Features & Upgrades

105 WEATHERFORD PLACE
ROSWELL, GEORGIA 30075

CRAFTSMAN STYLING

- Designer updated kitchen with granite counters and open-concept living
- Beautiful ¾-inch solid hickory hardwood floors
- All interior doors, built-ins and cabinets are solid wood
- Basement with a billiard room, wet-bar, a movie theater, wine-tasting room, sauna, full bath and a safe, family-friendly environment
- Spacious terrace level for entertaining or multi-functional use
- Dual level low maintenance private patio with fireplace and low maintenance gardens
- Quaint tree-lined street with paver sidewalks and accent lighting
- Custom plantation shutters | Custom built-in closets
- Recirculating pump provides quick hot water at every fixture and all hot water pipes are insulated
- Exquisite architectural detail: barrel-vaulted, cathedral and coffered ceilings, 10" baseboards, wainscoting, beadboard trim and more
- Juliet balconies with nature views

SMART, SAFE, ENERGY EFFICIENT, GREEN

- Building integrated Passive Solar, Solar PV / Solar Thermal systems for conservation and cost savings
- Smart-home and safety features include Ring Security with online monitoring and LOREX Security Cameras for maximum awareness and safety
- American Lung Association Healthy Home features to address allergies, asthma, respiratory issues
- FEIT Lighting – Control/program exterior lighting from your smart phone or add voice control using Amazon Alexa, Google Assistant, and Siri Shortcuts
- Fire and termite resistant steel construction
- LEED Platinum Certified, EarthCraft Certified, Energy Star Rated appliances and fixtures with Energy Efficient HVAC systems and Energy/Water Monitoring
- Standing seam metal roof with integrated rain-harvesting/drip-irrigation systems, Icynene insulation, high performance windows/doors and sealed building envelope provide additional layers for lower utility bills
- Brick, stone and fiber cement siding/trim for superior integrity and low maintenance
- Radon test negative but mitigation system in place

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OWNER'S FAVORITE THINGS

- Low energy costs and superior construction materials/methods reflect a commitment to green, safe and healthy living
- All levels have programmable thermostats for maximum control and efficiencies
- Age-in-place design with wider doorways, turning radius's and other accessibility features
- 5 fireplaces – remote controlled holographic and bio-fueled for added ambiance and warmth
- Dumb Waiter that is accessible at all three levels including laundry room and garage
- Walkable Location in the heart of Historic Roswell within steps to Canton Street offering an array of restaurants, shops, popular community events and seasonal celebrations year-round yet tucked away outside the pedestrian and vehicular traffic

HISTORICAL VALUE

- Weatherford Place by name honors the original and previous landowner, farmer, hunter, volunteer fireman and WWII Army veteran, Louie Weatherford
- First Certified LEED Platinum home in GA and the Southeast with the lowest HERS rating recorded by SouthFace
- Exterior shutters and interior mantels are masterfully crafted from salvaged Historic Weatherford Farm barn wood some of which was reclaimed from Roswell's first ball field
- Outside fireplace incorporates historic cobblestones from Atlanta's Decatur Street discovered in the old Weatherford Barn foundation

ENHANCED BUYER BENEFITS

- Pre-paid home warranty that is fully transferable and good until 2028 with Choice Home Warranty
- Two 80-gallon water heaters with lifetime warranties
- High performance, efficient, engineered HVAC systems all with filtered fresh air intakes and rigid, insulated ductwork exceeding building code requirements
- Low electricity bill – Solar PV for electricity and Solar Thermal for hot water
- Laundry room is isolated and insulated to prevent vibration/sound; the floor is tiled with a floor drain
- Exterior doors and windows are insulated with solid wood interiors and low maintenance aluminum clad exteriors
- Superior Walls foundation system has a lifetime warranty for no sidewall water penetration
- Home theater is engineered with steel beams, reinforced concrete ceiling, walls and floor as a safe room and refuge in the event of tornadoes/extreme weather events

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