

2830 Meadow Valley Way

DISTINCTIVE FEATURES

Private, Resort-Style Living in South Forsyth – Entertainer's Dream!

*(Ranch w/ Fin Basement on 1.23 Acre Lot, Pool, Spa, Firepit,
4BR/4BA/2 Half BA, 5,097 SF)*

Don't miss the...

MAIN LEVEL

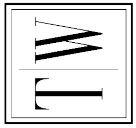
- 8' Double Entry Doors
- Dramatic Vaulted Foyer w/ Elegant Trim
- Black Walnut Hardwood Floors Throughout Main Living Areas
- Banquet Sized Dining Room w/ Beautiful Molding & Statement Chandelier
- Private Office/Sitting Room off the Foyer
- Inviting Living Room w/Stone Fireplace, Vaulted Tongue & Groove Ceiling & Dramatic Wall of Windows
- Chef's Kitchen w/ Custom Stained Cabinetry, Granite Countertops, Stone Accents, Bosch Appliances (Incl. Double Ovens & Gas Cooktop) & Pantry (Refrigerator Included)
- Breakfast Room w/ Pool Views & Access to Covered Porch
- Grand Primary Bedroom w/ Wall of Windows, Double Trey Ceiling, Sitting Area, Access to Covered Porch & Expansive Closet
- Spa-Inspired Primary Bath w/Dual Vanities, Frameless Glass Shower & Soaking Tub
- 2 Generous Secondary Bedrooms w/ En Suite Baths & Walk-in Closets
- Stylish Powder Room
- Convenient Laundry Room/Mudroom at Garage Entry (Washer/Dryer Included)
- Oversized Covered Porch w/ Pool Views & Vaulted Ceiling

31 CHURCH ST, ALPHARETTA, GA 30009

BUCKHEAD | INTOWN | ALPHARETTA | MARIETTA | EAST COBB | MOUNTAIN & LAKE |
COASTAL | ATHENS

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

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DISTINCTIVE FEATURES

FINISHED TERRACE LEVEL

- Expansive Daylight Basement w/ High Ceilings & Pool Views = ENDLESS POSSIBILITIES (2,460 Total SF, 2,251 Fin SF)
- Open Entertainment Area w/ Hardwood Floors, Wet Bar, Stone Accents & TV Room w/Cozy Stone Fireplace
- Bedroom/Office & Full Bath
- Home Gym/Flex Room
- Multiple Flex Spaces & Plentiful Unfinished Storage
- Covered Patio Overlooking the Pool & Wooded Lot

EXTERIOR & OTHER

- Upgraded Control 4 Home Automation System Throughout – 9 Zones for TVs, Speakers & (4) Outdoor Speakers in Backyard/Pool Area – Controlled by Smartphone
- Heated PebbleTec, Saltwater Pool w/Rock Waterfall, Spa, Extensive Hardscaping & Pool Deck – Controlled by Smartphone
- Convenient Changing Room w/ Half Bath
- Pool Cabana/Storage Shed w/ Water & Electric (Ideal for Pool Supplies, Toys & Furniture)
- Paver Firepit/Gathering Area
- 2-Car Side Entry Garage w/ Epoxy Flooring
- Long Private Driveway in Estate Section of Ivey Falls
- Irrigation System – Front, Sides & Back
- Lushly Landscaped Lot w/ Accent Lighting Throughout
- Low-Maintenance Craftsman Style Exterior w/Hardie Plank & Stone
- Incredible Privacy & Tranquil Views (1.23 Acre Wooded Lot)
- Roof – 2019
- HVAC (3 Units) – 2018

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