

Beautiful Custom Estate Home



831 Christopher Robin Road -- Alpharetta, GA 30005 -- Forsyth County

REDUCED! \$675,000

Approx. 8,000+ sq. ft. ~ 6,000 sq. ft. Finished ~ 5 Bedrooms ~ 4.5 Baths
Professional Landscaping on 2.49 Acres ~ 3.8 Total Acres Available

Quality is the Mainstay in this Huge Exquisite Custom Builder's Estate Home, located in the Prestigious Johns Creek / Windward Area. Entering this Magnificent Property, you are greeted by Beautiful Gate-Ready Stone Columns & surrounded by 4-Board Horse Fencing... offering the best of Private Country Living with numerous City Amenities close by. Only 2 miles to the new Emory Johns Creek Hospital!

This Beautiful Cape Cod Home has Newly Refinished Hardwood Floors in the Formal Living Room, Formal Dining Room, Keeping Room (with Fireplace), Gourmet Kitchen (with Granite Countertops & New Stainless Steel Appliances & Large Breakfast Room with Built-In Desk with a Beautiful Music/Sitting Room Overlooking Nature at Her Finest!

On the open and spacious Terrace Level, there are 2 Large Bedrooms and 2 Full Baths, an Exceptionally Large Media / Library / Game Room, a Large 2-Room Office Suite with French Doors leading to the back Patio, a large 2nd Kitchen, and a 2nd Laundry Room — This can be a great In-Law Suite!

This home has Large Spacious Rooms, a Large Rocking-Chair Front Porch, a Sophisticated Security System, & an Irrigation System with County & Well Water. Shows Like New! Beautifully Decorated with the Option to Buy Fully Furnished!

- 3 Bedrooms & 2.5 Baths on Main Floor
- 2 Bedrooms & 2 Baths on Terrace Level
- Potential In-Law Suite on Terrace Level Fully Equipped Eat-in Kitchen, Granite Counter Tops, Custom Tile Backsplash, and a Walk-In Pantry, with a 2nd Fully Equipped Laundry Room
- 2,000+ sq. ft. 2nd Floor / Attic Huge Storage Area ... Ready to Finish!
- Large 3-Car Attached Garage
- Sophisticated Security System
- Low Forsyth County Property Taxes, with Senior Citizen Exclusions



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For more information go to: www.831ChristopherRobin.com



Beautifully Updated Gourmet Kitchen

- Granite Countertops with Custom Tile Backsplash
- New Stainless Steel Appliances
- Large Breakfast Room with Built-In Desk, Granite Countertops and Glass-Front Cabinets
- Kitchen Open to Keeping Room and Breakfast Room
- Beautiful Newly Refinished Hardwood Floors throughout Kitchen, Foyer, Powder Room, Living Room, Dining Room, Breakfast Room and Keeping Room
- Large Laundry Room with Granite Countertop and Stainless Steel Sink, Built-In Ironing Board and Room for a Second Refrigerator



Large Living Room with Built-In Entertainment Center



Bright and Open Keeping Room with Marble Fireplace and Built-In Bookcase



Sitting / Music Room with Wet Bar & Tongue & Groove Wood Ceiling



HUGE Media / Library / Game Room on Terrace Level



Large Second Kitchen on Terrace Level with Granite Counter Tops and Custom Designed Backsplash



New Trex Deck Overlooking Private Side Yard & Woods with Occasional Fox & Deer