

675 Willow Oak Way, Roswell, GA 30076

Highlands at Centennial

Community/Property Amenities:

\$195/month HOA dues includes all landscaping, front and back-yards and common areas

Gated Community with remote controls

Neighborhood is completely built-out (single-family homes and townhomes)

2 Lighted tennis courts (key-card access) (resurfaced in 2013)

Swimming pool with nice patio furniture, showers, restroom facilities (key-card access)

Streets repaired and sealed in July 2014 (no large expenditures in near future anticipated)

Multiple pet stations complete with self-serve bags/receptacles throughout the neighborhood

Tuesday curb-side garbage and recycling pick-up

Quick and easy access to 400 North/South Corridor (10 minutes from MARTA – North Springs terminal)

Close to North Point Mall in Alpharetta, Perimeter Mall in Sandy Springs

Natural areas behind and adjacent to the Highlands at Centennial is owned by HOA and will not be developed

Within 5 miles: Grocery, Schools, Gasoline, Banking, Restaurant Dining, Cleaners, Movie Theater

Exterior Features:

Custom built by the Providence Group (Jolly Development) in July 2011

Neighborhood is located on the highest point in Fulton County (we believe) with great views to the North and West

Located on the end-lot, on large cul-de-sac right next to huge natural area (arguably the best lot in the neighborhood)

3-sided brick with decorative stone highlights, cement board, cement driveway and sidewalk

Custom “Abby Iron Door” front door – best of the best

Shingle roof, dormers, metal-roof decorative touches

Whole-house gutter system

Double-paned windows, retractable for easy cleaning from inside

Scheduled/automated sprinkler system (front and back)

Professionally landscaped front, side and back yards (maintained weekly by HOA landscapers)

6-foot-tall back-yard fence with side gate entrances on each side of house

Front lighting is on scheduled timers for auto-on, auto off based upon sun-up and sun-down and easily programmed

Back-yard also has great lighting package on each floor with additional flood lighting on lowest level.

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Balconies and decks are constructed of low-maintenance composite decking materials, with decorative railing system. Lumber treated and stained that was used for beams and framing.

Master balcony and main porches include outdoor speaker systems and intercoms

Screened-in porch has ceiling fan, ceiling speakers with LCD TV, which will stay with home

Outdoor decking system offers extended entertaining space with great views and surprising privacy! Frequently, guests use term “tree-house” to describe the views and feeling.

Technologies and systems:

Highly unusual at this price-point is the Vantage home technology system solution (typically only seen in million dollar plus homes); includes controls for comfort, entertainment, communications and infrastructure. THIS \$100,000 Plus STATE OF THE ART SYSTEM WILL STAY WITH THE HOME!!

- Includes programmed, in-wall touch-screens units in garage, kitchen, basement, master suite and master closet – very easy to operate and adjust – full camera system (pre-wired throughout house) can be added with remote access
- All light switches, intercoms and outlet with customized, LED back-lit controls
- Audio in every room, both upper and main decks, and garage.
- Video capabilities allows watching any of one to three DirecTV units or Blu-Ray player in any room at any time

Whole-house LED recessed lighting system (energy saving, low-maintenance, long-lasting - 20+ years per light) – over 100 LED cans – put out very little heat, which keeps the house cooler

2 AC units-located on east facing basement wall

2 energy efficient furnace units; one in the basement (zone controls basement and main level) and the other in attic, for the upstairs

Two entrances to attic (each from one of the master closets), lots of room for storage

75-gallon recirculating hot water heater for plenty of instant hot water

Expanded piping to master bathroom for excellent and consistent water pressure

Whole-house vacuum system with all attachments - stay with home

Crown-molding, larger base-boards throughout the entire house

Custom window treatments; silk draperies, Bali blinds and shades (room-darkening) will stay with home

Masland carpeting with only the best quality carpet padding installed throughout

Distressed, hard-wood floors on main level easy to clean (durable enough for any Pet)

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Master Suite:

Double-door suite entrance

Trey-ceiling with fan and recessed/dimmable lighting

Plush, neutral-color carpeting with best quality padding for luxurious feeling

Large balcony off master with amazing views and privacy; perfect for toasting the sunset, enjoying your morning cup of coffee, bird watching, weekend reading or 4th of July fireworks

Lots of natural light, with windows with great views with room darkening shades for late wake-ups

Two master closets – more than walk-ins, with automatic-on lighting, new organization and storage system and convenient, separate entrance to up-stairs laundry room, with ample storage, separate utility sink and washer/dryer hook-ups.

Master suite floor and walls was extra insulated with sound damping materials for quietness

Separate toilet/bidet restroom with privacy door and natural lighting/window

Oversized master bath/spa, Emperador chocolate-brown marble 18x18 tile flooring and tumbled-marble/glass decorative tiles, with separate his/her vanities, custom cabinetry, oil-rubbed bronze Kohler fixtures, beautiful lighting fixtures and chandelier, lockable pocket door for privacy

Breakfast/coffee bar with GE Profile Fridge/Wine Cooler

Oversized shower with Kohler Steam temperature/timer control, with large bench, drenching over-head Kohler rain shower, body sprays, hand-held shower and regular shower head.

Room-for-two, jetted/soaking tub with big picture windows

Intercom communications, music and remote controlled flat-screen TV, which will stay with home

Second master closet accessible via lockable pocket door, with natural light, access to attic, automatic on/off lights, music and remote control flat panel TV....would easily convert to nursery or upstairs office (separate hallway entrance and easy access to laundry room)

Additional upstairs bedrooms:

Two large bedrooms rooms, each with its' own full-sized, private bathroom

One has a larger walk-in closet

Both include intercom, audio/visual entertainment

Both located on front of home, south facing, providing for abundant natural lighting with three windows each.

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Main Level - Kitchen/Great Room, Living Room, Dining Room:

GE Profile stainless steel suite of appliances; dishwasher, two wall ovens with convection cooking option, natural gas stove top, double door refrigerator/freezer drawers includes indoor ice/water, microwave oven with exhaust fan, garbage disposal.

Pantry, with sturdy expandable shelving and automatic on/off lighting

Granite countertops, granite/glass tile backsplash, extra recessed LED lighting, large island with seating and pendant lighting

Breakfast nook with chandelier lighting

Custom cabinetry, with lots of storage, deep/slide-out drawers, concealed garbage/recycling bins

Opens to screened-in porch deck

Family room with natural gas, remote-controlled fireplace, marble surround, full home theater and LED lighting in bookcase

Basement level:

Fully finished during initial construction, with extra-high ceilings, neutral carpeting and paint, back-door to deck and back-yard, includes the following rooms:

Theater room is wired for surround sound package that includes EPSON 3D HD projector and huge 132" DALITE screen can stay with home

An extra-room, currently serves as home office, but suitable for most anything, has a ceiling fan/light fixture in addition to recessed lighting, although also has natural light via 4 windows (North and East facing). Four in-wall neon light fixtures built-in with master on/off switch. Neon lights not included.

The 4th bedroom is located in the basement and has a walk-in closet, adjacent in hallway to a full-sized bathroom.

A utility closet includes one of the two furnaces in the home and whole-house vacuum

An additional storage closet, with hanging space

A large storage and electronics/server room houses the Vantage whole-house integration system, as well as electrical panels and water meter (it is insulated and partially finished with carpeting) – computer system, high-end wireless router will stay with house, if requested. Has master programming in case any customizations are needed.

Other:

Programmable thermostats operate each floor separately and integrated with five touch screen command centers – allows heat/cool schedules to be programmed easily on touch-screen as well as manual over-ride / hold-temp at any time. Full security system ready for cellular back-up – can be used without monitoring – loud alarm...

Garage holds SUV, mid-size vehicle and two Harley Davidson's motorcycles, 80% of walls covered with slot-wall with shelves and fixtures. Audio/Video in garage on back wall. Garage also has hot/cold water faucet inside and epoxy flooring