



# Features & Improvements

110 VALLEY SUMMIT COURT

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## Custom Renovation & Exceptional Features

Thoughtfully renovated from top to bottom in 2021 with a custom, designer-led approach, blending elevated finishes, architectural detail and functional living spaces.

## Beautifully Updated Interior

- Interior walls removed to open the kitchen, family room and entertaining room
- Refinished hardwood floors
- Architectural details throughout, including Venetian plaster, shiplap, accent walls and custom shelving
- Custom cabinetry built by a carpenter who personally sourced and transported the wood
- Thor and ZLINE kitchen appliances
- Plumbing replaced, including supply lines, fixtures and toilets
- Electrical outlets and switches replaced; new lighting added throughout

## Fully Appointed Terrace Level

- 1,162 sq. ft. of finished terrace-level living space
- Full kitchen, bedroom and full bath
- Private side entrance with paved walkway
- Walk-out access to the rear grounds and lawn
- Ideal for extended family, long-term guests or multi-generational living
- Additional 602 sq. ft. of unfinished storage

## Systems & Major Improvements

- Roof replaced in 2020
- Deck rebuilt in 2024 with an under-decking system
- Three HVAC systems
- Attic insulated
- Public water and private septic; septic serviced August 2026
- Radon remediation system in place

## Property Highlights

- 4,787 total finished sq. ft. | 3,625 sq. ft. above grade
- 5 bedrooms | 4 full baths + 1 half bath
- 1.19-acre cul-de-sac lot
- 3-car attached, side-entry garage
- Two staircases serving the upper level

## Community & Location

- Litchfield Hundred - swim, tennis and clubhouse | HOA \$950 annually
- Less than 10 miles to downtown Milton, Crabapple and historic Roswell
- 1.5 miles to trails at Milton's Lakshmi Preserve
- Sweet Apple Elementary | Elkins Pointe Middle | Roswell High

**BONNIE SMITH**  
GROUP