



ATLANTA COMMUNITIES REAL ESTATE BROKERAGE PRESENTS

116 MILLSTONE MANOR COURT

FEATURES

Main Level

- Master on main with Ensuite
- Hardwoods throughout main floor
- Custom detailing throughout
- Dedicated office with judges paneling
- Separate dining room with wainscoting
- Two-story foyer with circular stairwell
- Grand room with coffered ceiling & stone fireplace
- Large kitchen with island and break bar, walk in pantry, double ovens, and gas cooktop
- Custom built plantation shutters
- 3 fireplaces: office, grand room and keeping room — all with Best fire natural gas fireplace logs
- Control 4 Touch pads installed in kitchen, office and master bath.

Upper Level

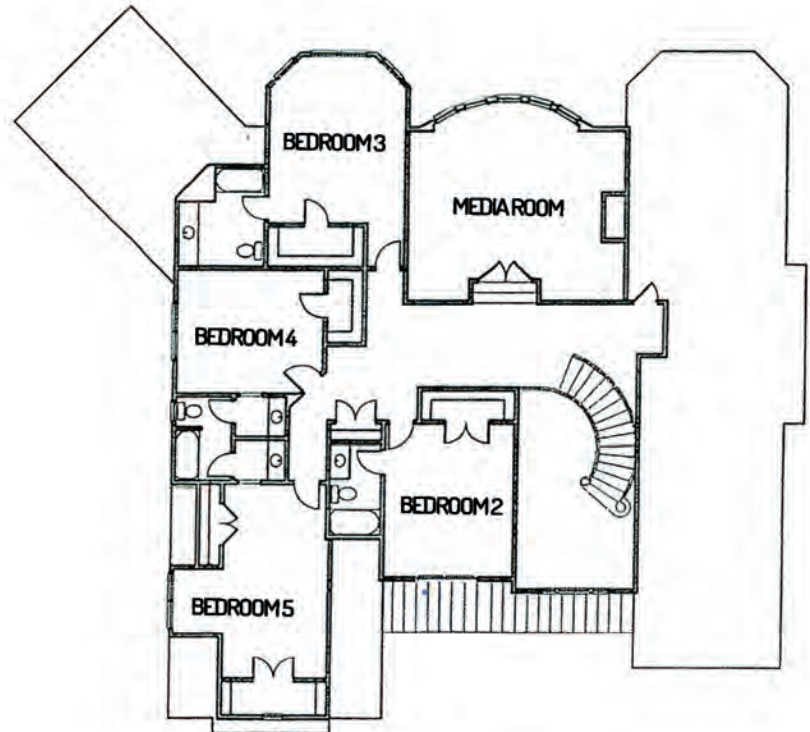
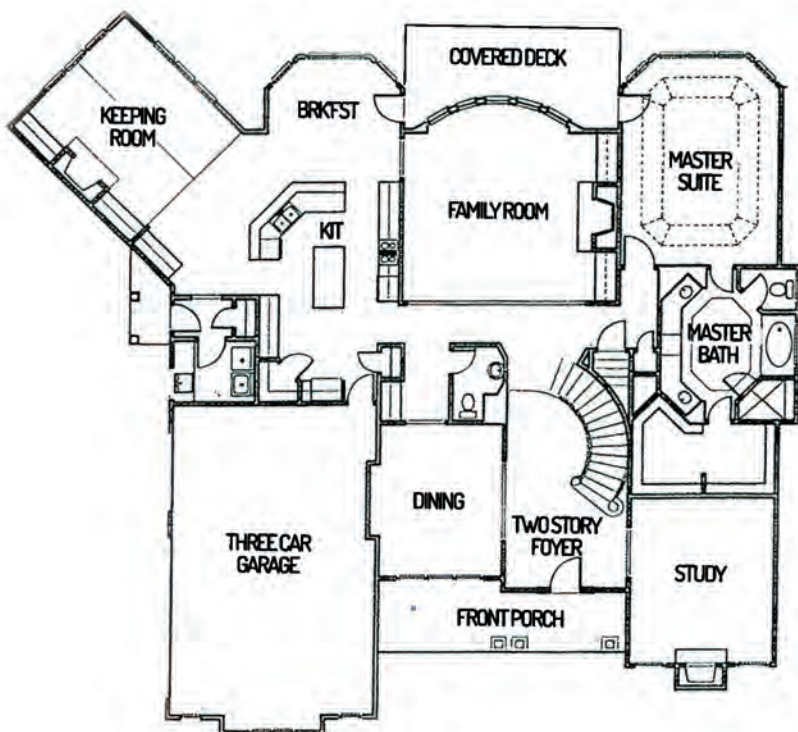
- 4 spacious bedrooms
- 2 private full baths & 1 jack-n-jill bath
- Media room with 110" screen & projector

Unfinished Terrace Level

- Stubbed for bathroom
- Walk out to covered patio

Outside

- Covered deck is well-designed area an extension of the interior of the home
- Private, 1/2 acre with level backyard backing to preserve
- Professionally landscaped including stone treads from driveway and stepping stones to/from patio
- In-ground sprinkler system
- Dedicated gas line for grill



UPGRADES

- New Roof CertainTeed Landmark Pro architectural shingles — 2018
- 6" Senox painted aluminum gutters and downspouts
- HVAC: 2 new Trane 3-Ton complete HVAC systems, furnace and air conditioners 2017; 1 new Trane 2-Ton complete HVAC system, furnace and air conditioner 2018
- April Aire 600 humidifier system
- Water heater upgraded expansion tank from 2 to 4 gallon, replaced pressure relief valve
- Exterior repainted 2024
- Added electrical subpanel in basement