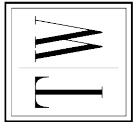


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T I R O N E & W E A V E R
T E A M

CHRISTIE'S
INTERNATIONAL REAL ESTATE

ANSLEY
REAL ESTATE

6728 Pierless Avenue

DISTINCTIVE FEATURES

*Classic Details. Modern Updates. Backyard Oasis.
(4 BR/3 BA/Bonus Loft/Backyard Oasis/2-Car Garage)*

Don't miss the...

MAIN LEVEL

- Welcoming, Rocking Chair Front Porch
- Newly Painted Interior – Fresh & Neutral
- New LVP Floors Throughout Main Living Area
- OPEN Floor Plan for Easy Living & Entertaining
- Updated Kitchen w/ White Painted Cabinetry, Quartz Countertops, Brushed Nickel Accents, Extra Deep Sink, New Subway Tile Backsplash, New SS Appliances (incl. Refrigerator) & Walk-in Pantry PLUS a Utility Closet
- Light-filled Breakfast Room Overlooking the Backyard
- Banquet-Sized Dining Room or Office/Flex Space
- Spacious Living Room
- Main Level Guest Suite w/ Walk-in Closet & Full Bath

UPPER LEVEL

- New Carpet Throughout
- Oversized Primary Suite w/ Trey Ceiling includes Cozy Sitting Area, Custom Walk-in Closet & Views of Backyard
- Refreshed Primary Bath w/ LVP Flooring, New Vanity, New Toilet, Separate Soaking Tub & Shower
- 2 Generous Secondary Bedrooms w/ Walk-in Closets & Updated Hall Bath w/ LVP Flooring, New Vanity & New Toilet
- Spacious Bonus Loft – Ideal for TV Room, Study Nook or Entertainment Space
- Laundry Room w/ LVP Flooring (Washer & Dryer Included)

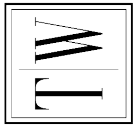
31 CHURCH ST, ALPHARETTA, GA 30009

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

EXTERIOR & OTHER

- Low-maintenance, Brick-Front Traditional w/ Hardie Plank Siding
- Expansive Covered Patio w/ Ceiling Fans for Outdoor Living & Entertaining (Room for Dining & Sitting Areas)
- Fully fenced, Terraced, Park-like backyard w/ Maintenance Free Cool Turf (Plenty of Space for Children & Pets)
- Professional Drainage System
- New Roof - 2021
- 2-Car Front Entry Garage w/ Overhead Storage Rack
- New Hot Water Heater - 2026
- Level Driveway
- Ring Doorbell Camera

COMMUNITY

- Barrington Estates
 - HOA Includes: Swim, Tennis & Pickleball
- Gary Pirkle Park (less than 1 mile) – Ball Fields, Playground, Picnic Pavilions & Community Garden
- East Bank Park (less than 1 mile) – Easy Access to Lake Lanier & Boat Launch
- Sugar Hill Golf Club (less than 1 mile)
- City of Sugar Hill – cityofsugarhill.com (Explore Resident Benefits Including E-Center Gym - \$10/Year)
- Sugar Hill Greenway – 16.5 Miles of Planned Trails
- Downtown Sugar Hill w/ The Bowl Amphitheatre, The Eagle Theatre, Splash Park, Shops, Art Museum & Restaurants

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