



Features & Improvements

4459 LEESBURG ROAD

PROPERTY HIGHLIGHTS & UPGRADES

- Custom-built home
- Roof replaced in 2018
- Three HVAC systems: primary suite, main level and upper level; main and upper systems replaced December 2015
- 2,000+ sq ft unfinished terrace level with full-height ceilings, daylight windows and boat-door access
- Retractable louvered roof over Trex deck with outdoor stone fireplace
- In-ground irrigation throughout the yard
- Owned security system with fire alarm, smoke detectors and cameras
- Public water and sewer; underground utilities
- Three-car main-level garage plus one-car terrace-level garage
- Double-hung wood windows; sitting-room window replaced 2026

INTERIOR FEATURES

- Two primary suites: main-level suite with fireplace, built-ins and travertine bath; upper suite with sitting area and freestanding tub
- Kitchen scullery with second farmhouse sink, refrigeration and wine cooler; quartz surfaces
- Floating spiral staircase in two-story foyer
- Four-tiered tray ceiling in two-story living room
- Four fireplaces, including covered deck fireplace
- Upstairs laundry with granite counter and designer tile
- Built-in bookcases and custom closet shelving

OUTDOOR LIVING

- Gunite pool with waterfall, covered spa and sun ledge
- More than 1,000 sq ft of covered outdoor space: deck, patio, screened porch, front and side porches
- Stone pool deck, fenced backyard and level driveway

THE GROVE AT HIGHLAND POINTE

- Olympic-sized pool, four lighted tennis courts, clubhouse and playground
- Two lakes, 2.5 miles of walking trails, sidewalks and streetlights
- Year-round neighborhood events

LOCATION & SCHOOLS

- Mabry Park (0.8 mi); Sweat Mountain Park and dog park (1.6 mi)
- Downtown Roswell and Woodstock (5 mi); Alpharetta and Marietta Square (9 mi)
- Davis Elementary, Mabry Middle and Lassiter High School