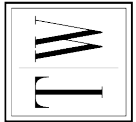


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T I R O N E & W E A V E R
T E A M

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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REAL ESTATE

870 Southfield Lane

DISTINCTIVE FEATURES

Classic Details. Modern Updates. Unbeatable Location.

(6 BR/4 BA/2-Car Garage/Fin Basement/Guest Suite on Main)

Don't miss the...

MAIN LEVEL

- Welcoming Rocking Chair Front Porch
- Dramatic Two-Story Foyer Featuring Grand Staircase w/ Iron Balusters
- Fresh Neutral Interior w/ Newly Refinished Hardwood Floors Throughout Main Living Areas
- Banquet-Sized Dining Room w/ Beautiful Molding & Trey Ceiling
- Separate Office or Sitting Room
- Spacious Vaulted Living Room w/ Cozy Stacked Stone Fireplace
- OPEN Floor Plan for Easy Living and Entertaining
- Renovated Kitchen (2022) w/ Stained Cabinetry, Quartz Countertops, Brushed Nickel Accents, Subway Tile Backsplash, SS Appliances & Separate Dry Bar/Coffee Area
- Light-filled Breakfast Room Overlooking the Backyard w/ Access to Deck
- Desirable Main Level Bedroom (Ideal Guest Suite)
- Updated Full Bath (2022)

UPPER LEVEL

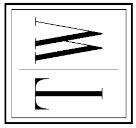
- Generous Primary Suite w/ Trey Ceiling includes Separate Office/Sitting Area, 2 Walk-in Closets & Views of Wooded Backyard
- Primary Bath w/ Vaulted Ceiling, Dual Vanities, Soaking Tub & Oversized Shower
- 3 Spacious Secondary Bedrooms & Hall Bath
- Convenient Laundry Room w/ Storage Cabinetry

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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870 Southfield Lane

DISTINCTIVE FEATURES

TERRACE LEVEL (1,474 Finished SF)

- NEWLY Finished Daylight Basement (2024) w/ LVP Flooring & Walkout Access to Backyard - ENDLESS POSSIBILITIES
- Expansive Open Entertainment Area with Wet Bar, Spacious Guest Bedroom & Gym/Flex Room
- Full Bath with Frameless Glass Shower & Designer Vanity
- Large Storage Room/Hobby Space

EXTERIOR & OTHER

- Low-maintenance, Hardi Plank Exterior w/ Stone Accents
- Long, Level Driveway & Plentiful Parking
- Expansive Deck for Outdoor Living & Entertaining (New in 2019)
- Fully Fenced, Private, Park-like backyard w/ Firepit Area, Fresh Landscaping & Irrigation System (Perfect for Future Pool)
- New Roof - 2025, New Garage Door Openers - 2025
- Newer HVAC Systems - Main & Upper - 3 Years, Basement - 2 Years
- 2-Car Front Entry Garage

COMMUNITY

- Less Than 1.5 miles to Downtown Alpharetta
 - Shops/Restaurants/Concerts/Seasonal Events Including: Farmers Market, Art Shows, Food Truck Thursdays, Moonlight Market
 - Wills Park - Playgrounds, Equestrian Center, Dog Parks, Walking Trails, (2) Community Centers, Community Pool
 - Alpha Loop & Avalon
 - Innovation Academy - STEM Charter School
 - Easy Access to GA-400
 - Low HOA Dues
- 10 Minutes to Milton Town Green/Crabapple Market District
 - Shops/Restaurants/Concerts & Seasonal Events
- Award Winning Schools: Cogburn Woods Elementary, Hopewell Middle School & Cambridge High School

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