



Atlanta Fine  
Homes

Sotheby's  
INTERNATIONAL REALTY

## ***Property Improvements and Buyer Highlights***

A well-considered collection of updates and improvements enhances everyday comfort, functionality, and long-term peace of mind. Highlights include refreshed interior finishes, a renovated kitchen, a beautifully updated primary bath, improved outdoor living spaces, upgraded drainage, and important structural and systems enhancements.

### **2026 Interior Refresh**

- The entire main level was freshly painted, and the hardwood floors were refinished, creating a clean, move-in-ready feel throughout the main living areas.

### **Kitchen Renovation, 2014**

- A **partition wall was removed** to create a more open, functional kitchen layout with a generous peninsula for prep, seating, and everyday gathering.
- The **rear gallery was redesigned** to include a pantry and scullery-inspired prep area, adding valuable storage and convenient countertop workspace just off the kitchen.
- **White cabinetry** with soft close functionality adds a bright, timeless look and practical everyday convenience.
- Ceramic tile backsplash, granite countertops, and a large farmhouse sink create a classic, polished kitchen aesthetic.
- **Appliances:** KitchenAid refrigerator/freezer, along with a KitchenAid dishwasher were added to enhance kitchen performance and everyday convenience.

### **Primary Suite Renovation, 2020**

- The primary bath was renovated with **marble-look ceramic tile flooring** for a bright, refined finish.
- **Vanity features:** Dual vanities with quartz countertops and LED-backlit vanity mirrors add a clean, modern touch and flattering everyday lighting.
- **Shower:** The glass-enclosed shower features a built-in tiled bench, combining comfort, function, and a spa-inspired feel.
- **Storage:** Additional closets, cabinetry, and a built-in laundry bin were added to improve organization and daily convenience.

## Exterior Living and Landscape Improvements

- **Covered patio addition, 2026:** The outdoor living area was enhanced with a covered patio featuring a remote-controlled stone gas fireplace, a 65-inch TV, ceiling fan, recessed lighting, a stacked-stone retaining wall, and a dedicated 240V GFCI-protected hot tub connection.
- **Backyard improvements:** The backyard was regraded, landscaped, and fully fenced, creating a more usable outdoor setting with newly planted evergreen screening for added privacy and a lush natural backdrop.
- **Roof:** New roof installed in 2018.
- **Driveway:** New concrete driveway installed in 2018.
- **Drainage and hardscape, 2018:** Storm drain reinforcement, a new drainage system designed to direct water away from the home, and new front retaining walls were completed by Trotter.

## Additional Structural and Systems Upgrades

- **Hallway Full Bathroom, 2014:** Redesigned to give room to add walk-in closet to Primary Bedroom
- **Jack and Jill Bathroom:** Updated with new tile and vanity
- **Sunroom heating and cooling, 2026:** A new heating and cooling splitter was installed in the sunroom in 2026 for year-round comfort.
- **Windows, 2024:** 34 New Energy Efficient insulated windows installed
- **Water heater, 2024:** A new water heater was installed in 2024, adding to the home's overall efficiency and reliability.
- **Lighting:** Upgraded lighting features were added throughout the home, enhancing both function and ambiance.
- **HVAC systems, 2018:** Two new HVAC systems were installed in 2018 for improved comfort and peace of mind.
- **Additional flooring:** New tile flooring was installed in the laundry room and several closets for a durable, easy-care finish.
- **Basement support:** The sellers proactively installed additional basement support beams through Trotter, backed by a transferable warranty.
- **Water intake line, 2020:** The main water intake line serving the home's drinking water supply and water pressure was replaced.