

Features & Improvements

1635 BRIERS CHUTE

Renovation + Major Systems

- Fully renovated from top to bottom
- True move-in condition with major systems already updated
- Two brand-new HVAC systems installed in 2025
- All windows replaced in 2024
- Water heater approximately two years old

Exterior + Outdoor Living

- Brick and cement siding exterior for timeless curb appeal and durability
- Tucked at the end of a quiet cul-de-sac
- Walk-out, level backyard — ideal for entertaining, play, pets, or a future pool
- New fenced installed in 2025
- Irrigation system in both the front and backyard
- Three-car garage offering excellent storage, parking, and flexibility

Neighborhood + Lifestyle

- Sought-after community setting with strong neighborhood appeal
- Extremely sought after location :
 - 1 +/- mile to Crabapple/downtown Milton
 - 2.5 +/- miles to downtown Alpharetta
 - 5 +/- miles to Avalon
 - 7 +/- miles to Historic Roswell
- Top-rated schools: Crabapple Crossing ES, Northwestern MS, and Milton HS
- Brierfield amenities include swim, tennis, and clubhouse

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