Windward

2085 LAKE SHORE LANDING, ALPHARETTA, GA 30005

Completely reimagined with an uncompromising attention to detail, this exceptional Windward estate showcases elevated finishes, bespoke craftsmanship, and thoughtfully curated living spaces. Step inside and experience a fresh take on luxury living, where sophisticated design and exceptional finishes come together beautifully.

HOME DETAILS:

OVERVIEW

- 5 bedrooms / 5.5 bathrooms / 6,547 Sq. Ft.
- Extensively renovated interior, including kitchen, primary suite, all bathrooms, dining room, office, laundry, and terrace level.
- Set on 0.97 acres, featuring expansive outdoor living spaces, custom patios and walkways, a private lanai, fire pit, water feature, and professionally designed landscaping.
- Significant updates include 2022 roof, three HVAC systems and water heaters installed in 2019, replacement of interior and exterior doors and garage doors, new exterior lighting, and front and rear walkways.
- Technology upgrades, including whole-house Sonos sound system, premium recessed speakers, UniFi high-speed Wi-Fi network, and UniFi Protect AI camera security system.

INTERIOR FEATURES AND IMPROVEMENTS

MAIN LEVEL

- Renovated kitchen featuring:
    - Custom integrated cabinetry
    - Stone counters and custom backsplash
    - Premium appliances (Sub-Zero refrigerator and freezer, Wolf gas range and oven; microwave drawer, Miele dishwasher)
    - Recessed can lighting throughout the kitchen and dining areas
- Dramatic two-story great room with beamed ceiling, stone fireplace, custom black walnut built-in shelving, and Restoration Hardware lighting fixture.





- Grand two-story foyer with updated railings, custom iron mirrors, and Restoration Hardware lighting.
- Main level guest suite with newly-renovated ensuite bath.
- Fully renovated laundry room with custom cabinetry, stone countertops, utility sink, and LG washer and dryer.
- White oak hardwood flooring on the main and upper levels, with new baseboards throughout.

UPPER LEVEL

- Spacious primary suite featuring a tray ceiling with integrated lighting, TV lounge with bay windows, and separate sitting area with stone fireplace and custom, black walnut built-ins.
- Luxuriously renovated primary bath featuring:
  - Freestanding soaking tub
  - Open-entry custom-tiled shower with an oversized Grohe rain showerhead
  - Floor-to-ceiling porcelain tile
  - Restoration Hardware vanities
  - Thoughtfully designed lighting system
- Expansive primary walk-in closet with custom-designed cabinetry and integrated storage solutions.
- Three secondary bedrooms with renovated ensuite or shared baths featuring custom tile showers, stone finishes, designer fixtures, and updated lighting.

TERRACE LEVEL

- Completely renovated terrace level features an expansive entertainment area with tray ceiling and custom lighting.
- Fully equipped wet bar with wine cooler, double sink, dishwasher, glass cabinetry, and granite countertops.
- Dedicated office with custom built-ins and LED tray ceiling.
- Flexible bonus room ideal for fitness, recreation, or additional guests.





EXTERIOR FEATURES AND IMPROVEMENTS

- Extensive landscaping, hardscape and outdoor living enhancements include:
  - Professionally designed landscaping and custom patios
  - Fire pit and private lanai
  - Custom stairways, meandering pathways, and backyard bridge connecting patios, entertaining areas, and play spaces
  - Decorative water feature, backyard playground, and two open grass areas
  - Professionally designed landscape lighting and integrated Bose outdoor sound system with extensive in-ground speakers
- New exterior lighting fixtures and all-new exterior doors, including front, side, rear, and garage entries.
- Custom cedar headers above exterior windows.
- New, custom-made front and rear sidewalks and steps.

INFRASTRUCTURE

- Roof replaced in 2022.
- Three HVAC systems installed in 2019
- Water heaters installed in 2019.
- Three-car climate-controlled garage with epoxy flooring, PVC slatwall storage system, utility sink, integrated lighting and sound system
- Dedicated electronics closet controlling:
  - Whole-house and outdoor Sonos sound system with premium recessed speakers and custom recessed ceiling speaker enclosures
  - Extensive Bose in-ground outdoor speakers designed for backyard sound coverage
  - UniFi IT system with seamless Wi-Fi coverage throughout the home and yard
  - UniFi Protect AI camera security system
  - Cat 5 cabling to each television
- Attic with extra-deep insulation and catwalk with handrails
- New gutters and gutter guards, complemented by a commercial-grade drainage system.
- 50-amp RV electrical panel



