



11001 Estates Circle

DISTINCTIVE FEATURES

Exceptional Alpharetta Living w/Tranquil Backyard Oasis

*(5 BR/4 BA, Backyard Oasis w/ Pool & Spa, Guest Suite on Main,
Unfinished Terrace Level & 3-Car Garage)*

Don't miss the...

MAIN LEVEL

- Dramatic Two-Story Foyer
- Freshly Painted Interior, Extensive Trim & Architectural Details Throughout
- Hardwood Floors, 10' Ceilings & 8' Doors on Main Level
- Updated Kitchen w/ White Cabinetry, Quartz Countertops, Designer Tile Backsplash, SS Appliances (incl. Refrigerator), Island w/ Seating & Walk-in Pantry
- Bright Breakfast Area Overlooking the Backyard w/ Access to Deck
- Spacious Dining Room w/ Wainscoting & Trey Ceiling
- Office/Playroom or Sitting Area w/ Accent Wall
- Living Room w/ Stacked Stone Fireplace, Wall of Windows & Built-ins
- OPEN Floor Plan for Easy Living and Entertaining
- Highly Desirable Guest Suite on Main w/Private Deck
- Elegant Full Bath

UPPER LEVEL

- Generous Primary Suite w/ Trey Ceiling, Private Deck Overlooking Pool & Huge Closet
- Tranquil Primary Bath w/ Vaulted Ceiling, Dual Vanities, Soaking Tub & Oversized Shower
- Three Spacious Secondary Bedrooms (One w/ En-Suite Bath & Two w/ Shared Jack & Jill Bath)
- Convenient Laundry Room w/ Washer & Dryer Included

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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TERRACE LEVEL

- Expansive Daylight Basement (1,625 SF) w/ High Ceilings & Easy Access to Pool/Covered Patio/Backyard - ENDLESS POSSIBILITIES
- Easily Configured for Future:
 - Entertainment Area w/ Kitchen/Bar Area & Gathering Room
 - Bedroom & Bathroom
 - Home Gym/Office/Flex Space
 - Storage Room or Workshop

EXTERIOR & OTHER

- PebbleTec, Heated Saltwater Pool w/ Spa & Spillover (2018)
- New Architectural Shingle Roof (March 2026)
- Newly Painted Exterior (July 2026)
- Fully Fenced, Park-like Backyard w/ Stone Patio & Grassy Play Area
- Expansive Deck w/Dining & Seating Areas
- Covered Lower Patio w/ Underdeck System for Seamless Outdoor Living & Entertaining
- Low-maintenance, 3-Sided Brick Home w/ Hardie Plank on Rear
- 3-Car Side Entry Garage w/ High Ceilings (Perfect for a Lift)
- Corner Lot w/ Level Driveway & Plentiful Parking
- Smart Home Features: Ring Doorbell, Camera, Nest Thermostats & App Controlled Garage Door

COMMUNITY - KIMBALL ESTATES

- Prime Location: Easy Access to GA-400, Near DTA & Avalon
- Nearby Parks: Big Creek Greenway, Ocee Park, Webb Bridge Park
- Award Winning Schools: New Prospect Elementary, Webb Bridge Middle, Alpharetta High School

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