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## FEATURE SHEET

3129 STATE ROAD 327  
DEKALB COUNTY

Total Square Footage: 8,600

Total Square Footage Under Roof/Porches: 10,300

### MAIN FLOOR

- 22-foot open foyer with a true handcrafted circular staircase
- Gourmet kitchen featuring double ovens, large island, spacious walk-in pantry, Harlan custom cabinets, Corian countertops, breakfast bar with seating for 9
- Breakfast area with large bay window
- Hearth room with a wall of windows and 8-foot full glass double patio doors that look out over pool
- Home office
- Laundry room with sink, folding counter and hanging area
- Half bath
- Rear foyer entry from garage with extensive shelving
- Formal dining room featuring arches and pillars
- Parlor room
- Great room featuring a magnificent stone fireplace with sitting hearth. Custom made mantel and bookcases
- Guest suite with two walk-in closets, private bathroom and 8-foot full glass double patio doors that open to the covered porch
- Additional staircase to second floor and one to basement
- Arched openings, pillars and crown molding thru-out
- 8' double entry doors
- 10, 14, 22 and 9 foot ceilings throughout

## **SECOND FLOOR**

- Four bedrooms with walk-in closets and private bathrooms
- Master suite featuring its own living room with fireplace, wet bar, 800 square feet of master bath and closets, sitting room, vaulted and treyed ceilings
- Glass transoms over all bedroom doors
- Double doors into master suite, master bath and sitting room
- Two staircases provide access to a playroom/exercise room
- Laundry room
- Open stairway to third floor
- Arched picture gallery in hallway
- Play room/exercise room

## **THIRD FLOOR**

- Enjoy spectacular sunsets from this fully finished area
- Mechanical room for second and third floors

## **BASEMENT**

- Entertainment room
- Mechanical room for first floor

## **GARAGE**

- Over 1,300 square feet of finished space in the 3-car garage
- Keyless entry
- Bathroom
- Mechanical room for swimming pool utilities

## **SHOP/BARN**

- 40' x 104' insulated
- 2 overhead doors
- Keyless entry
- 100 Amp Electric
- Water and telephone
- 3 Copulas

## SWIMMING POOL

- 20 x 44 diving pool
- Heat Pro Heater
- Automatic cover
- Automatic sweeper
- 4 Water fountains
- Basketball hoop and diving board
- Custom stamping
- Huge concrete patio
- Pool camera for inside monitoring
- Hydrant spigot for easy maintenance

## MECHANICAL

- Two Carrier Infinity High Efficiency GFA furnaces w/ programmable controls
- Two 13 Seer Puron AC condensers
- Security system with motion detectors, glass break and 3 exterior cameras
- Hot water recirculator
- Audio system on interior and exterior
- 1,000-Gallon buried propane tank
- 4-inch well with Commander Pro constant pressure system
- Oversized septic system with two leach fields

## EXTERIOR

- Private, wooded grounds where nature abounds
- Professional landscaping
- 5 acres of Invisible Fence for dogs
- Concrete drives, approaches and turn-a-rounds
- Two fenced pastures for livestock
- 1,678 sq. ft. of covered porch with fans
- Photo eye lighting
- Three security cameras
- Soffit lighting
- Tiled drainage

## **EXCLUDED FROM HOME**

- Hot tub
- Driveway Basketball Hoop
- Batting Cage
- Horse Stalls
- Refrigerator from garage
- Plasma television in master bedroom
- DVD entertainment center in kitchen