



4270 Hidden Meadow Circle

DISTINCTIVE FEATURES

4 BR/3 BA w/ NEW Composite Deck, Paver Patio & Level Fenced Yard

Updated to *PERFECTION!*

- MOVE-IN READY w/ Abundant Natural Light & Modern Finishes
- LVP Flooring & Neutral Paint Throughout
- Renovated Kitchen w/ Soft Close Cabinetry, Quartz Countertops, Subway Tile Backsplash, Newer SS Appliances (Incl. Refrigerator), Single Bowl Sink, Updated Fixtures & Spacious Pantry
- Easy Living & Entertaining Floorplan
- Vaulted Living Room w/ Cozy Woodburning Fireplace
- Dining Area Adjacent to Kitchen
- Oversized Main-level FLEX ROOM -Optional 4th Bedroom w/ En-suite Bath or Secondary Living Space/Gym/Playroom
- Convenient Main-Level Laundry Room w/ Soaking Sink & Shelving-Washer & Dryer Negotiable
- Spacious Primary Bedroom w/ Two Custom Walk-in Closets
- Renovated Primary Bath w/Dual Sinks, New Shower (Lifetime Warranty) & Matte Black Fixtures
- 2 Upper-level Secondary Bedrooms w/ Shared Hall Bath
- NEW Expansive Composite Deck
- Paver Patio Ideal for Fire Pit (Professionally Installed)
- Fully Fenced, Flat Backyard w/ Room for Pets, Play or Gardening
- Storage Shed for Lawn Equipment or Gardening Supplies
- 2-Car Garage w/ Storage Closet

OTHER

- Quiet Community w/ NO HOA or Rental Restrictions
- SOLAR PANELS (Approx. \$50k) = Low Electric Bills (Avg \$85 May - Sept)
- Roof Vents & Extra Insulation Installed 2024
- Low-maintenance Exterior - Cement Siding
- Newer Windows
- Newer Hot Water Heater (6 YO), HVAC (6 YO), & Roof (8 YO)

ANSLEYRE.COM

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.