SF (3,478 GLA + 1,697 SF Terrace))

Don't miss the...

MAIN LEVEL

- Welcoming Front Porch w/ Brick Floor
- Neutral Interior, Abundant Natural Light, 10' Ceilings, 8' Doors, Oversized Windows & Extensive Trimwork
- Open Floor Plan
- Hardwood Floors Throughout
- Banquet-Sized Dining Room w/ Accent Wall & Butler's Pantry for Easy Entertaining
- Light-filled Two-story Living Room w/ Cozy Fireplace, Accent Wall w/ Decorative Scones & Wall of Windows
- Grand Staircase from Living Room w/ Iron Balusters
- Bright Kitchen w/ Quartz Countertops, Subway Tile Backsplash, Undercabinet Lighting, Oversized Island & Walk-in Pantry
- Spacious Guest Suite w/ Walk-in Closet & Full Bath
- Convenient Drop Zone Closet from the Garage Entry
- Elegant Powder Room

UPPER LEVEL

- Generous Primary Suite w/ Double Tray Ceiling, Accent Wall & Dual Walk-in Closets
- Spa-inspired Primary Bath w/ Dual Vanities, Quartz Countertops, Soaking Tub & Oversized Shower
- 2 Oversized Secondary Bedrooms w/ Walk-in Closets and a Jack & Jill Bath w/ Quartz Countertops & Separate Vanity Areas
- Loft/Flex Space Ideal for an Office or Study Nook
- Convenient Linen Closet & Laundry Room

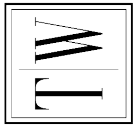
31 CHURCH ST, ALPHARETTA, GA 30009

BUCKHEAD | INTOWN | ALPHARETTA | MARIETTA | EAST COBB | MOUNTAIN & LAKE |

All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation. Equal housing opportunity.

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DISTINCTIVE FEATURES

TERRACE LEVEL (1,697 SF Finished)

- Light-Filled Space w/ Walk-out to Covered Patio & Flat Backyard
- Open Entertainment Space = Endless Possibilities
 - TV Area
 - Billiards/Ping Pong/Play Space
 - Kitchenette w/ Wine Cooler, Sink, Open Shelving & Refrigerator
- Guest Suite/Office/Gym & Full Bath
- Theater Room w/Coffered Ceiling, Accent Lighting & Surround Sound

EXTERIOR & OTHER

- Low-maintenance, 3-sided Brick Traditional w/ Accent Roofline Lighting
- Expansive Deck for Outdoor Living & Entertaining plus Covered Patio
- Walkout to Level Backyard from Terrace Level- Ideal for Pets or Play
- 2-Car Garage w/ High Ceilings
- Plentiful Parking - Driveway & Nearby Guest Parking
- HVAC Systems - Regular Maintenance

COMMUNITY

- Explore The Beauty of Serenade
 - Secure, Gated Community
 - Pool & Pool Pavillion
 - HOA Provides Landscaping
 - Adjacent to Encore Park - 7-Acre Greenspace & Walking Paths
- Unbeatable Location
 - Moments from Downtown Alpharetta, Avalon, Northpoint District Shopping, Big Creek Greenway, Alpha Loop, Wills Park, Ameris Bank Amphitheatre, TopGolf, Fetch Dog Park & Easy Access to GA-400
 - Top Schools: Hembree Springs Elementary, Northwestern Middle, Milton High School, Innovation Academy (Public Charter School) & Walkable to Fulton Science Academy (Private School)

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