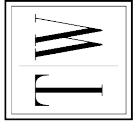


Tammy Weaver  
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T I R O N E & W E A V E R  
T E A M

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

ANSLEY  
REAL ESTATE

6410 Halcyon Garden Drive

## FEATURES & UPGRADES

*(4 BR/3.5 BA plus Loft, Office & Primary on Main – 3,158 SF)  
Greenway Views. Walkable Living. Modern Luxury.*

*Don't miss the...*

### MAIN LEVEL

- Welcoming Front Porch Overlooking Big Creek Greenway
- OPEN PLAN w/ 8' Doors, 10' Ceilings & Hardwood Floors
- Neutral Interior w/ Motorized Shades & Plantation Shutters
- Office/Flex Space off the Foyer w/French Doors, Built-in Cabinetry & Accent Sconces
- Light-filled Family Room w/Cozy Fireplace (Instant On Switch), Shiplap Accent Wall, Beamed Ceiling & Built-in Shelving
- Chef's Kitchen w/ Soft White Cabinetry to Ceiling, Quartz Countertops, Open Shelving, Designer Tile Backsplash, S/S Appliances, Undercabinet Lighting & Expansive Island w/ Seating
- Walk-in Pantry/Scullery w/Custom Shelving, Countertop for Appliances & Beverage Cooler
- Spacious Dining Area
- Airy Primary Suite w/Trey Ceiling & Spa-like Primary Bath w/ Dual Vanities, Quartz Countertops, Standalone Tub, Frameless Shower & Custom Closet
- Elegant Powder Room w/ Tile Accent Wall
- Convenient Drop Zone from Garage Entry w/Bench, Hooks & Cabinetry
- Efficient Laundry Room w/ Cabinetry, Soaking Sink, Folding Counter & Hanging Rack
- 2-Car Garage w/ Ceiling Storage Racks & Exterior Door

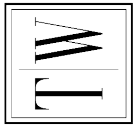
31 CHURCH ST, ALPHARETTA, GA 30009

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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## FEATURES & UPGRADES

### 2nd LEVEL

- Flexible Loft/Secondary Living Space (Ideal for TV Room or Gym) w/ Shiplap Accents
- Three Spacious Secondary Bedrooms (One w/ En-Suite Bath & Two w/ Shared Jack & Jill Bath)
- Generous Storage/Linen Closet

### EXTERIOR & OTHER

- Welcoming Front Porch Overlooking Big Creek Greenway
- Oversized Covered Side Porch w/ Custom Motorized Screens (for Privacy & Bug Free Outdoor Living) & Tranquil Fountain - Overlooks Greenspace
- Paver Walkway to Front Porch from Driveway
- Abundant Storage: 2-Car Garage w/ Ceiling Racks, Attic Storage, Custom Pantry, Drop Zone & Spacious Bedroom Closets
- Lushly Landscaped Yard w/ Irrigation System (All Sides)
- Low Maintenance Exterior - Hardie Plank Siding
- Landscaping Maintained by HOA
- Plentiful Parking - Driveway & Nearby Guest Parking
- Smart Home Features: Honeywell Home Pro Series Thermostats, Garage Doors, Keyless Entry

### COMMUNITY

- Explore The Beauty of Halcyon - Garden District
  - Pool & Pool Pavillion
  - Community Firepit & Gathering Area
  - HOA Provides Landscaping & Trash Service
  - Big Creek Greenway - Walk, Run, or Bike
  - Resident Tunnel to Shops/Restaurants, Gym & Village Green
  - Steps from Trader Joe's, Dogtopia, Chick-fil-A & More

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