



B R A N D O N
P A T T E R S O N

Recent Upgrade List
1168 Bellewood Square

UPGRADE	COST
Kitchen Renovation (2024)	\$75,000
Freshly Repainted Interior (2024)	\$17,500
Three New Trane HVAC / Mini-Split and 10-yr warranty (2024)	\$40,000
New Hot Water Heater (2025)	\$5,000
Low-Maintenance AstroTurf (2025)	\$15,000
Hardwood Refinishing including Updated Stairs (2024)	\$27,000
Removed and replaced carpeting in Bonus Room (2024)	\$5,500
Updated Lighting (2024)	\$15,000

More than \$200,000 of recent upgrades in this home!!!

Property Features | 1168 Bellwood Square | Bellewood

- Bill Grant custom home in the sought-after gated Bellewood community
- Thoughtfully designed floor plan that lives effortlessly for both everyday comfort and entertaining
- Ten-foot ceilings, refinished hardwood floors, and superior moldings throughout
- Light-filled living spaces with natural flow from room to room
- Primary bedroom on the main level, designed as a private retreat
 - Renovated marble bath with his & hers vanities
 - Separate shower and oversized soaking tub
 - Custom walk-in closet with built-in safe
- Elegant banquet-size dining room opening to the living room with fireplace
- French doors leading to a private screened porch
- Picturesque courtyard with fountain
- Level, fenced backyard with professionally installed astroturf — low-maintenance and ideal for pets and play
- Renovated kitchen and breakfast room with stone countertops and modern upgrades
- Kitchen flows seamlessly into the family room with a second fireplace, creating relaxed, connected living
- Flexible upstairs bonus room or 5th bedroom
- Walk-in attic and excellent storage throughout
- Freshly painted throughout and truly move-in ready

Recent Improvements

- Three New Trane HVAC systems with 10-year extended warranty. One New Trane/Mitsubishi Mini-Split System in Bonus Room above Garage with 10-year extended warranty
- Fully renovated kitchen with all new appliances
- New hot water heater

- Roof approximately 7 years old

- Recently refinished hardwood floors
- Recently added Astro-turf to backyard space to create a serene space all year round with minimal maintenance
- All new lighting fixtures all throughout

Community & Location

- Stephen Fuller–designed streetscapes with brick sidewalks and specialty lighting

- Intimate park and fountain areas within a private, meticulously maintained enclave

- Ideally located in the heart of Dunwoody

- Convenient access to GA-400, I-285, shopping, dining, medical facilities, and transportation

Dear Future Homeowners,

We wanted to take a moment to share a bit about what we've loved so much about living here at Bellewood in Dunwoody.

One of the things that initially drew us to this community, and continues to be a daily benefit, is the location. The easy access to GA-400 and I-285 makes getting around incredibly convenient, whether you're heading to Buckhead, meeting friends for dinner, or running everyday errands. Having shopping, restaurants, Costco, and so many other amenities close by has made life here both efficient and enjoyable.

Bellewood itself has been a wonderful place to call home. The community is peaceful, safe, and meticulously maintained, and there's a real sense of pride among the residents. Neighbors are engaged, and it's common to see people out walking, especially with their dogs, which are very much part of the fabric of the neighborhood.

We've also loved the sense of community here. Many residents regularly get together for book clubs, social hours, happy hours, and other informal gatherings. It's the kind of place where connections happen naturally, and where you truly feel at home.

Inside the house, we've poured our hearts into making it our own. Over time, we completed a full renovation, refinishing the hardwood floors, updating the lighting throughout, updating the kitchen, and extending the cabinetry to the ceiling. Further, we added Astroturf to the backyard for a serene gathering space. Every update was done with care and intention, creating a space that feels both comfortable and special. This house has truly been our home, and we've loved every chapter spent here.

We hope that you find the same sense of comfort, connection, and joy in this home and community that we have. It's been a wonderful place to live, and we're excited for the next owners to make their own memories here.

Warmly,
Lindsey & Michael