



Features & Improvements

1011 RIDGEVIEW ROAD

BETTER THAN NEW IN HOLLY FARM

- Fresh feel of new construction with thoughtful upgrades already completed
- Exceptional value compared to building and finishing new construction

PREMIUM UPGRADES

- Architectural wood beams
- Designer draperies
- Built-in shelving (living room, mudroom drop zone, and laundry)
- Washer, dryer, and refrigerator included
- Blackout blinds
- Nest indoor/outdoor security system with ADT monitoring
- Rinnai tankless water heater

OUTDOOR LIVING

- Large level walk-out backyard with covered patio
- Peaceful wooded views
- Fully fenced backyard
- Ambient outdoor lighting
- Outdoor kitchen:
 - Granite countertops
 - 5-burner True Flame grill
 - True Flame griddle
 - Outdoor refrigerator

LOCATION • COMMUNITY • SCHOOLS

- Amazing location just over Cherokee border with easy access to Milton, Roswell, Alpharetta, Woodstock, and Hickory Flat
- Neighborhood amenities include resort-style pool, play field, pickleball courts, and fire pit
- Top rated schools: Sequoyah High, Dean Rusk Middle, and Mountain Road Elementary

INTERIOR FEATURES

- Dramatic two-story great room with soaring ceilings
- Open-concept floor plan filled with natural light
- Private office with double doors
- Main-floor guest suite with full bath perfect for guests, in-laws, office, or playroom
- Three secondary bedrooms upstairs with en suite baths

DESIGNER KITCHEN

- Oversized center island
- Custom cabinetry
- Premium appliances
- Dacor French Reveal refrigerator
- Open flow for entertaining

PRIMARY SUITE RETREAT

- Architectural wood-beamed ceiling
- Spa-inspired bath with soaking tub
- Oversized dual-head shower
- Custom walk-in closet system

*All information provided is to the best of our knowledge and deemed reliable. However, we recommend independently verifying any important details prior to making decisions.



8000 Avalon Boulevard, Suite 800, Alpharetta, Georgia 30009

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