



# Features & Improvements

7160 BENNETT ROAD

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## FULL PROPERTY FEATURES:

### The Setting

- Private, gated estate on acreage off a quiet, private road
- Architecturally landscaped grounds lined with creeks on both sides
- Surrounded by a full 360-degree canopy of mature hardwoods
- Just 1.52 miles from GA-400, yet completely secluded

### Smart Home & Infrastructure

- Whole-home Control4 smart system
- Dedicated 1,000 Mbps private fiber line
- Pella windows and doors
- Camelot II architectural roof (approx. 3 years old)
- Electric Vehicle charger (220v)
- Attached 5-car garage (one of which is a tandem)
- 840 sq ft drive-through RV garage
- Two owned, buried propane tanks (one for home; one for pool/spa/fire features)

### Water, Systems & Utilities

- Private well with whole-home soft water filtration
- Primary well line replaced approximately 2 months ago
- Whole-home filtration serviced approximately 6 months ago
- Septic pumped within approximately 12–18 months
- Kennon Heating & Air annual service plan
- Saltwater, heated pool equipment regularly serviced

### Resort-Style Pool & Outdoor Living

- Heated 40-ft lap pool with 13-ft diving end
- Heated jetted spa
- Salt system
- Expansive 2,800 sq ft tiered pool deck
- Raised paver hardscaping installed around the pool (Cosmic Design, Atlanta)
- Covered outdoor dining & lounge patio
- Pergola with electrical + plumbing ready for full outdoor kitchen
- Bocce and cornhole area
- Multiple lounging and entertainment zones

## **Sports & Recreation Complex**

A private resort-style play campus:

- LED-lit tennis court
- Pickleball courts
- 3000 sq ft rubber playground
- Soccer field
- Basketball court
- Volleyball court
- Tetherball
- Dedicated 4-square area
- 100-yard chipping range with turf hitting platform
- 450-yard 5-hole disc golf course

## **Fitness & Wellness**

- 660 sq ft commercial-grade fitness center overlooking the pool
- Infrared sauna with:
  - Salt therapy
  - Aromatherapy
  - Red light therapy
  - Sound vibration therapy

## **INTERIOR FEATURES:**

### **Design and Style:**

- Recently renovated interior
- Restoration Hardware–inspired aesthetic
- Gorgeous hardwood flooring
- High-end designer lighting
- Coffered ceilings
- Stone and brick fireplaces

### **Dual Primary Suites**

- Main-level primary suite
- Second-floor 1,260 sq ft oversized primary suite
- Both include:
  - Double vanities
  - Massive closets
  - Pool views through large windows

## Recently Renovated Gourmet Kitchen

- Full kitchen remodel: cabinets, countertops, backsplash, plumbing and lighting
- Wolf and Bosch appliances
- Custom refrigerator paneling and ceiling-height cabinetry
- Gas range
- Double dishwashers
- Waterfall stone countertops
- Ceiling-height custom cabinetry
- Open shelving with integrated lighting
- New backsplash and updated plumbing
- Redesigned electrical layout with recessed and pendant lighting
- Large island with updated paneling and detail work
- Instagram-worthy pantry
- Breakfast nook + stone fireplace sitting area

## Terrace Level

- Designer-curated lounge and kitchen/bar-double dishwashers, oven, refrigerator
- 15-person state-of-the-art 4K theater
- Game room
- Secondary living room
- Guest suite with full bath
- Walk-out to pool and backyard amenities
- Half bath

## Flooring Renovations

- Full hardwood refinishing throughout main and upper levels
- New 5-inch red oak hardwoods added in targeted rooms
- Herringbone hardwood installation in foyer
- New shoe molding throughout
- Basement flooring replaced with new material and full subfloor prep

## Primary & Secondary Closets

- Complete rebuild of primary closet including:
  - Custom cabinetry
  - Glass-front linen cabinets
  - Pull-out drawers
  - Shoe wall
  - Center island
  - Bench seating
  - Integrated sconces and mirrors
- Upgraded “his” closet with new flooring and millwork

## Bathroom Upgrades

- Primary bathroom:
  - New freestanding tub
  - New tile flooring (waterproofed)
  - Heated floor system
  - Updated plumbing fixtures and lighting
  - Architectural enhancements (arched opening, slatted feature wall, trim)
- Basement bathroom:
  - New tile throughout
  - Designer fixtures including Brizo Litze wall-mounted faucet
  - Concrete countertop
  - Updated plumbing
  - Shower niche and detailed tile trim

## Laundry Room

- New tile flooring
- Heating system upgrade
- Updated plumbing
- Flooring transition improvements

## Additional Recent Upgrades

- Automated steel driveway gate with cellular video intercom
- FAAC operators, safety sensors, keypad integration
- Perimeter fencing upgraded with pressure-treated lumber + black welded wire
- Sports court resurfacing with acrylic coating and line refresh

## Nearby

- Chattahoochee Country Club (golf, tennis, marina, dining) – approx. 14 miles
- Lake Lanier marinas & waterfront dining – 4–6 miles, depending on marina
- Central Park – 8 miles
- Fowler Park – 10 miles
- Big Creek Greenway access point – 6 miles
- Publix, Kroger, Sprouts, Costco – 3–8 miles
- Halcyon – 12 miles
- Cumming City Center – 5 miles
- Dawson Marketplace / North Georgia Premium Outlets – 9 miles
- Highly rated Forsyth County public & private schools – within 5–15 miles
- 1.52 miles to GA-400, approx. 1 hour to Hartsfield-Jackson Airport
- Easy access also to downtown Gainesville, Alpharetta, Milton

\*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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