



# Features & Improvements

10170 CEDAR RIDGE DRIVE

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## Architecture & Construction

- Built by Perry Custom Homes — acclaimed North Atlanta luxury builder
- Four-sided brick with casement windows and elevated architectural details throughout
- Private gated community — Mayfair Estates, Milton, GA
- Private acre lot — flat walk-out from main level directly to pool, spa, and cabana

## Main Level

- Primary suite on main with serene backyard views
- Spa bath with soaking tub, double frameless shower, and double vanities
- Custom closet with built-ins and dedicated packing island
- Private, sophisticated office off foyer
- Great room with linear fireplace and custom built-ins
- Covered veranda opening to the backyard
- Gourmet kitchen — oversized island, breakfast bar, premium appliances, walk-in pantry, open dining
- Oversized laundry/utility room
- Private elevator — newly installed, serves all three floors

## Upper Level

- Four bedroom suites, each with private bath and walk-in closet
- Bonus media room with half bath
- Reading/gaming/homework loft
- Second laundry room
- Walk-up attic access

**BONNIE SMITH**  
GROUP

### **Terrace Level — \$275,000 Renovation**

- Professionally finished entertainment level
- Temperature-controlled wine cellar
- Professional golf simulator — \$80,000

### **Outdoor Living — Main Level Walk-Out**

- Heated saltwater PebbleTec pool and spa
- Huge, flat usable backyard
- Custom cabana with full masonry chimney
- Separate gas fireplace poolside
- Premium landscaping — \$100,000
- Gas line for outdoor grilling
- Whole-home indoor and outdoor audio-video system — \$100,000

### **Smart Home & Systems**

- Motorized blinds and automated drapery throughout
- Moen Flo whole-home water leak detection
- Comprehensive security system
- Four-car garage

### **Location**

- Half a mile to grocery
- Top-rated schools: Birmingham Falls ES, Northwestern MS, Milton, HS
- Minutes to the Greenway, parks, restaurants, and premier shopping

### **Total Owner Investment in Upgrades: \$850,000+**

\*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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