



1175 Jennifer Oaks Drive

DISTINCTIVE FEATURES

Luxury Living near Downtown Alpharetta & Crabapple

(5 BR/4.5 BA/.45 Acre Cul-de-sac Lot, Backyard Oasis w/Resurfaced Pool, Firepit Area & Level Play Space Plus Fully Finished Basement)

Don't miss the...

MAIN LEVEL

- Dramatic Two-Story Foyer w/ Hardwood Staircase
- Neutral Interior, Extensive Trim & Plantation Shutters Throughout
- Recently Refinished Hardwood Floors
- Spacious Dining Room w/ Wainscoting & Butler's Pantry
- Office/Playroom or Sitting Area w/ French Doors
- Living Room w/ Cozy Fireplace, Beamed Ceiling & Built-ins
- OPEN Floor Plan for Easy Living and Entertaining
- Updated Kitchen w/ White Cabinetry, Quartz Countertops, Herringbone Subway Tile Backsplash, SS Appliances (incl. Double Ovens), Breakfast Bar w/ Seating & Huge Walk-in Pantry
- Light-filled Breakfast Room Overlooking the Backyard w/ Access to Screened-in Porch
- Convenient Rear Staircase from Kitchen
- Elegant Powder Room
- Oversized Laundry Room/Mudroom w/ Cabinetry & Soaking Sink

UPPER LEVEL

- Generous Primary Suite w/ Trey Ceiling includes Sitting Area & Custom Walk-in Closet w/ Additional Unfinished Storage
- Renovated, Spa-inspired Primary Bath w/ Vaulted Ceiling, Dual Vanities, Standalone Tub & Frameless Glass Shower
- 4 Spacious Secondary Bedrooms & Two Hall Baths w/ Dual Sinks
- Convenient Second Laundry Nook w/Stackable Washer/Dryer

31 CHURCH ST, ALPHARETTA, GA 30009

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

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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DISTINCTIVE FEATURES

TERRACE LEVEL

- Fully Finished Daylight Basement w/ Walkout to Backyard Oasis
- Open Entertainment Space/Media Room w/ Drybar
- Optional 6th Bedroom & Full Bath
- Flex Room/Gym or Hobby Space
- Plentiful Unfinished Storage
- Huge Covered Patio Leading to Pool

EXTERIOR & OTHER

- Newly Resurfaced PebbleTec Saltwater Pool (2026) – Includes Elephant Child Safety Cover & Safety Fence
- Fully Fenced, Park-like Backyard w/ Grassy Play Space & Firepit Area
- Expansive Screened Porch w/ Ceiling Fan & Tranquil Greenspace Views
- Covered Patio for Seamless Outdoor Living & Entertaining
- Low-maintenance, 4-sided, Hardcoat Stucco European Traditional
- Newer Windows, New HWH (< 6 Months) & 8 YO Roof
- 2-Car Side Entry Garage w/ High Ceilings (Perfect for a Lift)
- Cul-de-sac Street, Flat Front Yard & Level Driveway w/ Plentiful Parking & Basketball Goal
- Termite Bond & Wildlife Exclusion (Lifetime Warranty) for Peace of Mind

COMMUNITY – JENNIFER OAKS

- Secure Gated Entrance
- Amenities: Pool/Tennis/Pickleball/Covered Pavillion w/ Fireplace
- Active Neighborhood w/ Seasonal Events: 4th of July Parade, Halloween Party, Breakfast w/ Santa, etc.
- Prime Location: Near DTA & Crabapple Market (<2 Miles)
- Nearby Parks: Wills Park (< 2 Miles) & Mid Broadwell Park (< .5 Miles)
- Award Winning Schools: Alpharetta Elementary, Northwestern Middle, Milton High School

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