







# 9070 PRESTON LANE

## SUWANEE GA 30024

|   |  |  |   |   |   |
|---|--|--|---|---|---|
| <br><b>6</b><br>BEDROOMS | <br><b>5</b><br>BATHS | <br><b>6,272</b><br>SQ FT | <br><b>0.76</b><br>ACRES | <br><b>3-CAR</b><br>GARAGE | <br><b>2001</b><br>BUILD |
|---|--|--|---|---|---|

### SITE & COMMUNITY

- Gated Community - Laurel Springs
- Swimming Pool, Lap Pool & Kids Pool
- Lighted Tennis & Pickleball Courts
- Golf Club (Separate Membership Required)
  - Full, Limited, Student or Social Memberships
- Cul-de-Sac .76-Acre Lot
  - Among the Largest in Laurel Springs
- Easy Access via Old Atlanta Rd Gate
- Forsyth County School District
  - Sharon ES / South Forsyth MS / Lambert HS

### OUTDOOR LIVING & EXTERIOR

- Brand New Roof (April 2026)
- 4-Sided Brick Home
- Room for Future Pool
- 3-Car, Side-Entry Garage
- Insulated Garage Door
- Side Entry Friends Porch
- Large Deck off Main Level
- Stay-Dry Under-Deck Patio System
- Large Level Back Yard
- Elevated Patio with Fire Pit
- 8-Person Hot Tub
- Professional Landscaping
- Basketball Hoop
- Exterior Lighting

### SMART HOME & MECHANICAL

- Ring® Doorbell
- Ring® Cameras – Deck & Driveway
- Dual 50-Gal. Gas Water Heaters
- 6-Zone Irrigation System
- Upgraded Electrical
- HVAC Clean Air System

### MAIN LEVEL

- Hardwood Floors
- 2-Story Foyer
- Great Room with 10' Coffered Ceiling
- 9' Base Ceilings
- Open Dining Room
- Dedicated Office
- Open Kitchen with Island & 4-Seat Breakfast Bar
  - Breakfast Area with Vaulted Ceiling
  - Viking® Professional Cooktop (4-Burner Plus Flat Top), Refrigerator & Dual Wall Ovens
  - Vent Hood, Built-In Microwave & Dishwasher
- Guest Bedroom with Full Ensuite Bath
- Laundry Room

### SECOND FLOOR

- 8' Ceilings
- Oversized Primary Suite
  - Sitting/Living Room with Gas Fireplace
  - 2nd Laundry in Primary Closet (W&D Included)
- Bedroom 2 with Ensuite Bath
- Bedrooms 3 & 4 with Full Shared Bath

### FINISHED WALK-OUT BASEMENT

- 9' Ceilings
- Living Room
- Custom Bar
  - Refrigerator, New Dishwasher & Sink
- Guest Bedroom
- Full Bath - Recently Renovated
- Unfinished Storage/Exercise Room
  - 14' x 39' (546 SF)
- Second Unfinished Storage Room