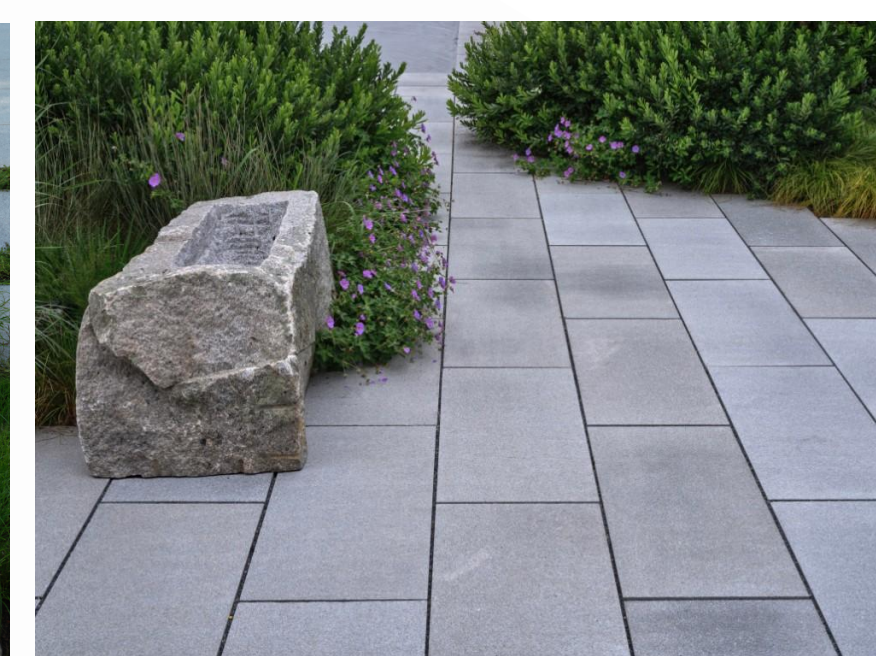
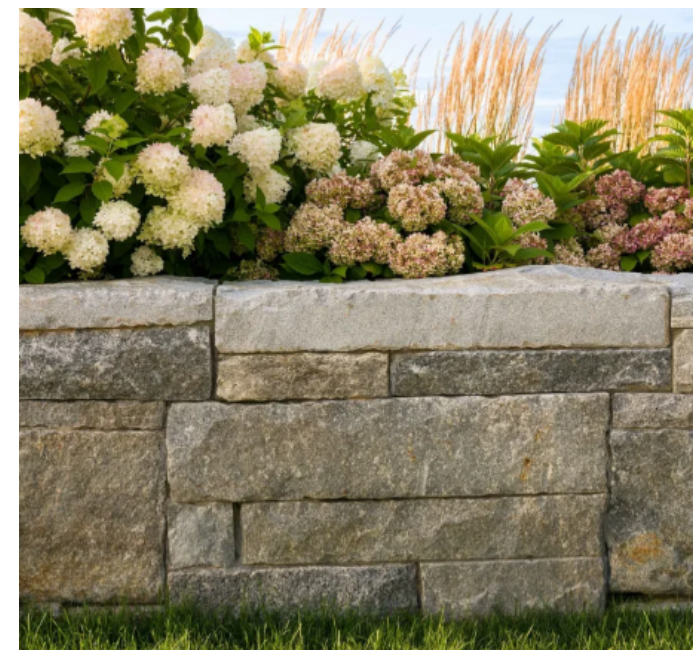
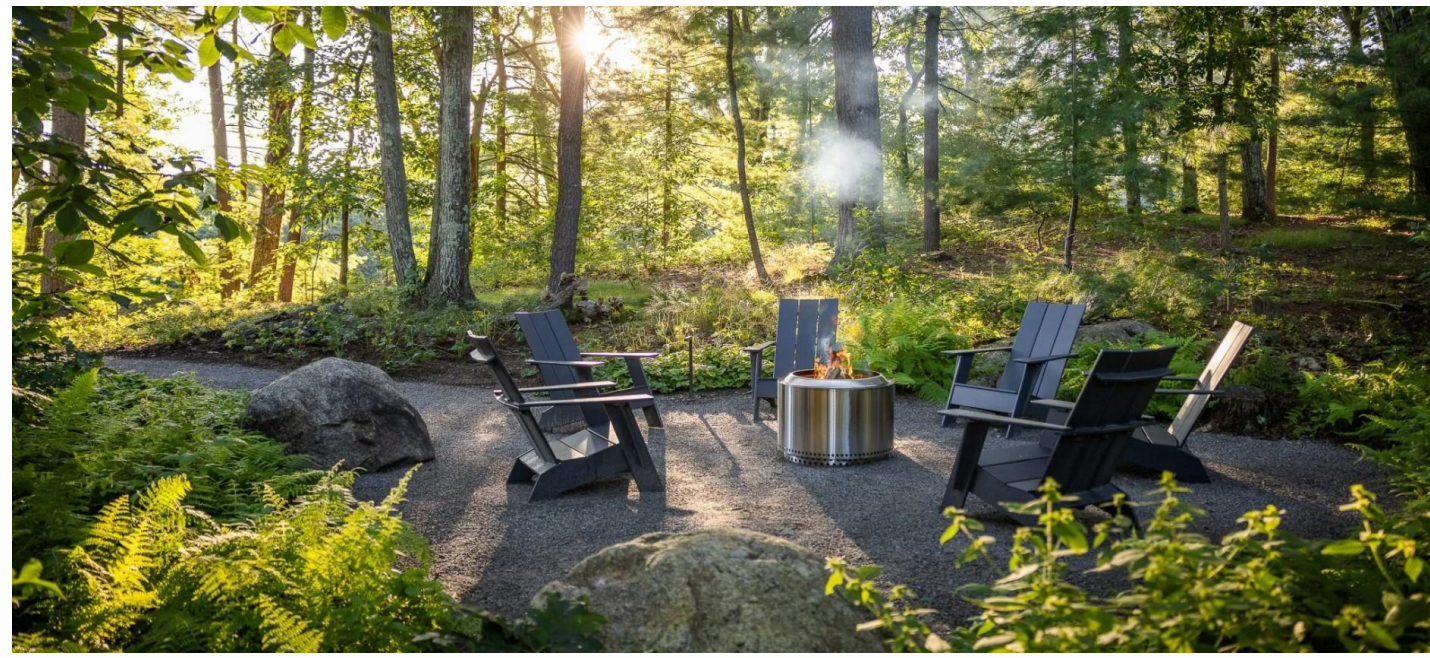


# NORTHCLIFF RESIDENCE

## The Restful Retreat

1250 Northcliff  
Roswell, GA, 30076

This Roswell property is more than a home—it's a thoughtfully designed retreat centered around comfort, connection, and everyday living. The landscape seamlessly extends the interior spaces into the outdoors, creating inviting environments that encourage relaxation, gathering, and time spent in nature. Whether hosting friends and family, unwinding by the fire, or enjoying a peaceful evening in the spa, the property is designed to help you slow down, reconnect, and enjoy each moment surrounded by warmth and natural beauty.



**(A) SCREENED IN PORCH**  
As you exit the walkout basement, you are welcomed into a beautifully appointed screened porch. Comfortable furnishings and soft ambient lighting create a warm atmosphere for morning coffee, quiet reflection, or reading your favorite book while immersed in the surrounding greenery. Walk out the screened porch and you're greeted by a generously sized natural cut stone patio, crafted from locally sourced materials that blend seamlessly with the surrounding environment. This elegant hardscape sets the tone for the outdoor experience—warm, timeless, and inviting. The stone's texture and earthy hues complement the architecture of the home while offering a durable and luxurious surface for entertaining and relaxation.

**(B) SPA AREA**  
Nestled into the landscape just off the patio is a cedar spa, surrounded by lush plantings that provide both privacy and a sense of immersion in nature. Whether you're unwinding after a long day or hosting close friends, this spa becomes a retreat for rejuvenation, framed by soft lighting and the gentle rustle of ornamental grasses.

**(C) GRILLING AND DINING TERRACE AREA**  
The grilling and dining terrace is designed as a warm and inviting outdoor gathering space that seamlessly blends modern architectural lines with the timeless beauty of natural materials. Linear cut stone paving creates a refined foundation rich in texture and subtle tonal variation, while a custom grilling area integrated into a low natural stone retaining wall adds both functionality and architectural character. Layered stone textures and earthy tones bring warmth, depth, and craftsmanship to the space, creating an intimate setting for outdoor dining, entertaining, and everyday enjoyment. Soft landscape lighting and surrounding plantings further enhance the atmosphere, adding seasonal color and texture while reinforcing the terrace as a sophisticated extension of the home.

**(D) LAWN AREA**  
Whether accessed by the natural stone steps or by the playful slide thoughtfully built into the sloped planting area, the lawn becomes a central gathering space designed for every member of the family to enjoy. This expansive green space invites children to run and play freely while also providing the perfect setting for outdoor games, casual gatherings, and seasonal events. Framed by curated boulder retaining walls and layered plantings, the edges of the lawn feel softened and natural, blending seamlessly into the surrounding landscape. The combination of open lawn, textured stone, and lush greenery creates a welcoming outdoor environment that balances playfulness, beauty, and connection to nature.

**(E) FIREPIT AREA**  
Tucked beneath the canopy of existing trees, the fire pit retreat is designed as a secluded and intimate gathering space immersed in nature. A gravel-paved terrace creates a relaxed and organic foundation, while a carefully arranged composition of architectural boulders introduces sculptural character, texture, and a sense of permanence to the space. Surrounding lush layered plantings soften the edges and enhance the feeling of privacy, allowing the fire pit area to feel hidden away like a private woodland escape. The warm glow of the fire, combined with the natural textures of stone, gravel, and foliage, creates an inviting atmosphere perfect for quiet evenings, meaningful conversation, and year-round outdoor enjoyment.

Surrounding the property, lush woodland-inspired plantings create a warm and welcoming natural backdrop that offers year-round privacy and seasonal beauty. Flowering shrubs such as hydrangeas and azaleas bring soft bursts of color throughout the seasons, while ornamental trees including Japanese maples and dogwoods provide graceful form, filtered shade, and a sense of tranquility. Layers of rich textures, foliage, and blooms weave together to create a landscape that feels immersive, comforting, and alive—evolving beautifully throughout the year and always inviting you to slow down and enjoy the experience of the outdoors.



# NORTHCLIFF RESIDENCE

## *Play, Dine, Unwind*

1250 Northcliff  
Roswell, GA, 30076

This Roswell property is more than a residence—it is a complete outdoor living experience thoughtfully designed to support wellness, entertainment, and luxurious everyday living. Blending architectural precision with natural beauty, the landscape creates a seamless connection between indoor and outdoor spaces while fostering meaningful moments with family and friends. Whether hosting lively gatherings, enjoying quiet evenings by the fire, tending the garden, or simply relaxing in the serenity of nature, this landscape invites you to live beautifully every day.

- (A) SCREENED IN PORCH**  
As you exit the walkout basement level, you are welcomed into a beautifully appointed screened porch paved in natural cut stone. This inviting space serves as an intimate outdoor room—perfect for enjoying evening meals, meaningful conversation with family and friends, or peaceful moments of solitude surrounded by nature. Comfortable furnishings and soft ambient lighting create a warm atmosphere for morning coffee, quiet reflection, or reading your favorite book while immersed in the surrounding greenery. Crafted from locally sourced stone, the paving introduces rich texture and earthy tones that both complement and contrast the home's clean architectural lines, offering a timeless and durable foundation for entertaining and relaxation.
- (B) GRILLING AND ENTERTAINMENT AREA**  
Extending from the porch, architectural stone paving with planted joints guides you through the landscape with elegance and intention. This pathway leads to a fully integrated outdoor grilling area designed to become the heart of gatherings, celebrations, and game-day entertaining. Beyond, a sleek platform deck creates a unique outdoor cinema experience where family and guests can relax with popcorn in hand while enjoying movies projected onto a custom brick feature wall. As the sun sets, the subtle lighting and layered textures of the landscape create an atmosphere that is both sophisticated and inviting.
- (C) RAISED VEGETABLE & HERB GARDEN AREA**  
Descending the natural stone steps to the lower level of the property, the experience opens to a spacious gravel terrace designed with both beauty and functionality in mind. Here, self-contained raised garden beds offer the culinary enthusiast a dedicated space for growing herbs, vegetables, and seasonal produce. Whether harvesting fresh basil for a summer salad or garnishes for handcrafted cocktails, the garden introduces a meaningful farm-to-table element that enhances everyday living and outdoor entertaining alike.
- (D) FIREPLACE AND PERGOLA**  
Toward the rear of the property, a striking architectural fireplace crafted from natural stone anchors the landscape beneath a custom pergola. This intimate gathering space provides warmth and ambiance throughout the seasons, encouraging evenings spent sharing stories, enjoying a glass of wine, and creating lasting memories with family and friends. The glow of the fire dances across the textured stone surfaces, reinforcing the balance of modern elegance and natural warmth that defines the entire design.
- (E) LAWN AREA**  
Adjacent to the terrace, the landscape transitions into a generous open lawn that offers flexibility for recreation, outdoor games, and family activities. Framed by layered native plantings, the lawn maintains a sense of openness while still feeling private and intentionally connected to the surrounding spaces. Every planting has been carefully selected to soften the architectural edges of the property while enhancing seasonal interest and visual depth.
- (F) DOG RUN**  
Along the east side of the property, a fenced mulch play area provides a dedicated retreat for the family dog. Thoughtfully integrated into the overall design, this space allows pets to roam, play, and explore freely while maintaining the clean organization and functionality of the landscape. Whether playing fetch or simply wandering through the space, this area ensures every member of the family can fully enjoy the outdoor environment.

Surrounding the property, lush native and ornamental plantings establish year-round privacy, texture, and seasonal beauty. Flowering shrubs such as hydrangeas and azaleas provide vibrant color throughout the growing season, while sculptural Japanese maples and native dogwoods introduce elegance, movement, and shade. The layered composition of textures, foliage, and bloom cycles creates a dynamic landscape that evolves beautifully throughout the year, offering new experiences and visual interest in every season.