



Features & Improvements

1055 HEDGEROSE LANE

Property Overview

- Enjoy fishing, kayaking, and peaceful views right from the property overlooking a spring-fed, approximately seven-acre pond
- Located in the desirable Brookfield Country Club community in Roswell
- Golf-cart-friendly neighborhood with easy access to the club
- Cul-de-sac location offering privacy and a quieter residential setting
- Minutes from historic downtown Roswell, Crabapple, Alpharetta, parks, dining, shopping, and everyday conveniences
- Excellent North Atlanta location with a more convenient commute toward Intown Atlanta
- Served by award-winning schools
- Voluntary HOA

Home Design & Interior Features

- Owner's suite on the main level
- Hardcoat stucco exterior
- Built by Steve Rocklyn in The Enclave
- Seven fireplaces throughout the home including wood-burning fireplaces in the family room and terrace level
- Hidden walk-in pantry
- In-law suite with steam shower
- Workshop space
- Retractable screens
- New carpet
- New and freshly refinished hardwood floors
- Fresh interior paint
- New deck overlooking the lakefront setting

BONNIE SMITH
GROUP

Garage, Driveway & Access

- Five-car garage capacity, including four-car main garage plus additional garage space
- Circular driveway
- Ability to drive to the rear grounds, offering convenient access to the lower outdoor/recreation area

Outdoor Living & Recreation

- Irrigation system in both front and back yards
- Pool supported by generator capacity
- Jugs Sports setup area with potential for batting cage, pickleball courts, or other recreational use

Systems & Major Improvements

- Four HVAC systems, with one serving the owner's suite and one serving each level
- HVAC systems replaced/updated in 2021
- Two water heaters, replaced/updated in 2018 and 2024
- Roof replaced in 2017 with a 40-year roof
- Two generators

Brookfield Country Club Amenities

- Brookfield Country Club offers a lifestyle centered around golf, recreation, dining, and community
- Membership opportunities may include access to an 18-hole championship golf course, restaurants, tennis, pickleball, fitness, pool amenities, and year-round social events.
- With advance notice, a lunch at Brookfield Country Club may be arranged for qualified interested buyers

*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.



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