



**5 or 6 Bedrooms | 6 Full Baths | 1 Half Bath | 7,600 SF**

- **Custom built stone and cedar shake exterior**
- **Large bright 2 story foyer** with unique front and back staircases
- **Enormous family room** with floor-to-ceiling stone fireplace, built-in bookcases and a wall of windows overlooking the gorgeous, lush grounds
- **Expansive chef's kitchen** features extensive cabinetry, granite counters, large island, double ovens, walk in butler's pantry and opens to keeping room and **huge screened porch**
- **Beautiful living room or office** is flooded with natural light and features French doors that open to the covered front porch doors overlooking the lush grounds and beyond
- **Dining Room** seats 12 generously and features French doors to the covered front porch
- **Main floor bedroom** has full bath
- **Tremendous Master suite** with fireplace, sitting room, gorgeous, enormous spa bath and an amazing walk in closet
- **All secondary bedrooms have en-suite baths**
- **Upper level play/media room** could be a 6th bedroom
- **Stunning bright, light filled terrace level with 15 foot ceilings** has huge stacked stone wet bar including wine refrigerator *and* a mini fridge, pool table/game area, media/living room area, large mirrored exercise room, separate craft room, full bath and a **second screened porch**
- **Large laundry/mud room** with tile flooring and ample closet space
- **10 foot ceilings** on the main and 9 foot on the upper level with many custom tray details throughout
- **Custom Moldings** and unique interior detailing
- **3-Car Garage**, plus 2 extra parking spaces at the top of the driveway
- **Expansive natural landscaping** with large, flat fenced backyard, full multi zoned irrigation both front and back and plenty of room for a pool
- **Additional features include:**
  - ◇ Emergency generator with direct gas line from the street (never go without power)
  - ◇ 3 separate HVAC units, one for each floor (all w/added Heppa filters for better air quality)
  - ◇ Plantation Shutters on all upper floor rooms for nice esthetics and excellent privacy
  - ◇ Built in speaker system on all 3 floors (up, main & terrace)
- **Schools: Sarah Smith | Sutton | North Atlanta**

**See more at:**

**[www.5099NorthIvy.com](http://www.5099NorthIvy.com)**

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Information herein is believed accurate but is not warranted and subject to change