

An aerial photograph of Atlanta, Georgia, showing the city skyline in the background and a lush green park in the foreground. The park features a large pond, a baseball field, and numerous trees. The text '753 Crestridge Drive' is overlaid on the image in a large, white, serif font.

753
Crestridge Drive

ATLANTA, GEORGIA 30306

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

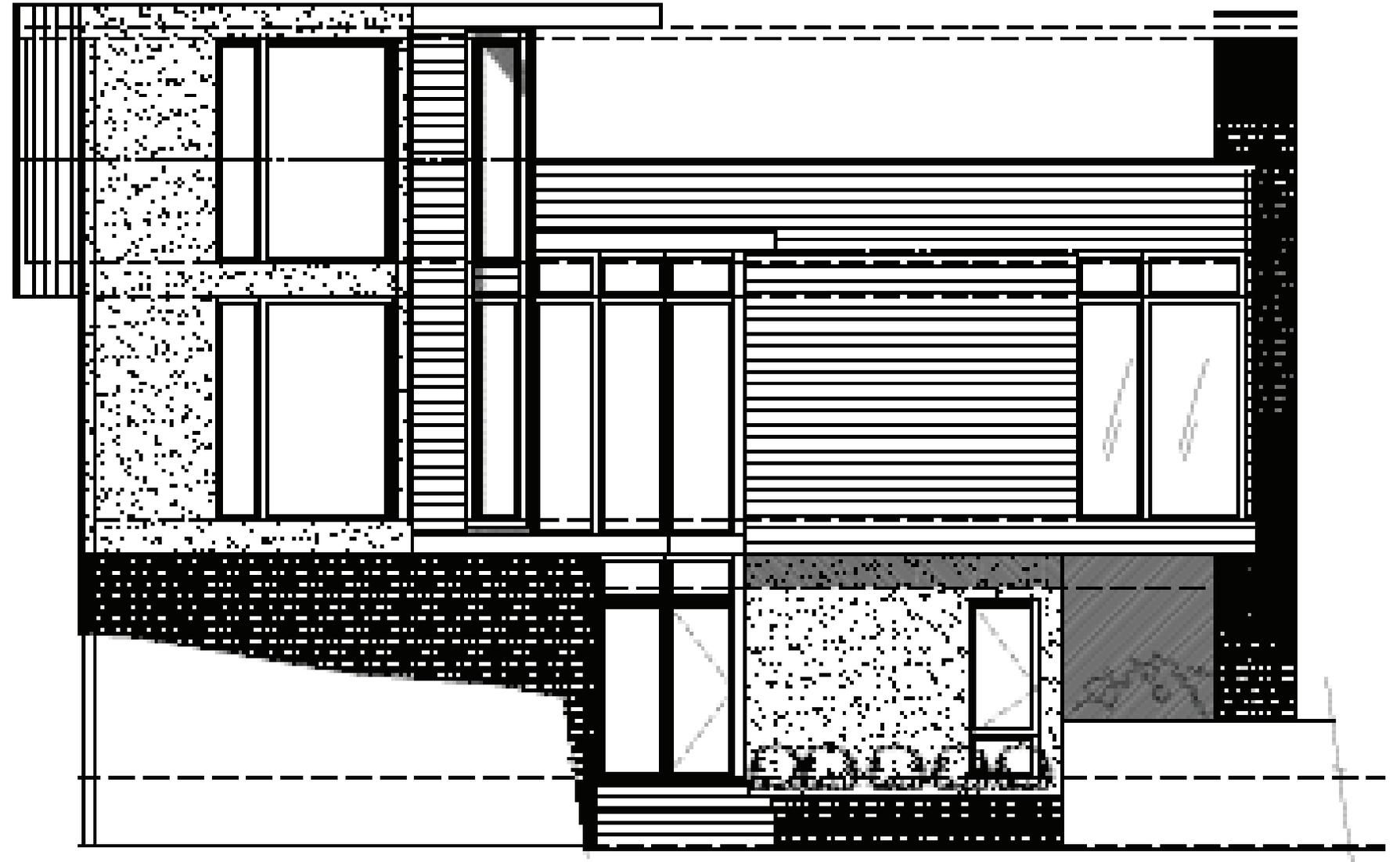
New Construction in Virginia-Highland

This exceptional new construction contemporary home designed by Jim Choate sits on a hilltop lot in the heart of Virginia-Highland.

The residence boasts five bedrooms, five bathrooms and two half bathrooms, a large swimming pool, a gym, a three-stop elevator and a rooftop deck with a fireplace and amazing views.

Additional features include a two-story glass entry, wide-plank French white oak floors, an Italian kitchen with Miele appliances, open-riser stairs and 10 to 12-foot ceilings throughout.

753 Crestridge Drive is perfect for anyone who loves to entertain!



Specifications

MEASUREMENTS

- Lot area: 10,802 ± square feet (1/4 acre)
- Terrace level: 1,550 ± square feet
- Main floor: 2,376 ± square feet
- Second floor: 1,881 ± square feet
- Conditioned: 5,807 ± square feet
- Unconditioned: 533 ± square feet

EXTERIOR

- Concrete driveway
- Modern, black brick accents (color to be finalized)
- Hardcoat stucco, medium gray (color to be finalized)
- Cedar stain, light wood finish (color to be finalized)
- Drive-under garage on terrace level
- Internal downspouts with overflow drains
- Nest video doorbell for front door

SWIMMING POOL

- 15' x 32' swimming pool with grey Pebbletec finish
- Pool depth from 3' - 7'
- Covered patio for outdoor dining with ceiling fan

ELEVATOR

- ADA-compliant, three-stop, hydraulic elevator with matching floors

ROOFTOP DECK

- Rooftop deck with parapet privacy wall in front and glass railing overlooking the swimming pool and backyard
- Bison decking system with raised pedestals

LANDSCAPING

- Landscaping to include sod, shrubbery, irrigation and lighting
- \$75,000 allowance

WINDOWS and EXTERIOR DOORS

- Floor-to-ceiling windows with tempered, insulated
- Aluminum exterior doors and windows
- Powdercoated black finish

ROOFING

- TPO roofing
- Black powder-coated metal coping on all parapets
- Four-inch drains with overflow drains and internal downspouts

FRAMING

- Engineered floor systems
- All interior and exterior walls 2" x 4" or 2" x 6" studs
- Roof
- AdvanTech subflooring
- OSB wall sheathing and roof decking

INSULATION

- Open-cell Icynene spray foam insulation in all cantilevers and exterior walls and roof
- Batt insulation in exterior basement walls
- Tyvek HomeWrap housewrap

INTERIOR TRIM

- Two-story entry with pendant "rain-style" light
- Ten-foot ceilings throughout, 12-foot ceilings in dining and living room with drop ceiling detail
- Eight-foot Flat-panel solid-core doors
- Matte black door hardware
- Open-riser stairs with glass handrail and rock garden on first landing
- Seven-inch Wide-plank DuChateau French white oak engineered wood floors throughout
- Optional heated floors in bathrooms
- Two-foot baseboard and door trim design in keeping with a minimalist aesthetic
- Accent wall for TV in the family room
- Placeholder for potential automatic blinds

PLUMBING

- Two 50-gallon water heaters
- Dornbracht kitchen faucet with hand spray
- Kitchen sink
- All toilets Duravit with dual flush
- ADA-compliment lower-level guest bathroom

Specifications

KITCHEN

- Quartz countertops with full backsplash
- \$40,000 allowance for Miele appliances may include the following:
 - Miele 24-inch refrigerator tower
 - Miele 24-inch freezer tower
 - Miele 30-inch induction cooktop
 - Miele dishwashers – two
 - Miele convection oven
 - Miele microwave oven
 - Miele ventilation hood (downdraft if cooktop preference is on the island)
 - Miele built-in coffee maker – optional upgrade
 - Miele wine refridgerator – optional upgrade
- Approximately 54" x 120" island with waterfall countertop and knee space for counter-height stools
- Stainless steel undermount kitchen sink – configuration to be selected
- Stubbed for optional bar area and outdoor grill

CLOSETS

- Primary bedroom closets with modern Italian shelving
- Family room cabinetry/bookshelf wall
- Main-level office with built-in Italian cabinetry

TERMITE BOND

- One-year treat and repair termite bond with Sentricon system

WARRANTY

- One-year builder's warranty provided at closing

- Lower-level guest bathroom toilet plumbed and electrical stubbed for sprayer
- Primary bathroom Dornbracht fixtures
- Primary bathroom soaking bathtub
- Primary bathroom dual rain shower showerheads and diverter for hand spray
- Optional body sprays
- \$25,000 plumbing fixtures allowance

ELECTRICAL

- Electrical vehicle charger
- Outlets and switches installed per code
- Low-voltage prewiring for security, cameras, data and sound
- Three-inch recessed can LED lighting throughout
- \$25,000 allowance for lighting fixtures

MECHANICAL

- Carrier HVAC system
- Nest smart thermostats on every level
- Vent hood or downdraft in kitchen
- Gas fireplace in the living room and rooftop deck

DRYWALL

- Smooth finish walls and ceilings
- 5/8 inch drywall in garage ceiling
- Add sound insulation for a few key places (TBD)

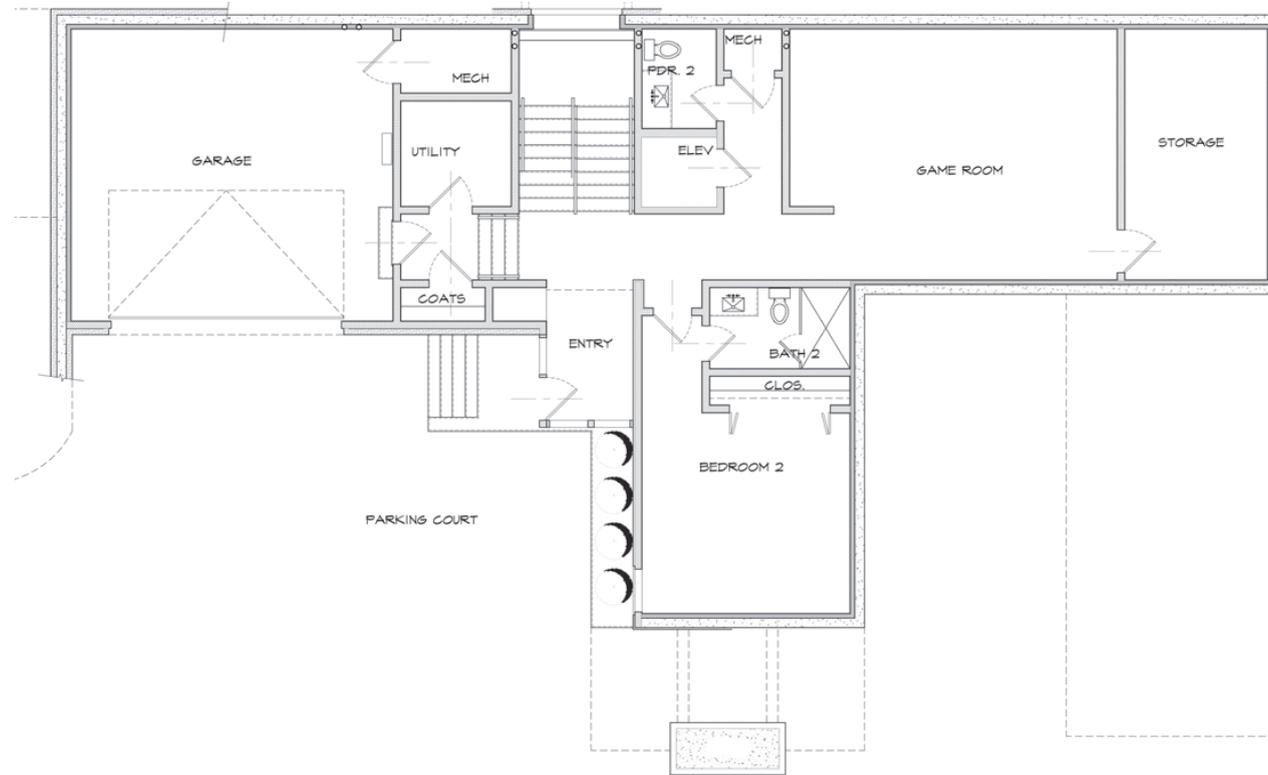
PAINT

- Benjamin Moore paint interior and exterior, flat sheen
- Siding stained with Sikkens stain (color to be selected)
- Ceilings to be painted white

CABINETRY

- Italian modern cabinetry with reveals for opening
- Refrigerator with matching cabinetry front
- Smoked glass-front upper cabinets
- Cabinet wall for ovens and small appliances

First-Level Floor Plan

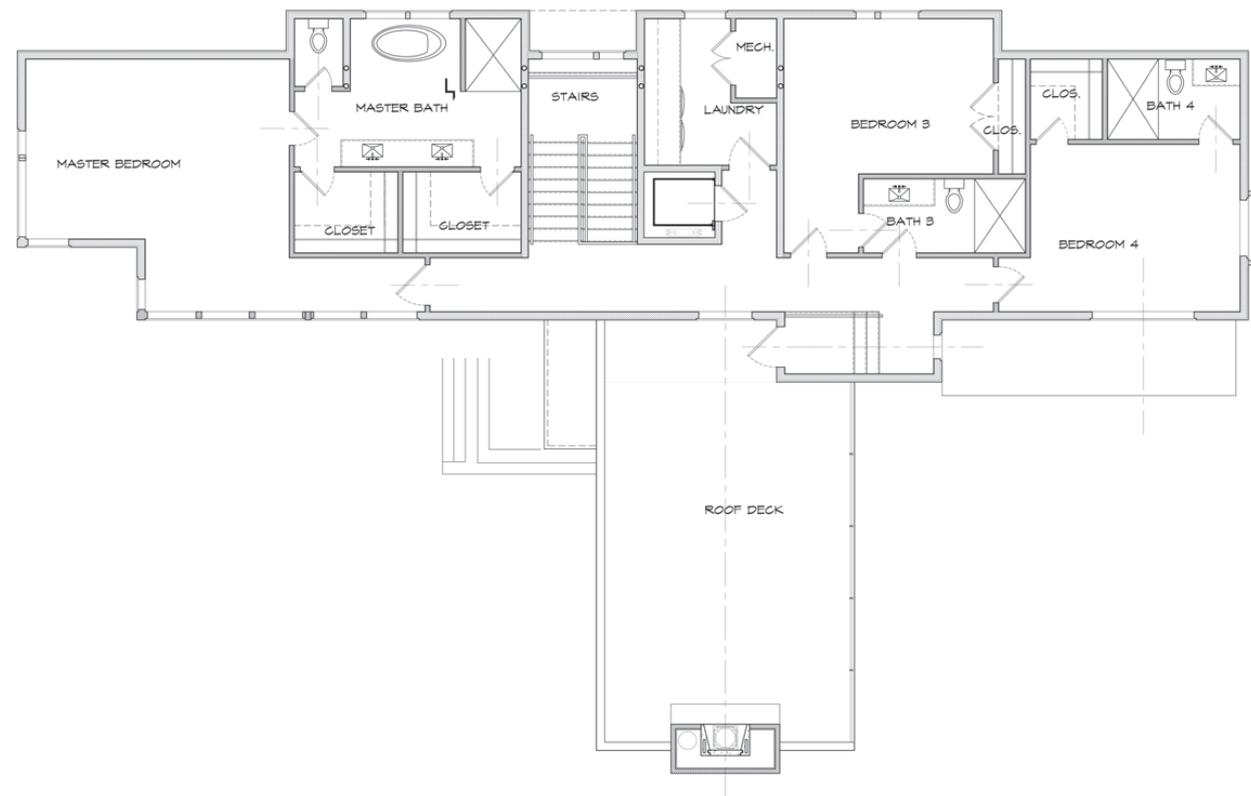


Second-Level Floor Plan



All or part of the storage room can be converted into a home gym with a glass wall

Third-Level Floor Plan



ITALIAN
KITCHEN





IT'S IN THE
DETAILS

WELCOME...

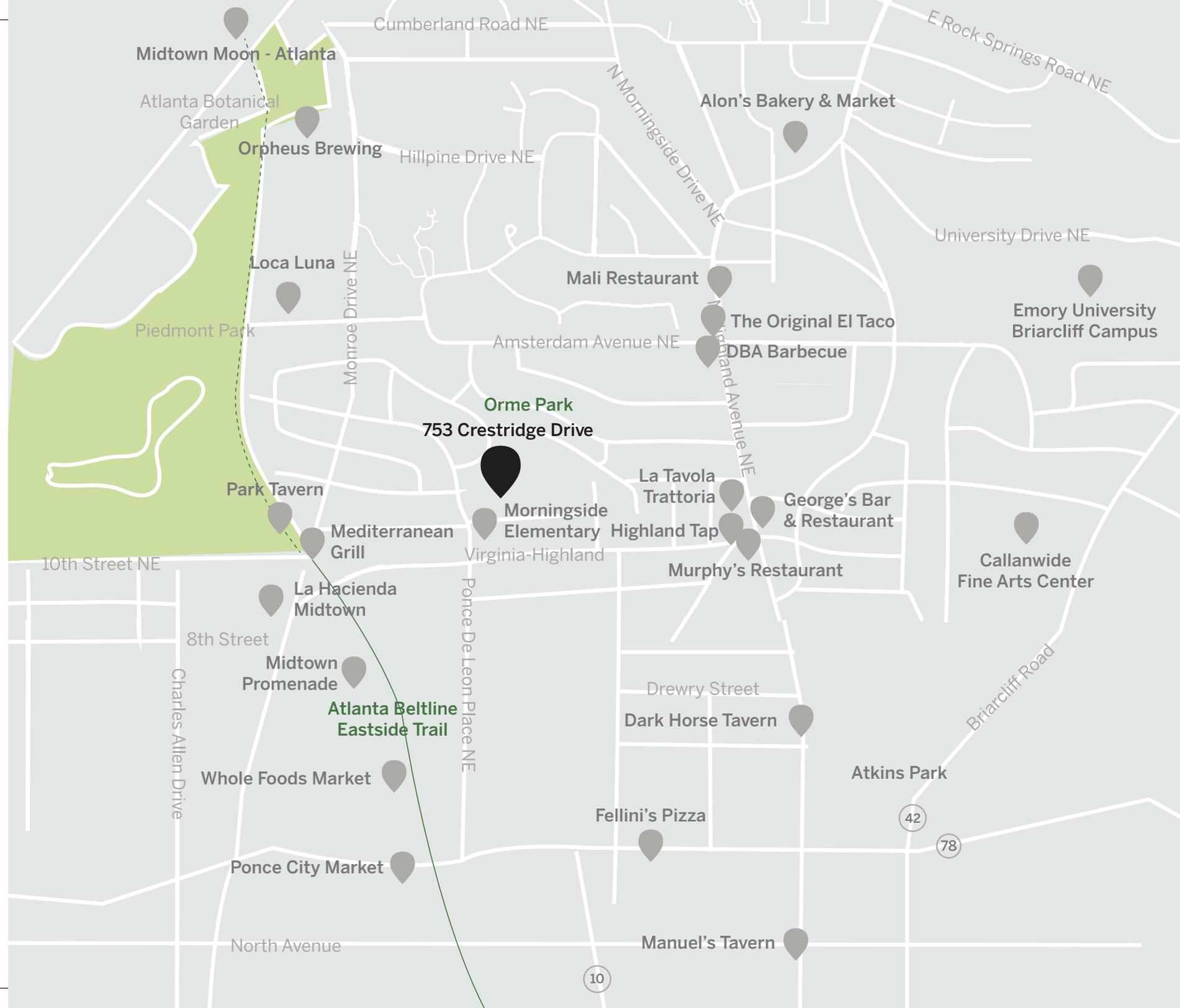




TO LIFE IN
VIRGINIA-
HIGHLAND



Being just a stone's throw away from amazing restaurants, retail, parks and more, 753 Crestridge Road enjoys walkability to:



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JARED SAPP
REAL ESTATE GROUP

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