

***“All Brick 2 Story Traditional Home, The Benedict, Frank Betz Open Floor Plan in Oakley Estates w/Approximately 3,944 Heated Square Feet on 5 Acres”***



***135 Riveroak Drive, Fayetteville, GA 30215***  
***\$723,000***

- 2 Story Open Foyer w/Chandelier, Hardwood Floor
- Study/Living Room w/Coffered Ceiling, Hardwood Floor
- Banquet Size Dining Room w/Extensive Trim Work
- 2 Story Grand Room w/Fireplace & Built-In Bookcases
- Master Suite on Main w/Sitting Room & Fireplace
- Gourmet Kitchen w/Breakfast Room/Wet Bar/Wine Cooler
- Vaulted Keeping Room w/“Wall of Windows” Overlooks Pool
- Total Bedrooms 4 / 3.5 Baths, Bonus Room
- 3 Car Side Entry Garage on Main Level
- 18' X 36' Heated Salt Water In-ground Pool w/Hot Tub

**SCHOOLS:** Minter Elementary, White Water Middle, White Water High

**Oakley Estates Offers *The Benedict*, A Frank Betz Open Light & Bright Floor Plan Built in 2004 w/Effective Age of One Year w/Approximately 3,944 Heated Square Feet on Five Acres w/Full Unfinished Basement w/Approximately 2,594 Square Feet Stuffed For Bath. This Spectacular 2 Story Traditional All Brick Home w/Heated Salt Water 18' X 36' In-ground Pool w/Hot Tub, 3 Car Side Entry Garage w/Many Upgrades Throughout Including CAT5 Ethernet Wiring for The Entire House, Professionally Decorated & Landscaped, Excellent Schools, Open Land for Horses & ATVs. **MAIN LEVEL:** Brick Steps Lead to Covered Entry w/Leaded Glass Door w/Palladium Windows Opens into **Dramatic 2 Story Foyer** w/Chandelier, Detailed Cornice/Crown Moulding, Hardwood Floor. **Study/Living Room** w/Coffered Ceiling, Hardwood Floor, Chandelier, Bay Window. Columns w/Extensive Trim Work in Foyer Lead to **Banquet Size Dining Room** w/Designer Pewter Chandelier, Wainscoting, Hardwood Floor, Extensive Trim Work, 3 Windows. **2 Story Grand Room** Features “Wall of Windows,” Hardwood Floor, Built-In Bookcases, Fireplace w/Custom Mantle & Marble Surround w/Hearth & TV Niche, Designer Ceiling Fan/Light w/Pewter Accents, Overlooks Deck/Pool Area, Staircase w/Hardwood Steps & Wrought Iron Pickets Leads to 2<sup>nd</sup> Level w/Landing. **Powder Room** w/Pedestal Sink & Marble Floor. **Elegant Master Suite w/Sitting Room** Opens to Deck, Double Trey Ceiling w/Recessed Up-Lighting, Extensive Crown Moulding/Detailed Cornice, Fireplace w/Decorative Marble Surround Including a Beveled Mirror. **Master Bath** Features Jetted Tub, Dual Cultured Marble Sinks, Oiled Bronze Features, Beveled Mirror, Separate Shower, Ceramic Tile Floor, His & Her Walk-In Closets. **Gourmet Kitchen** Features Custom Cherry Cabinets w/Granite Countertops, Breakfast Bar, Under-mounted Stainless Steel Sink, Pewter Faucet w/Soap Dispenser, Top of the Line Stainless Steel Appliances: Double Oven, Gas Cooktop, Built-in Microwave & Dishwasher, Walk-In Pantry, Hardwood Floor, **Breakfast Area** w/ Wet Bar, Under-mounted Sink w/Granite Countertop, Featuring Built-In Wine Cooler & Glass Front Upper Cabinetry, Chandelier, Surrounded by “Wall of Windows.” **Vaulted Keeping Room** Opens to Kitchen & Overlooks Pool, Features Trey Ceiling, Hardwood Floor, Fireplace w/Marble Surround, TV Niche, “Wall of Windows,” Ceiling Fan/Light. French Door Leads to Deck Overlooking Pool. **Laundry Room** w/Utility Sink & Cabinets, Ceramic Tile Floor. **UPPER LEVEL:** **Bedroom 2** & **Bedroom 3** w/Walk-In Closet, Private Vanity & Shared Bath/Jack & Jill Bath. **Bedroom 4** w/Private Bath & Large Closet w/Double Doors. Bonus Room or Children's Retreat w/ 3 Access Doors to Roofline. **Large Walk-In Hall Closet** w/Shelves. **SPECIAL FEATURES:** Four Sides Brick, Maintenance Free Exterior, Detailed Cornice/Crown Moulding/Extensive Trim Work Throughout, Kitchen & Master Bath w/Custom Cherry Cabinetry w/Dove-Tail Drawers, Granite Counter Tops, Top of the Line Appliances and is Open to the Breakfast Area & Keeping Room w/Fireplace w/TV Niche. It is Light & Bright w/Wet Bar Area. 18' X 36' Heated Salt Water Pool w/Digital Polaris Cleaning System & Hot Tub w/Speaker System in Fenced Area. Master on Main w/Large Sitting Area w/Fireplace and Access to Deck/Pool Area. 3 Car Garage. Five Acres of Open Land for Horses, ATVs. Central Vac, Upgraded Lights Throughout, Entire Home Wired for Ethernet, CAT5, Smooth Ceilings, Remote Control Ceiling Fans/Fireplaces. Security/Fire Alarm. Regraded w/75 Pallets Sod. Sprinkler System **AMENITIES:** Lighted Streets, Underground Utilities, Public Water. HSA One Year Warranty Provided at Closing for New Buyer. Call Wendy for E-Z Appointment.**

**Wendy Greene**

Realtor

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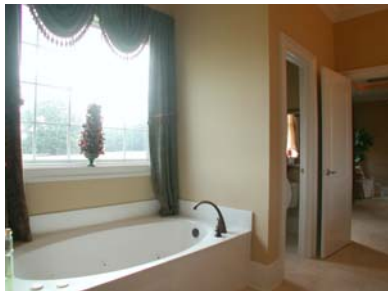
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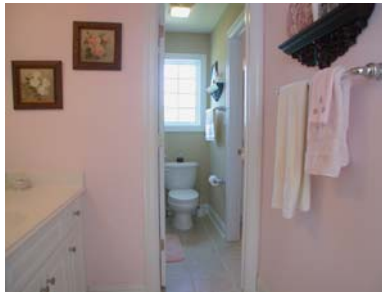
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